



Long Beach Water

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Board of Water Commissioners
November 5, 2020 Board Meeting

CHRISTOPHER J. GARNER, General Manager

Subject:

Authorize the General Manager to amend the Long Beach Water Department's (Department) Revocable Facility Use Permit with Overland, Pacific & Cutler, LLC (OPC), to lease an additional 1,000 sq. ft. of space, adjacent to their presently permitted 2,000 sq. ft. of space, at Department-owned property at St. Louis Avenue and 32nd Street, to store additional vehicles and equipment, used to service City of Long Beach-owned vacant lots.

Executive Summary:

OPC provides property services, such as weed abatement, landscaping services, graffiti removal, and homeless encampment removal, as requested by clients, which includes the City of Long Beach (City). OPC previously housed their trailers, tools and equipment, at a City-owned property, but was required to vacate the property in May 2020, due to the property acquiring a new lessor. OPC subsequently identified 2,000 sq. ft. of space at our Department-owned property at St. Louis Avenue and 32nd Street.

In June 2020, the Board authorized the General Manager to execute a one (1) year Revocable Facility Use Permit (Permit) with an option to extend the term two (2) times for a period of one (1) year each, with OPC, for use of 2,000 sq. ft. of space at Department-owned property at St. Louis Avenue and 32nd Street, for the storage of two trailers and one container, which would be used to temporarily maintain green waste, and to store riding mowers, and other tools and equipment used to service City-owned vacant lots. Refer to Exhibit A.

In October 2020, OPC requested to lease an additional 1,000 sq. ft. of space at St. Louis Avenue and 32nd Street, to store additional vehicles and equipment, used in the operations of their service to clients, including the City of Long Beach. With exception to requesting use of additional space, neither OPC or the Department is requesting any other changes to our existing Permit.

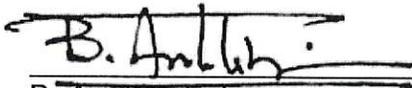
Although there are no immediate plans for development of the site, the Department has ensured that the Permit with OPC, as authorized by the Board, permits the Department to terminate the Permit early should an opportunity for development of the site present itself, or should an emergency involving public safety, health or welfare, occur.

The St. Louis Avenue and 32nd Street property was appraised in May 2019, and the Permit would continue to require OPC to pay the current appraised monthly rental value per sq. ft. leased, with annual adjustments based on increases (if any) in the Consumer Price Index, and to release the Department from liability in the event of loss of OPC's property or that of their representatives.

Recommended Action/Fiscal Impacts:

Authorize the General Manager to amend the Long Beach Water Department's (Department) Revocable Facility Use Permit with Overland, Pacific & Cutler, LLC (OPC), to lease an additional 1,000 sq. ft. of space, adjacent to their presently permitted 2,000 sq. ft. of space, at Department-owned property at St. Louis Avenue and 32nd Street, to store additional vehicles and equipment, used to service City of Long Beach-owned vacant lots.

Fiscal Impact: Should the Permit be extended, the approximate revenue for FY 21 would be \$7,350, for FY 22 \$7,560, and for FY 23 \$5,040.



B. Anatole Falagan 10/27/2020
Assistant General Manager Date

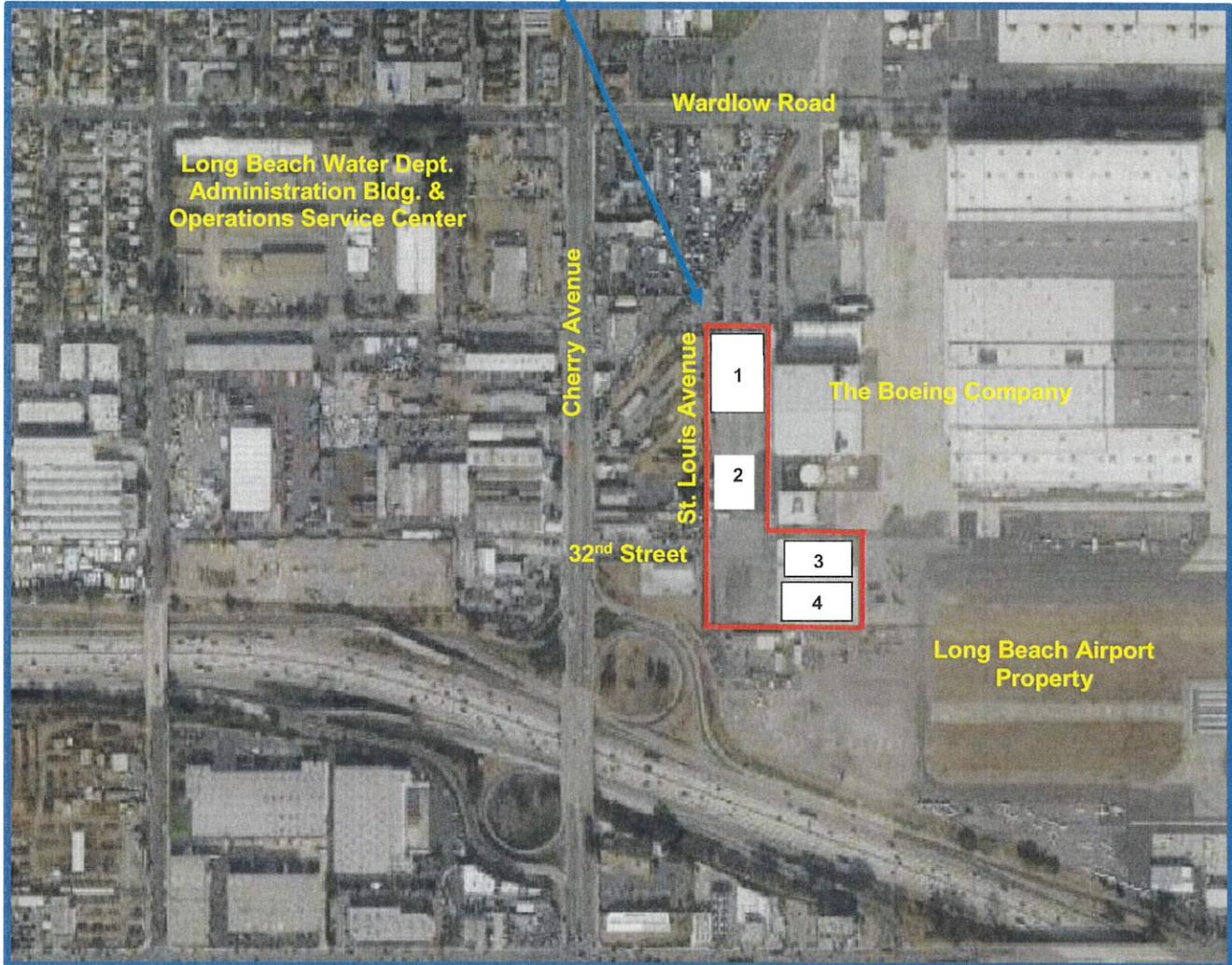


Christopher J. Garner 10/28/20
General Manager Date

Attachments

**Long Beach Water Department-owned Property
St. Louis Avenue and 32nd Street
(5.7 acres – 248,423 sq. ft.)**

Exhibit A



- 1. College of Instrument Technology (CIT), RFUP for 52,500 sq. ft.**
- 2. Overland, Pacific & Cutler, LLC (OPC), RFUP for 2,000 sq. ft. and requesting to lease an additional 1,000 sq. ft. in same area**
- 3. LBWD Storage**
- 4. LB Police Department, Drivers Training**