



**Approval of New Lease
Agreement with
Currents Outdoor, LLC**

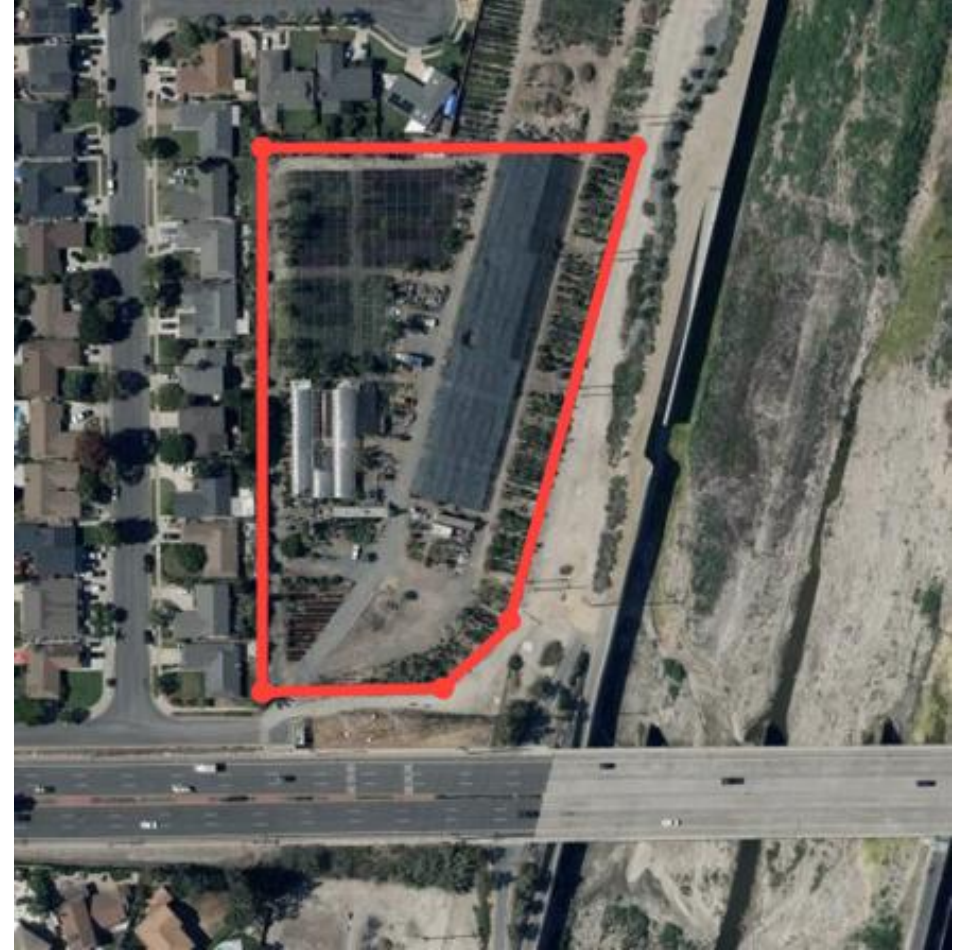
***City-Owned Property at
10449 Adams Avenue***

April 21, 2026

Property Overview

10449 Adams Avenue – City-Owned Site

- Size: 3.9 acres
- Use: Wholesale nursery since 1985 under CUP
- Former Tenant: Month-to-month; limited reinvestment; nonpayment of rent
- Constraints:
 - Southern California Edison (SCE) easement
 - Restrictions on permanent structures
 - Adjacent to residential



Background

- At the City's request, prior tenant vacated the site
- Prior tenant coordinated with PoolMax to relocate product and equipment to the rear SCE parcel, which SCE reassigned to PoolMax
- PoolMax: design/build firm specializing in pools, hardscape, and outdoor environments, serving HB/coastal OC for ~30 years
- Moon Valley Nursery withdrew interest due to ingress/egress easement constraints tied to the SCE parcel
- PoolMax seeks to lease the City parcel as-is to expand (nursery, landscape yard, tree-growing)
- City Public Works cleared/remediated the site, avoiding the need for a potential rent credit to a new tenant
- PoolMax formed Currents Outdoor, LLC as a related entity to operate the nursery use

Key Lease Terms



Term	Details
Lease Duration	5 years + 5-year extension option
Rent*	\$2,620/month, 2% annual increases
Rent Advance + Security Deposit	Initial 6 months' rent shall be prepaid in advance + a one-month security deposit
Use	Wholesale nursery only (CUP-compliant)
City Benefit	20% minimum discount on plant purchases

**Rent reflects site constraints (SCE easement and limits on permanent structures)*

Tenant Improvements

- Focus on drought-tolerant and California-native plant species
- \$150,000 – \$200,000 investment in trees and landscape inventory
- Fence repairs to enhance site integrity
- Installation of a comprehensive irrigation system to support long-term sustainability



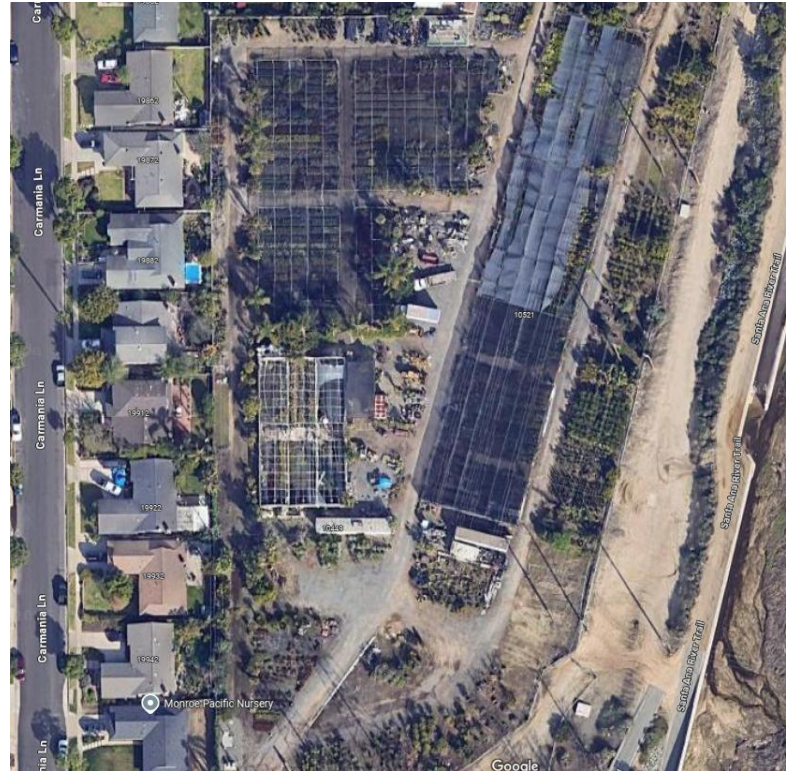
Benefits & Considerations

- Preserves long-standing wholesale use
- Adds value through private investment
- Generates new General Fund revenue
- Offers discount on City plant purchases
- Professional operator with track record
- Currently occupies rear parcel
(expansion creates no new
ingress/egress impacts)
- Existing access and utilities (including
shared water meter) already in place



Recommendation

Approve the lease with Currents Outdoor, LLC for the property located at 10449 Adams Avenue



Questions?

