

CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE



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November 13, 2018

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to execute all documents necessary for the Second Amendment to Lease No. 27973 between Richard Saliture, Trustee of the Saliture Trust, and the City of Long Beach for City-leased land at 4555 Orange Avenue, for its continued use as a Mini-Park, through September 30, 2019, with three, one-year options to renew the Lease, at the discretion of the City Manager. (District 8)

DISCUSSION

On September 24, 2002, the City Council authorized the execution of Lease No. 27973 for the development of a Mini-Park at 4555 Orange Avenue (Site), on land owned by Richard Saliture, Trustee of the Saliture Trust (Landlord). The Site, a vacant lot, was improved with landscaping and benches to provide passive open space for the community in a partnership with Council District 8 and Toyota Motor Sales, USA. In exchange for free use of the Landlord-owned property, the City was required to maintain the Site and the improvements constructed thereon. The Lease terminated on September 30, 2012.

On December 4, 2012, the City Council authorized the execution of a First Amendment to Lease No. 27973 to extend the term under the same conditions through September 30, 2017. As the First Amendment to the Lease has expired, the Department of Parks, Recreation and Marine and the Landlord have agreed to extend the term of the Lease.

The City's Economic Development Department will work with the Landlord on a cost-sharing proposal through their "Property Beautification Partnership" for the proposed installation of security cameras, lighting, and a mural to enhance park safety. Additionally, Economic Development staff will reach out to the City's Health and Police Departments to discuss the possibility of weekly outreach to homeless individuals, and to discuss security design recommendations and proactive police patrol strategies.

The proposed Second Amendment to Lease No. 27973 to extend the term of the Lease shall contain the following terms and conditions:

- Landlord: Richard Saliture, Trustee of the Saliture Trust.
- Tenant: City of Long Beach, a municipal corporation.

- Leased Premises: Approximately 13,510 square feet of land at 4555 Orange Avenue at the southwest corner of Orange Avenue and San Antonio Drive.
- Term: Two years, from October 1, 2017 through September 30, 2019.
- Options to Renew: Three one-year options to renew the Lease.
- Termination: Either party may terminate the Lease without cause upon 30 days written notice.

All other remaining terms and provisions of Lease No. 27973 shall remain in full force and effect.

This matter was reviewed by Deputy City Attorney Linda T. Vu on August 16, 2018 and by Revenue Management Officer Geraldine Alejo on August 24, 2018.

TIMING CONSIDERATIONS

City Council action is requested on November 13, 2018, to execute the Second Amendment to the Lease for the City's continued use of the Site as a Mini-Park.

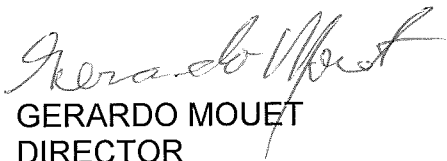
FISCAL IMPACT

The annual maintenance cost for the leased premises is currently estimated at \$9,888. Sufficient funds for maintenance of the Leased premises are currently appropriated in the General Fund (GF) in the Parks, Recreation and Marine Department (PR). There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation:

Respectfully submitted,



GERARDO MOUET
DIRECTOR
PARKS, RECREATION, AND MARINE



JOHN KEISLER
DIRECTOR
ECONOMIC DEVELOPMENT

JK:GM:SS:RL:lh

APPROVED:



PATRICK H. WEST
CITY MANAGER