



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: AUGUST 27, 2019

DEPARTMENT: PUBLIC WORKS

FROM: DAVID JACOBS, PUBLIC WORKS DIRECTOR

BY: LISA BRINTON, PLANNING MANAGER

TITLE: AMENDMENT NO. 1 TO THE LEASE OF CITY PROPERTY
(PARKING LOTS 6 AND 17)

RECOMMENDED MOTION:

A motion to approve Amendment No. 1 to the Lease of City Property between the City of Salinas and the County of Monterey.

RECOMMENDATION:

Staff recommends adoption of a resolution approving the proposed Amendment No. 1 (the "Amendment") to the Lease of City Property (the "Property Lease") between the City of Salinas and the County of Monterey (Attachment 1).

EXECUTIVE SUMMARY:

Under the Mutual Planning and Implementation of Government Services and Facilities in Downtown Salinas Memorandum of Understanding (the "Downtown MOU", February 2016), the City and County agree to collaborate to address downtown government center parking needs. Due to construction at the Salinas Intermodal Transit Center (the "ITC"), the County is no longer able to utilize ITC parking lots to fulfill its obligation to the Superior Court to provide 93 parking spaces for juror parking. The proposed Amendment allows the County to use parking spaces in Parking Lot No. 6 that are currently designated for City use for juror parking. As consideration for the City's relinquishing its parking rights, the County agrees to not pursue development or construction of a temporary parking lot at Church and Gabilan Streets and to continue to cooperate with the City regarding the potential development of a parking structure at Church and Gabilan Streets as identified in the Downtown Vibrancy Plan and Downtown MOU.

BACKGROUND:

On June 1, 1997, the City of Salinas and the County of Monterey entered into a Lease of City Property respecting the City-owned parking lots Nos. 6 and 17 located on the south side of West Alisal Street between Lincoln Avenue and Church Street (the "Premises", Attachment 2). This

Agreement granted the County the right to use the Premises for County governmental purposes, with the exception of thirty-eight (38) parking spaces which were reserved for use by the City.

Effective April 1, 2015, the City and County entered into a two-year License Agreement allowing the County temporary access to and use of the parking lots at the ITC at 20-26 Station Place and 12 West Market Street for juror parking (Attachment 3). In consideration for use of the parking lots, the County provided maintenance and security services and paid utility costs. As of April 1, 2017, the License Agreement converted to a month to month term. On July 15, 2019, the City sent a Notice of Termination of License Agreement letter to the County (Attachment 6). The termination of the License Agreement, effective September 13, 2019, is due to scheduled construction of parking lot improvements and the extension of Lincoln Avenue. Since the County has an obligation to supply the Superior Court with 93 juror parking spaces, a temporary parking solution is needed.

In anticipation of this need for an alternate site for juror parking, in February 2019, the Board of Supervisors (the “BOS”) directed County staff to refine design and cost estimates for constructing a temporary surface parking lot on county-owned property at Church and Gabilan Streets. Staff was further directed to continue to coordinate with the City on a long-term solution for this site in the form of a parking structure as identified in the Downtown Vibrancy Plan (2015) and Downtown MOU. Subsequently, City staff contracted with Kosmont Companies to explore the feasibility and potential funding sources to construct a permanent parking facility to serve government employees (city, county, courts), and has continued to engage County staff in discussions.

On August 27, 2019, County staff will return to the BOS with an update on the design and cost of constructing a temporary parking lot at Church and Gabilan Streets and the alternative juror parking option and terms outlined the proposed Amendment. City staff will report the BOS action taken at the City Council meeting.

DISCUSSION

The Amendment allows the County to use the entire Premises, except for the one space for Salinas Library book mobile parking and two ADA accessible parking spaces for visitors to the adjacent Recreation Center, for persons responding to juror summons or serving as jurors. The County will continue to be responsible for maintenance and signage of the Premises, as required under the Property Lease. City vehicles currently parked on Premises would be relocated to the Salinas Street Garage across Lincoln Avenue.

The Amendment requires the County to provide security at the Premises between 7:30 A.M. and 5:30 P.M., Monday through Friday. The City currently contracts for security services at its facilities located at 65 West Alisal Street and the adjacent parking structure, in addition to the downtown area, and agrees to coordinate with the County on shared security services for the Premises as needed.

As consideration for the City’s relinquishing its rights to the Parking Spaces, the County would agree to not pursue development or construction of a temporary parking lot at Church and Gabilan Streets and would continue to cooperate with the City regarding the potential development of a

parking structure at Church and Gabilan Streets as identified in the Downtown Vibrancy Plan and Downtown MOU. City staff has requested that the County consider applying cost avoidance and savings from not pursuing the temporary surface parking lot and eliminating the juror shuttle program toward completing the design and environmental review for the long-term solution of a shared parking structure.

CEQA CONSIDERATION:

The proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Any subsequent discretionary projects, such as a permanent parking structure, will be assessed for CEQA applicability.

STRATEGIC PLAN INITIATIVE:

This Amendment facilitates the continuation of the City and County's mutual planning and implementation efforts related to the Downtown MOU and supports the Council's Strategic Plan objectives of Effective, Sustainable Government and Well-Planned City and Excellent Infrastructure.

DEPARTMENTAL COORDINATION:

The Public Works Department worked with the Legal and the Community Developments to coordinate this Amendment. Public Works and Community Development also coordinated with the Library and Community Services Department to ensure their parking needs continue to be met. City staff from Community Development and Public Works held multiple coordination meetings with County staff to develop the terms of the Amendment. The City Attorney prepared the draft Amendment and reviewed subsequent revisions.

FISCAL AND SUSTAINABILITY IMPACT:

There is no fiscal impact associated with the approval of the Amendment. There would be subsequent costs incurred should the City and County proceed with the design and construction of a permanent parking facility.

ATTACHMENTS:

1. Resolution approving Amendment No. 1 (Exhibit "A")
2. Amendment #1 to City Property Lease
3. Lease Agreement (1997)
4. License Agreement (2015)
5. Downtown Vibrancy Plan Figure 3-3: Parking Lot Redevelopment Opportunities (2015)
6. Downtown MOU, February 2016
7. Notice of Termination Letter (July 2019)