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**DEPARTMENT OF
PUBLIC WORKS**

**CITY OF SACRAMENTO
CALIFORNIA**

927 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2705

ENGINEERING DIVISION

September 6, 1988

916-449-8220

THOMAS M. FINLEY
ENGINEERING DIVISION MANAGER

APPROVED
BY THE CITY COUNCIL

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

City Council
Sacramento, California

SEP 6 1988

916-449-5282

Honorable Members In Session:

OFFICE OF THE
CITY CLERK

SUBJECT: 1231 K Street, Parcel No. 5 - Authorization to Execute Sublease of
Commercial Space

SUMMARY

Adoption of the attached resolution approving a sublease of space at 1231 J Street to Jo-Sen and Jane-Eyr C. Peng for use as a sandwich shop for a five-year period is recommended.

BACKGROUND

Jo-Sen and Jane-Eyr C. Peng have been subleasing Parcel No. 5 in the Community Center Parking Garage since December 1, 1987, when they purchased the leasehold interest held by Madhuben R. and Rameshchandra N. Desai under City Agreement No. 77293 as amended by City Agreement No. 86084.

Their lease has expired and they are renting on a month to month basis. They now wish a new lease of the 1,140 square feet they occupy under the name of Yo Yo Cafe.

On May 31, 1983, the City Council adopted a resolution establishing the minimum rental rate for this space at \$.80 per square foot. The monthly rental for this parcel would be \$912.

FINANCIAL

The proposed sublease, if approved, will generate \$10,944 per year for the next five years. The proceeds received will be deposited into account 412-310-3183-3670, Parking.

City Council
Execution of Sublease with
Jo-Sen and Jane-Eyr C. Peng
September 6, 1988
Page 2

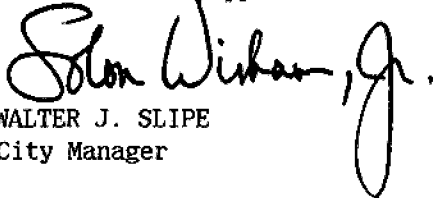
RECOMMENDATION

It is recommended that the City Manager and the City Clerk be authorized to execute the sublease for Parcel No. 5 in the 13th and J Streets Community Center Parking Garage with Jo-Sen and Jane-Eyr C. Peng, by adoption of the attached resolution.


Respectfully submitted,


THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:

for. 
WALTER J. SLIPE
City Manager

Approved:


MELVIN H. JOHNSON
Director of Public Works

EF:dek
RE6-04LS.D
08.1888.2

September 6, 1988
District No. 1

Attachment

RESOLUTION NO. 88-766

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AUTHORIZATION TO EXECUTE SUBLEASE
WITH JO-SEN AND JANE-EYR C. PENG
COMMUNITY CENTER PARKING GARAGE
1231 J STREET (PARCEL NO. 5)

APPROVED
BY THE CITY COUNCIL

SEP 6 1988

OFFICE OF THE
CITY CLERK

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

1. That the City Manager and the City Clerk are hereby authorized and directed to execute a sublease with Jo-Sen and Jane-Eyr C. Peng for Parcel No. 5 located at 1231 J Street in the Community Center Parking Garage. The sublease is for a period of 60 months, beginning on September 1, 1988. The monthly rental rate is established at nine hundred twelve dollars (\$912).
2. Funds received shall be deposited into Account 412-310-3183-3670, Parking.

MAYOR

ATTEST:

CITY CLERK

September 9, 1988

Yo Yo Cafe
Jo-Sen Peng and Jane-Eyr C. Peng
1231 "J" Street
Sacramento, CA 95814

On September 6, 1988, the Sacramento City Council adopted Resolution No. 88-766 authorizing the execution of City Agreement #88046, Sublease of Commercial Space in Community Center Parking Garage, Parcel No. 5.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,

LORRAINE MAGANA, CITY CLERK

JANICE BEAMAN
Acting Assistant City Clerk

JB/cc/7
Enclosure

cc: Public Works (R/E)
Risk Management