



Legislation Text

File #: 16-0467, **Version:** 1

Recommendation to authorize City Manager to execute all documents necessary for the Second Amendment to Right of Entry Permit No. 33848 with Christian's Community Church of Los Angeles, a California corporation, for the non-exclusive use of the City-owned parking lot at 2525 Grand Avenue for as needed overflow parking. (District 5)

On September 17, 2013, the City Council authorized the City Manager to execute all documents necessary for real property occupancy agreements with public or private parties for terms not to exceed six months with one six-month extension. This authority allows the City to execute agreements in an expeditious manner when occupancy is needed quickly to better assist in meeting the immediate needs of the business community.

On May 10, 2015, the City executed Right of Entry Permit No. 33848 with Permittee, for a six-month term, for the non-exclusive use of the Department of Health and Human Services (Health Department) parking lot located at 2525 Grand Avenue (Premises). The Premises are used by Permittee for as needed overflow parking during the evenings and on weekends for its church services located at 3960 E. Gilman Street (Church Facilities), at times when the Health Department does not need use of the Premises. In exchange, the Permittee provides use of the Church Facilities to the Health Department at no cost for large departmental meetings and community events.

On October 27, 2015, a First Amendment to Permit No. 33848 was executed to extend the term of the agreement for an additional six-month term, which expired on May 9, 2016. The Permittee maintains use of the property under the terms of the agreement on a month-to-month holdover arrangement. The Health Department wishes to extend the term of agreement as it has been mutually beneficial to both parties. City Council approval is necessary to modify Right of Entry Permit No. 33832.

The proposed Second Amendment to Permit No. 33848 shall contain the following major terms and provisions:

- Permitter: City of Long Beach, a municipal corporation.
- Permittee: Christian's Community Church of Los Angeles, a California corporation.
- Term: Permit shall be extended for an additional five-year period and shall terminate on May 9, 2021.
- Premises: Health Department parking lot located at 2525 Grand Avenue.

- Use: The Premises shall be used by Permittee on an as needed basis for overflow parking on the evenings and on weekends associated with its church services located at 3960 E. Gilman Street.
- Right to Terminate: City and Permittee shall have the right to terminate the Permit at any time by providing the other party a minimum of ninety (90) days prior written notification.
- Rent: In lieu of rent being paid for use of the Premises, Permittee shall make available to the City, use of its meeting rooms and associated facilities at 3960 E. Gilman Street.
- Option to Renew: The Permit may be renewed for an additional five-year period upon the mutual agreement of City and Permittee.

All other remaining terms and provisions of Right of Entry Permit No. 33848 shall remain in full force and effect.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on May 3, 2016 and by Budget Management Officer Victoria Bell on May 5, 2016.

City Council action on this matter is requested on May 24, 2016, to execute the Second Amendment in a timely manner.

There is no fiscal or local job impact associated with this recommendation.

Approve recommendation.

MICHAEL P. CONWAY
DIRECTOR OF ECONOMIC AND PROPERTY DEVELOPMENT

KELLY COLOPY
DIRECTOR OF HEALTH AND HUMAN SERVICES

APPROVED:

PATRICK H. WEST
CITY MANAGER