



# City of Huntington Beach

**File #:** 21-529

**MEETING DATE:** 7/20/2021

## REQUEST FOR CITY COUNCIL ACTION

**SUBMITTED TO:** Honorable Mayor and City Council Members

**SUBMITTED BY:** Oliver Chi, City Manager

**PREPARED BY:** Chris Slama, Director of Community & Library Services

**Subject:**

**Approve and authorize execution of a Ground Lease Agreement with the Ocean View School District of Orange County regarding the Oak View Library Branch and Parking Lot Site**

**Statement of Issue:**

There is a need to approve a ground lease agreement between the City of Huntington Beach and Ocean View School District of Orange County regarding the Oak View Library Branch and Parking Lot Site.

**Financial Impact:**

The agreement requires a nominal payment of \$1.00 rent per year for the use and occupancy of the premises during the term of the agreement. This amount can be accommodated through the Community and Library Services Department budget.

**Recommended Action:**

Approve and authorize the Mayor and City Clerk to execute, "Ground Lease Agreement between the City of Huntington Beach and Ocean View School District of Orange County RE: Oak View Library Branch and Parking Lot Site."

**Alternative Action(s):**

Do not approve the agreement and direct staff accordingly.

**Analysis:**

Since 1995, the City of Huntington Beach has had a ground lease agreement (Agreement) between the City and the Ocean View School District (District) of Orange County to (1) provide a public library branch to serve the needs of the students and residents of the Oak View community, and (2) to permit the Parties to continue to share parking rights to the Joint Parking Area for library use purposes and for District-related events and activities pertaining to the Oak View Elementary School and Preschool.

The agreement requires a payment of \$1.00 annually for use of the property. In addition, the City is

responsible for all utilities, as well as the maintenance of the facility and shared parking lot. Per the agreement and unless agreed to otherwise, hours of operation are also specified to be Monday - Friday, 9:00 a.m. to 9:00 p.m., and Saturday, 9:00 a.m. to 5:00 p.m.

The primary programming focus of the Oak View library branch is toward students and residents, provided in English and Spanish. Additionally, the branch will provide literacy series, homework assistance, and basic library services emphasizing the importance of reading and extended education. The Library has two Literacy Program Specialists that coordinate the library operation and network with Oak View School and other educational/social agencies.

The term of the agreement shall be five (5) years from the effective date of this agreement, subject to earlier termination, if needed. The lease includes one (1) option to extend the term for a period of five (5) years upon mutual, written consent of both parties. In addition to the five-year option, the term may be further extended by a writing executed by both parties.

**Environmental Status:**

Not applicable.

**Strategic Plan Goal:**

Community Engagement

**Attachment(s):**

- 1) Ground Lease Agreement between the City of Huntington Beach and Ocean View School District of Orange County RE: Oak View Library Branch and Parking Lot Site