

STAFF REPORT
City of Lancaster

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Date: June 10, 2025

To: Mayor Parris and City Council Members

From: Sonya Patterson, Parks, Arts, Recreation, and Community Services Director

Subject: Lease Agreement for 44845 Cedar Avenue

Recommendation:

1. Approve lease agreement for use of real property, located at 44845 Cedar Avenue, to the OUTreach Center through June 2026.
2. Authorize the City Manager, or designee, to sign all documents related to the lease agreement and all amendments, including amendments to extend the term, subject to City Attorney approval.

G.C. Section 84308: No

Fiscal Impact:

City of Lancaster to receive \$125 per month in rent, resulting in an annual revenue of \$1,500.

Background:

Staff recommend that the City Council authorize the City Manager to execute the City’s standard commercial lease agreement for the City-owned building at 44845 Cedar Avenue, a ground-floor storefront within the Cedar Center for the Arts on The BLVD corridor. The proposed lease formalizes an arrangement that has been in place and is structured as a one-year term, pre-paid at a subsidized \$125 per month, followed by a month-to-month tenancy that either party may end with 30 days’ notice.

The OUTreach Center, the Antelope Valley’s LGBTQ+ resource hub, uses the space to host small peer-support circles, youth leadership workshops, and health-navigation clinics that operate primarily on evenings and weekends. These low-impact activities align with Council priorities for inclusive services and downtown activation.

Approval of the lease will therefore secure continued community programming, recover operating costs, and keep the property under a flexible, City-controlled agreement that can be adjusted as future needs evolve.

Attachment:
Lease Agreement

SP:VR