

RESOLUTION NO. _____ (N.C.S.)

AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST ADDENDUM TO THE PROFESSIONAL SERVICES AGREEMENT WITH ECONOMIC & PLANNING SYSTEMS TO PREPARE HOUSING TARGET MARKET ANALYSES

WHEREAS, one of the key implementation recommendations of the Downtown Vibrancy Plan is to stimulate development activity by creating catalyst sites through the re-zoning of public surface parking lots to allow for desired uses such as residential or mixed-use development, and to focus on aligning the land use approval process to facilitate private investments in downtown development; and

WHEREAS, a better understanding of the housing target market, product demand, and absorption rates will allow the City and its partners and stakeholders to prioritize housing development efforts in these target areas; and

WHEREAS, on June 14, 2016, the City Council adopted Resolution No. 20980 authorizing the City Manager to execute a professional services agreement with EPS to prepare Housing Target Market Analyses (HTMA) for the Downtown, Chinatown and Alisal neighborhoods; and

WHEREAS, the City identified the need to determine the optimal parking needed to support the desire to increase residential development in the Downtown in addition to the existing commercial and retail activities; and

WHEREAS on September 20, 2016, the City Council adopted Resolution No. 21058 authorizing the execution of a professional services agreement with Kimley-Horn to prepare a Parking District Management Plan; and

WHEREAS, it is important that the Downton HTMA and Parking Analysis memorandum are consistent in defining the challenges, opportunities, and financing mechanisms for the provision of parking associated with the HTMA development scenarios, EPS was asked to comment on the modeling and analysis prepared by Kimley-Horn; and

WHEREAS, The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF SALINAS: the City Manager is authorized to execute a First Addendum to the Agreement with EPS to amend the original scope, budget and schedule as set forth in Exhibit "A". The funding source of the augmentation amount of Eleven Thousand Eight Hundred and Forty-Six (\$11,846) Dollars is Community Development General Fund monies budgeted for Other Outside Services (64.6010) to be re-appropriated to CIP Project 9246 Downtown Vibrancy Plan Zone Changes. The total not to exceed

contract amount will increase from One Hundred Twenty-Nine Thousand Five Hundred (\$129,500) Dollars to One Hundred Forty-One Thousand Three Hundred Forty-Six (\$141,346) Dollars.

PASSED AND APPROVED this 6th day of June, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Joe Gunter, MAYOR

ATTEST:

Patricia M. Barajas, CITY CLERK

Exhibit “A”

Professional Services Agreement with Economic Planning Systems