



## Legislation Text

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**File #:** 19-0913, **Version:** 1

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Recommendation to authorize City Manager, or designee, to execute all documents necessary for a new Revocable Permit with Archdiocese of Los Angeles Education and Welfare Corporation, on behalf of St. Anthony High School, for the continued use of a City-owned parking lot to the south of 854 East 7<sup>th</sup> Street, commonly known as the Armory, for a period of one year, with one, one-year renewal option, at the discretion of the City Manager, or designee. (District 1)

On August 10, 2018, under the City's Short-Term Occupancy program, the City entered into Right-of-Entry Permit No. P-00190 (Initial Permit) with Archdiocese of Los Angeles Education and Welfare Corporation, on behalf of St. Anthony High School (St. Anthony High School) for the use of a City-owned parking lot to the south of 854 East 7<sup>th</sup> Street, commonly known as the Armory (Subject Property). The Subject Property measures approximately 15,000 square feet and when vacant, has been prone to blight. St. Anthony High School is adjacent to the Subject Property and parking in the area has historically been impacted. The Initial Permit helped mitigate the blight through activation of the Subject Property while allowing St. Anthony High School to meet its parking needs as well as ease parking demand in the area.

The Initial Permit expired on August 9, 2019, and to keep the Subject Property activated, the City and St. Anthony High School are seeking a longer-term Revocable Permit (Permit) for a period of one year with one, one-year renewal option. As consideration for the continued use of the Subject Property, St. Anthony will pay a monthly Permit Fee of \$500, which is unchanged from the Initial Permit. St. Anthony High School would continue to maintain the Subject Property keeping it free from trash and debris.

The Permit will contain the following major terms and provisions:

- Permittee: Archdiocese of Los Angeles Education and Welfare Corporation, a corporation sole, on behalf of St. Anthony High School.
- Permit Area: A 15,000-square-foot parking lot, located to the rear of 854 East 7<sup>th</sup> Street, commonly known as the Armory.
- Use: Permittee will have exclusive use and occupancy of the Permit Area for vehicular parking in connection with the operation of its school next door to the Permit Area.

- Term: The Permit will be for a period of one year, through August 10, 2020.
- Renewal Options: The Permit may be extended for one additional period of one year, at the discretion of the City Manager.
- Termination: Either party may terminate the Permit for all or any portion of the Premises upon 30 days' prior written notice.
- Permit Fee: As consideration for the continued use of the Permit Area, Permittee will pay a monthly Permit Fee of \$500 in advance of each month, which is unchanged from the Initial Permit.
- Maintenance: Permittee will be responsible for repair and maintenance of the Premises and improvements constructed thereon.
- Insurance: Permittee will maintain property, liability, and other insurance at all times satisfactory to the City.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on August 20, 2019 and by Budget Management Officer Rhutu Amin Gharib on August 29, 2019.

City Council action is requested on September 17, 2019, to finalize and execute the Permit in a timely manner and allow St. Anthony High School to continue its use and occupancy of the Subject Property.

The annual Permit Fee of \$6,000 will continue to accrue in the General Fund Group in the Economic Development Department. The requested action has no staff impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

Approve recommendation.

JOHN KEISLER  
DIRECTOR OF ECONOMIC DEVELOPMENT

APPROVED:

PATRICK H. WEST  
CITY MANAGER