

Agenda Report

DATE: AUGUST 23, 2004
TO: CITY COUNCIL
FROM: CITY MANAGER
SUBJECT: APPROVE A FIVE-YEAR LEASE, WITH FOUR FIVE-YEAR
OPTIONS FOR SAN GABRIEL VALLEY LEARNING CENTERS
(FORMERLY THE GIRLS CLUB) AT 3160 EAST DEL MAR
BOULEVARD

RECOMMENDATION:

It is recommended that the Pasadena City Council:

1. Affirm that the real property at 3160 East Del Mar Boulevard is serving a public purpose through its lease to the San Gabriel Valley Learning Centers (SGVLC), which provides human, social, and educational services to the community;
2. Find and determine that the lease is Categorically Exempt (Class 1) from environmental review pursuant to the guidelines of the California Environmental Quality Act, CEQA guidelines, (Section 15301 Existing Facilities);
3. Find and determine that the lease extending the term up to 25-years without competitive bidding will achieve an extraordinary and overriding public benefit;
4. Approve the terms and provisions of the lease, which includes conditions that SGVLC: a) continue to provide significant public benefits to the Pasadena community, b) cooperate in annual performance reviews conducted by the Department of Human Services and Recreation, and c) provide proper maintenance of the property for the term of the lease; and
5. Authorize the City Manager to execute the lease and all other documents pertaining thereto and to perform such other and further acts as required under the lease.

BACKGROUND:

SGVLC has occupied 2.5 acres of land at 3160 East Del Mar Boulevard for 50-years, with the most recent 25-year lease having expired in May 2003. Currently on month-to-month holdover as specified in the lease, SGVLC, who developed the site and constructed 7,380 square feet of office/assembly/classroom space, desires to continue to provide quality educational opportunities, human, social, and educational services to low to moderate income Pasadena residents.

This agreement extends the rental term up to twenty-five years through a five-year initial term and four five-year options. It provides for monitoring the Lessee's community service obligations as defined by the lease through annual performance reviews to be conducted by the Human Services and Recreation Department. Every year, SGVLC commits to provide ten (10) annual scholarships to low-income children and three (3) parenting seminars, free to the public to be held at dispersed community locations.

The rental rate would continue to be \$1.00 per year, which is consistent with that charged other non-profit organizations such as Omowale Ujamaa, Norton Simon, Rose Bowl Aquatic Center, and the Armory Center for the Arts.

Formerly the Girls Clubs of Pasadena, SGVLC's programs were at one time directed entirely towards girls. In 1989 SGVLC expanded its scope, renovated the facility and opened a co-ed preschool. A co-ed Kindergarten was added in 1991. Recent accomplishments include tutoring programs, a computer lab and cooking classes.

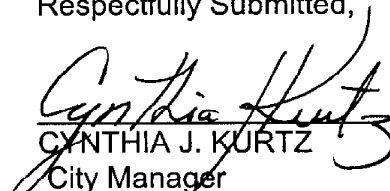
SGVLC is a State licensed childcare facility meeting all the Title 2 requirements and has been a 501-C-3 charitable agency for 50-years. SGVLC provides academic, recreational, and nurturing programs to children classified as from "working poor" families. Specific after school programs include homework assistance, computer labs, gardening, arts and crafts. Targeted are single parent families, children of parents newly returning to the workforce, parents who have gone back to school or who are in work training programs. SGVLC also provides care for children in foster care, children whose parents are incarcerated or who are in rehabilitation programs for drug or alcohol abuse.

The San Gabriel Valley Learning Center is a key local provider of early childhood education, youth development, substance abuse prevention, health and parenting education, and related services in Pasadena. Attachment "A" entitled "Program Overview & Outcome Measurement" lists key performance measurement data, including numbers of clients served by service area, definition of success criteria for each area, and outcomes. This is an annual document provided to demonstrate performance criteria and outcomes. The Executive Director of SGVLC has committed to perform at this level and provide documentation on an annual basis to the City, and the City will monitor this performance.

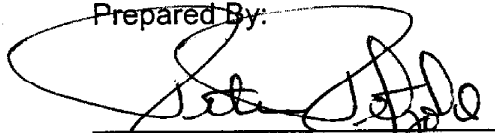
FISCAL IMPACT

The property at 3160 East Del Mar Boulevard would continue to be leased to the San Gabriel Valley Learning Centers for one-dollar per year. They would continue to be responsible for all maintenance and other expenses associated with operating the facility and would continue to provide human, social and educational services to the community. Therefore there is no fiscal impact associated with this action.

Respectfully Submitted,


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City Manager


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