



## **CITY OF SALINAS COUNCIL STAFF REPORT**

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**DATE:** JULY 2, 2019

**DEPARTMENT:** LIBRARY AND COMMUNITY SERVICES

**FROM:** KRISTAN LUNDQUIST, DIRECTOR

**BY:** ERIC HOWARD, DEPUTY LIBRARIAN

**TITLE:** LEASE RENEWAL FOR THE LIBRARY CONNECTION @ NORTHBRIDGE MALL

### **RECOMMENDED MOTION:**

A motion to approve a resolution approving the lease agreement for the Library Connection @ Northridge Mall (LCN) between the City and Northridge Owner, LP.

### **RECOMMENDATION:**

Staff recommends that City Council approve a resolution approving the lease agreement for the Library Connection @ Northridge Mall (LCN) between the City and Northridge Owner, LP.

### **BACKGROUND:**

The City suspended library services in North Salinas in June 2018 with the demolition of the El Gabilan Library. In July 2018, the Library opened a satellite location in the Northridge Mall to provide library services during the construction project of the new El Gabilan Library. While the LCN loans out fewer books than the old El Gabilan Library, it provides nearly three times as many new library card holders as compared to the old Library. It is also home to a bi-monthly program for families with young children called, Music and Motion. Last year, the City was offered a one-year lease for the space currently occupied by the Library. The current lease ends at the end of July. The Mall has agreed to renew the lease for the remaining time that the new El Gabilan is under construction.

The new lease, if adopted, will begin in August and end on January 31<sup>st</sup>. The current cost of \$1,500/month will remain the same.

### **CEQA CONSIDERATION:**

Not a Project. 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.

#### STRATEGIC PLAN INITIATIVE:

Library services provide enjoyment, community connection; they provide a space to help incubate small businesses and provide critical resources for education in a safe environment that also supports lifelong learning and its services also effectively multiply resources through its loaning of items. It therefore supports all the City's Strategic Initiatives: Economic Diversity and Prosperity; Safe, Livable Community; Effective, Sustainable Government and Quality of Life.

#### DEPARTMENTAL COORDINATION:

The Library coordinates with Facilities on upkeep of the rental unit and with the City's legal department to oversee the lease agreement.

#### FISCAL AND SUSTAINABILITY IMPACT:

Services at the library location in the Northridge Mall reduced costs temporarily to the budget, because security and other maintenance and facility costs were less than the operating costs of the old El Gabilan Library. However, the hours of service at the Mall significantly exceed the ours of public service at any other location. In order to meet those needs, the Library depends largely on extra part time staff that has created a higher demand from temp pay than in the recent past.

#### ATTACHMENTS:

Lease Agreement between the City of Salinas and Northridge Owner, LP  
Resolution