



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 19-292

Board Meeting Date: 4/9/2019

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Michael P. Callagy, County Manager

Subject: Amendment to 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 an amendment to the Lease Agreement with the San Mateo County Transit District for parking at the Redwood City Sequoia Caltrain Parking Lot, and
- B) The County Manager, or his designee, to accept or execute, on behalf of the County of San Mateo, certain notices, consents, approvals, terminations, and other documents in connection with the Lease Agreement.

BACKGROUND:

On February 26, 2019, your Board approved a lease agreement ("Lease Agreement") 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 located at 1001-1111 El Camino Real, in Redwood City ("Underground Lot"). The Lease Agreement provides the County with temporary overflow parking capacity during construction of Parking Garage No. 2 at County Center in two phases: during Phase 1 (currently March 1-May 31, 2019), the County has access to 75 designated spaces in the Underground Lot at a rate of \$7,500 per month, and during Phase 2 (currently June 1, 2019-December 31, 2020), the County will have use of 200 designated spaces at a rate of \$21,400 per month.

DISCUSSION:

The proposed amendment to the Lease Agreement implements a handful changes to address recent revisions to the temporary parking plan. First, the amendment revises the starting date of Phase 2 from June 1, 2019 to May 1, 2019, to accommodate the recently revised earlier construction schedule for Parking Garage No. 2 (the end date remains unchanged). Because the Phase 2 rental

rate is higher, this change has the effect of increasing the total amount of the Lease Agreement by \$13,900 to an amended total amount of \$443,000.

Second, the amendment authorizes the County to use the Underground Lot not only for employee overflow parking but also for temporary juror parking, which would otherwise have to be moved to the existing parking garage at County Center. This revision allows the County to minimize the disruption to regular employee parking at the existing garage during construction. This plan to locate the juror parking at the Underground Lot during construction of Parking Garage No. 2 has been approved by both the Superior Court for the County of San Mateo and the Judicial Council of California.

Finally, the amendment clarifies that public Caltrain users are free to use the designated spaces in the Underground Lot on the weekends, when the County has no need for overflow employee or juror parking.

County Counsel has reviewed and approved the lease amendment 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 non-departmental services budget.