



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 19-168

Board Meeting Date: 2/26/2019

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Michael P. Callagy, County Manager
Subject: Lease Agreement with San Mateo County Transit District for use of Sequoia Caltrain Parking Lot

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute a lease agreement with the San Mateo County Transit District for employee parking at the Redwood City Sequoia Caltrain Parking Lot for a duration of 22 months and for a total amount of \$429,100; and
- B) The County Manager, or his designee, to accept or execute, on behalf of the County of San Mateo, any and all notices, consents, approvals, terminations, and other documents in connection with the lease agreement.

BACKGROUND:

The upcoming capital projects at the County Center, in Redwood City, including the construction of County Office Building 3 and Parking Structure 2, will result in the temporary and permanent relocation of parking currently located along Hamilton Street and certain surface parking lots on the County Center Campus. Much of this parking will be restored once Parking Structure 2 is completed. While many of the temporarily displaced spaces will be accommodated within the County's existing parking resources, the relocation of the jury parking (currently located within the planned footprint of Parking Structure 2) will require the temporary relocation of a number of employee parking spaces. In particular, the County is obligated by a 2009 agreement with the Court to provide 212 jury parking spaces at the County Center campus, so the jury parking must be relocated to the existing parking structure once construction activities for Parking Structure 2 begin. Parking currently reserved for employees in the existing structure will be displaced as a result.

DISCUSSION:

After months of exploring temporary parking options near the County Center campus, Real Property Services, in consultation with the Project Development Unit and the County Manager's Office,

entered into negotiations with the San Mateo County Transit District (“District”) for use by the County of the underground parking lot known as the Sequoia Caltrain Parking Lot (“Underground Lot”). The Underground Lot is located under the Sequoia Station Shopping Center at 1001-1111 El Camino Real, in Redwood City, and is approximately 3 blocks from County Center. The 300 parking spaces in the Underground Lot, intended to supplement the District’s nearby surface lots for Caltrain commuters, currently exceeds the demand by commuters, and the District has, in the past, leased that excess parking capacity to other users. Based on recent parking studies, the District has determined that anticipated demand by commuters can be satisfied by its available surface lots and 100 spaces in the Underground Lot.

The proposed lease agreement with the District permits the County to use the Underground Lot for employee parking in two phases. During Phase 1, covering the period of March through May 2019, the County may use up to 75 parking spaces at a rate of \$7,500 per month. The parking capacity during Phase 1 is intended to accommodate the limited displacement caused by early construction activities at County Center. During Phase 2, calculated to roughly coincide with the construction timeline of Parking Structure 2 (i.e., June 1, 2019 through December 31, 2020), the County will be allowed to use 200 spaces at a rate of \$21,400 per month. In addition to the 200 marked spaces, the lease agreement permits the County to use a stacking service, similar to the service currently used at the San Mateo Medical Center, that will increase parking capacity by approximately 75 additional spaces. The proposed lease agreement terminates after December 31, 2020, at which time it is anticipated Parking Structure 2 will be completed and ready for occupancy.

County Counsel has reviewed and approved the lease agreement as to form.

Approval of this amendment contributes to the Shared Vision 2025 outcome of a Collaborative Community by reducing the temporary parking impacts to employees, County and Court clients, and the surrounding community associated with the planned capital projects at County Center.

FISCAL IMPACT:

Funding for this agreement is included in the project budget for the Parking Structure 2 Project.