

**BOARD OF UTILITIES COMMISSIONERS**

1800 E. Wardlow Road, Long Beach, CA 90807  
562.570.2300 | LBUtilities.org

March 16, 2023

**Subject**

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Authorize the General Manager to extend the executed Revocable Facility Use Permit with Clutch Motorcycle Training, Inc., for an additional one year, with an option to extend for five additional one-year periods, for continued use of 41,800 sq. ft. of space at Long Beach Utilities Department-owned property at St. Louis Avenue and 32<sup>nd</sup> Street to provide motorcycle driver training and for the storage of vehicles, tools, equipment, and materials as needed for such training.

**Executive Summary**

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At its meeting on March 3, 2022, the Board of Utilities Commissioners authorized the General Manager to execute a Revocable Facilities Use Permit (RFUP), for one year, with Clutch Motorcycle Training, Inc. (Clutch). The original RFUP's term ending date was February 27, 2023. Clutch contacted LBUD and requested to continue use of the 41,800 sq. ft. permitted portion of the LBUD-owned at St. Louis Avenue and 32<sup>nd</sup> Street, as shown on the attached Exhibit A, for their motorcycle driver training for an additional one-year period, with the option for renewals.

Clutch is one of the companies contracted by the State's Department of California Highway Patrol, and Total Control Training, Inc. (curriculum provider), to provide mandatory beginner motorcycle driver training, pursuant to California Vehicle Code Section 2930-2935.

LBUD is offering to extend the current permit for one year with five additional optional periods of one-year extension, with final term ending February 2029. The monthly rental rate charged to Clutch is currently \$8,778 and is based on the property's most recent appraisal, completed in May 2019. If authorized by the Board, the permit extension would be effective retroactive to February 28, 2023. There are no immediate plans for development at this property.

**Recommendation**

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Authorize the General Manager to extend the executed Revocable Facility Use Permit with Clutch Motorcycle Training, Inc., for an additional one year, with an option to extend for five additional one-year periods, for continued use of 41,800 sq. ft. of space at Long Beach Utilities Department-owned property at St. Louis Avenue and 32<sup>nd</sup> Street to provide motorcycle driver training and for the storage of vehicles, tools, equipment, and materials as needed for such training.

**Fiscal Impact:** Approximate revenue to the Water Fund for one year is \$105,336 (\$61,446 in FY 23 and \$43,890 in FY 24). The rent charged to Clutch will be prorated, should they vacate the property early.

Robert J. Verceles  
Director of Engineering/Chief Engineer

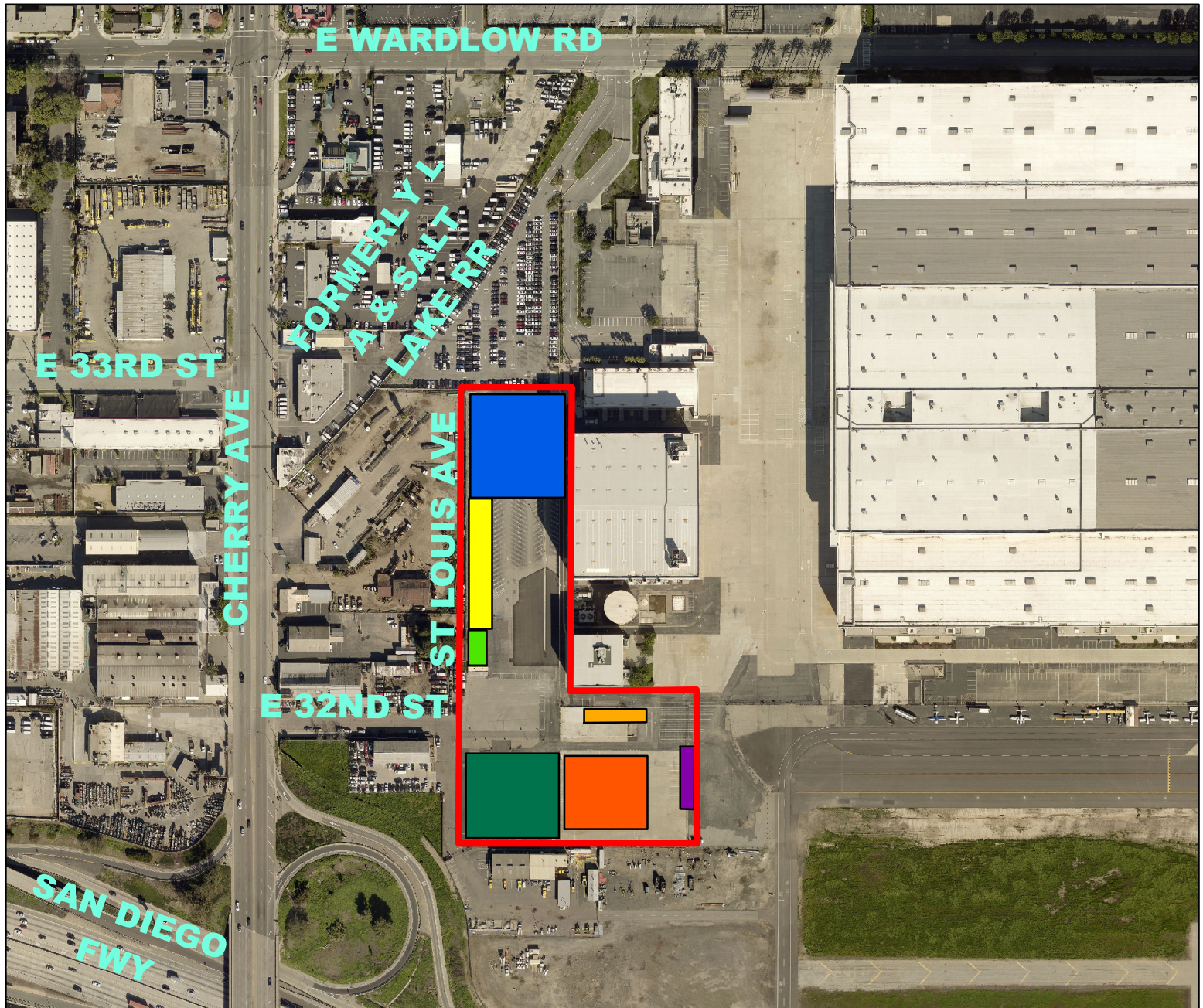
Christopher J. Garner  
General Manager

Attachment

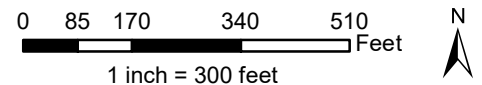









Long Beach Utilities Department-Owned Property  
St. Louis Avenue and 32nd Street (5.7 acres - 248,423 sq. ft.)

**Exhibit A**



**Permitees:**



-  CIT RFUP for 52,500 sq.ft (Term ends August 27, 2023)
-  E3 Automotive RFUP for 16,800 sq.ft (Term ends November 2023, 2028 if 5 additional periods of 1 year extensions are executed)
-  M & J Property Services RFUP for 3,000 sq. ft. (Term ends March 31, 2023)
-  LB Utilities Storage
-  Public Works' Rail Car Storage
-  Clutch Motorcycle RFUP for 41,800 sq. ft. (Term ends February 27, 2023)
-  RV Access to Sanitation Dump Stations and Water Fill Stations