



3.12

APPROVED
BY THE CITY COUNCIL

DEC 5 1990

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
PUBLIC WORKS
ENGINEERING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

927 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2705

916-449-8220
FAX 916-449-8678

December 4, 1990

CONSTRUCTION SECTION
640 BERKUT DRIVE
SUITE B
SACRAMENTO, CA
95814-0131

916-449-5282

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: 10th & L Streets Parking Garage, Parcel 4 - 1007 L Street
Lessee - Diane D. Kane dba Kane Coffee Company
Consent to Execute FIRST AMENDMENT OF SUBLEASE

SUMMARY

The FIRST AMENDMENT OF SUBLEASE provides for the connection of a third air-handler unit to the leased premises. Adoption of the attached resolution approving the execution of the FIRST AMENDMENT OF SUBLEASE is recommended.

BACKGROUND

The City currently leases commercial space in the 10th & L Parking Garage from the Parking Authority, then subleases that space to various tenants.

Diane D. Kane, Sublessee, operates the Kane Coffee Company from the leased premises at 1007 L Street. She has requested that additional air conditioning be made available to her space. Additional air conditioning is available from equipment designed to service the adjacent rental space. This equipment is currently unused because the adjacent space has their own air conditioning system.

The lease amendment provides that Diane D. Kane recognizes that it is her responsibility to provide the additional air conditioning capacity needed to run the restaurant within the space, but in the interim the City is willing to provide her use of the surplus air conditioning capacity with her acknowledgement that the City may disconnect it at a future time to serve the adjacent space with a 30-day notice.

FINANCIAL DATA

There will be no change in revenue. Minor City expense will be incurred to connect the third air handler to serve the office space.

City Council
Consent to Execute First Amendment of Sublease
December 4, 1990
Page 2

POLICY CONSIDERATIONS

This action is consistent with prior City leases in allowing the Lessee to use existing facilities to the extent available.

MBE/WBE EFFORTS

There are no MBE/WBE efforts associated with this item.

RECOMMENDATION

It is recommended that the execution of the FIRST AMENDMENT OF SUBLEASE be approved by the adoption of the attached resolution.

Respectfully submitted,



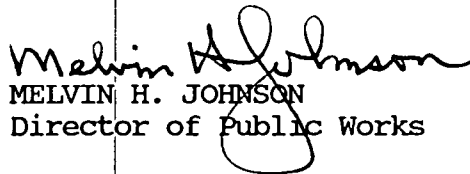
THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:



WALTER J. SLIPE
City Manager

Approved:



MELVIN H. JOHNSON
Director of Public Works

December 4, 1990
District No. 1

CONTACT PERSON

Craig Thurston, Supervising Real Property Agent
449-5629

CT:mb:dt
RE2-03LS.C

Attachment

RESOLUTION NO. 90-975

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AUTHORIZATION TO EXECUTE
FIRST AMENDMENT OF SUBLEASE
PARCEL 4 - 1007 L STREET
10TH AND L STREETS PARKING GARAGE
LESSEE - DIANE D. KANE

APPROVED
BY THE CITY COUNCIL

DEC 5 1990

OFFICE OF THE
CITY CLERK

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the City Manager and City Clerk are hereby authorized and directed to execute the FIRST AMENDMENT OF SUBLEASE pertaining to Parcel 4 at 1007 L Street in the 10th and L Streets Parking Garage.

MAYOR

ATTEST:

CITY CLERK

CT:mb:dt
RE2-03LS.C
11.1990

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____