



City of Culver City

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Staff Report Details (With Text)

File #: 24-494 **Version:** 1 **Name:**
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File created: 11/15/2023 **In control:** City Council Meeting Agenda
On agenda: 12/11/2023 **Final action:**
Title: CC- CONSENT ITEM: Approval of One-Month Rent Forgiveness for The Brothers Sushi located at 9240 Culver Boulevard.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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CC- CONSENT ITEM: Approval of One-Month Rent Forgiveness for The Brothers Sushi located at 9240 Culver Boulevard.

Meeting Date: December 11, 2023

Contact Person/Dept: Elizabeth Garcia, Office of Economic and Cultural Development

Phone Number: (310) 253-5708

Fiscal Impact: Yes No

General Fund: Yes No

Attachments:

Public Notification: (E-Mail) Meetings and Agendas - City Council (12/05/2023)

Department Approval: Jesse Mays, Assistant City Manager (11/27/2023)

RECOMMENDATION

Staff recommends the City Council approve a one-month rent forgiveness for the Brother's Sushi located at 9240 Culver Boulevard.

BACKGROUND/DISCUSSION

On October 9, 2023, the City Council approved a transfer of the existing lease agreement to Gentani Aper Sushi, doing business as The Brother's Sushi. The Assignment and Assumption Agreement was executed on October 26th.

On November 2, 2023, Mark Okuda from The Brother's Sushi submitted a request to forgive one-month of rent due to unexpected delays relative to the late transfer of the temporary ABC liquor license by the previous tenants and unforeseen City sewer improvement work.

Mr. Okuda is proceeding with minor improvements, while awaiting the temporary license transfer. A one-month rent forgiveness will provide relief during the period of improvements and the ABC transfer and will assist in positioning the new business for long-term success.

While there is no precedent for a one-month rent forgiveness to date, the City Council provided rent forgiveness during the COVID-19 pandemic to support the previous tenant and ensure their ability to remain in business at this location.

FISCAL ANALYSIS

The proposed one-time rent forgiveness is \$7,432.77, which includes both rent and common area maintenance fees.

ATTACHMENTS

None.

MOTION

That the City Council approve a one-month rent forgiveness for The Brothers Sushi located at 9240 Culver Boulevard.