



CITY OF
**PALO
ALTO**

City Council Staff Report

From: City Manager

Report Type: CONSENT CALENDAR

Lead Department: Administrative Services

Meeting Date: September 18, 2023

Report #:2308-1886

TITLE

Approval of Amendment No. 1 to the Lease Agreement Between the City of Palo Alto and the County of Santa Clara (Contract No. 1557819) at 2000 Geng Road for Safe Parking to Extend the Term for Three Years; Prioritize Local Populations; and Clarify City's Landscaping Duties; CEQA Status – categorically exempt.

RECOMMENDATION

Staff recommends that the City Council approve and authorize the City Manager or their designee to execute Amendment No. 1 (Attachment A) to the Lease Agreement by and between the City of Palo Alto (City), as landlord, and the County of Santa Clara, as tenant, at 2000 Geng Road for Safe Parking for an additional three (3) year term.

EXECUTIVE SUMMARY

Approval of the amended Lease Agreement will allow the continued operation of a 24-hour safe parking program at 2000 Geng Road (Site). Safe parking provides places where people living in their vehicles can safely and legally park and connect with services and support. The programs provide a place for households to park temporarily, as well as connect to services and a path to stable, permanent housing. Under the Lease Agreement, the site has been leased to the County for 3 years, since September 2020. The County contracted with a local nonprofit organization, Move Mountain View, to operate the safe parking program at the site. The proposed amendment would extend the Lease Agreement for 3 years, add language to define safe parking program participant preferences at the site, and clarify landscape maintenance responsibilities.

BACKGROUND

On September 14, 2020, City Council approved an interim safe parking ordinance and 3-year lease with the County at 2000 Geng Road for safe parking.¹ The County, leasing property from the City, contracted with Move Mountain View to operate a safe parking program with 12 recreational vehicles (RVs) parking spaces, each space may fit one RV or two cars, at 2000 Geng Road. In addition to the City/County partnership at Geng Road for RVs, there are several congregation-based sites that host safe parking for passenger vehicles. City staff is currently working on drafting the safe parking ordinance and will be reporting back to Council with recommendations. Besides safe parking, the Geng Road site also provides a variety of services including a kitchen, laundry facilities, shower facilities, and a children's library, and served 25 households, comprising 84 individuals. Approximately 64 percent of households served were affiliated with Palo Alto. A household is considered affiliated with Palo Alto if they answered 'Palo Alto' to any of the following questions:

1. If employed, what city do you work in?
2. If you go to school, in which city is your school?
3. In which city do you spend most of your time?
4. Which city did you live in prior to becoming homeless?

For context, in 2022, 276 unhoused Palo Altans interacted with service providers, taking an assessment that helps providers understand individuals support needs.² Of these Palo Altans, 29 percent reported sleeping in a vehicle.

ANALYSIS

Approval of the amendment to the lease agreement extends the term of the agreement an additional three years, adds provisions to prioritize Palo Altans for program participation, and clarifies landscape maintenance responsibilities.

In mid-July, the County released city-specific data from the January 2023 point-in-time (PIT) count of people experiencing homelessness.³ The PIT count provides a snapshot of the number of people experiencing homelessness, as counted by volunteers, on a particular day. The City of

¹ City Council, September 14, 2020, Item #9: <https://www.cityofpaloalto.org/files/assets/public/agendas-minutes-reports/reports/city-manager-reports-cmrs/year-archive/2020-2/id-11513.pdf?t=58031.91>.

Lease Agreement was included as a Supplemental Memo, found here:

<https://www.cityofpaloalto.org/files/assets/public/agendas-minutes-reports/reports/city-manager-reports-cmrs/year-archive/2020-2/09142020-item-9-at-places-memo.pdf>

² City Council, March 10, 2023, Item #14, Attachment A, Appendix:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=65474&repo=r-704298fc&searchid=9f3f6fbe-2fe0-4c87-b91c-6715e49e2a20>

³ Santa Clara County Homeless Census and Survey Reports, <https://osh.sccgov.org/continuum-care/reports-and-publications/santa-clara-county-homeless-census-and-survey-reports>

Palo Alto count of people experiencing homelessness decreased 25 percent, from 274 in 2022 to 206 in 2023. The 206 people counted included 187 unsheltered, 181 of which were sleeping in vehicles. Of those vehicles, 68 percent were RVs. This indicates an ongoing need for safe parking sites in Palo Alto. Additionally, the Geng Road site could be considered critical given that it is the only safe parking in Palo Alto which can legally accommodate RVs.

To ensure that Palo Altans sleeping in their vehicles receive first consideration at safe parking in their home community, staff is proposing adding program participation language to the lease agreement. This same language will be considered by staff for inclusion in the permanent safe parking ordinance, currently being drafted by staff.

Finally, in the original lease, there is language referring to tenant's responsibility for maintenance within the property boundary. The map accompanying the lease shows an aerial where the property boundary includes landscaping down to the sidewalk is unclear. Given the City's commitment to a well-maintained community and its contribution towards ensuring all Palo Altans can be housed, staff recommends adding language clarifying the landscaping maintenance from along the sidewalks and edges of the property outside of the fence line will be maintained as part of the City's regular citywide maintenance activities.

The substantively amended sections are listed in the table below.

Lease Section	Proposed Language
Term	The term of this Agreement shall commence upon the Effective Date and end on September 16, 2026 ("Term"). Notwithstanding anything to the contrary this Agreement, the Term shall expire no later than the date Government Code Section 8698.4 (or any statutory replacement thereof) is repealed. It is understood that this Agreement is intended to give County a temporary use of the Premises and that County shall not be entitled to relocation benefits, assistance, damages (liquidated or otherwise), costs, claims or fees from City upon expiration, termination, or cancellation of this Agreement.
Acceptance of Premises	Beginning October 1, 2023, the City shall, at its own expense and on a schedule determined by the City, maintain the landscaping extending from the right-of-way along Geng Road to the fence line and the adjoining contiguous line created by the exterior wall of the building on the Premises.
Exhibit C – Performance Standards	Target Population. The Safe Parking Program Operator shall give preference to households who reside in or have a connection to the City.

FISCAL/RESOURCE IMPACT

The Community Services Department anticipates allocating approximately \$8,000-\$9,000 annually from its City Facilities Operating Budget to cover the landscaping maintenance costs along the Geng Road side of the property; no additional funding is needed. This landscaping maintenance will be absorbed into a multiyear General Services Agreement with BrightView Landscape Services.

STAKEHOLDER ENGAGEMENT

Stakeholder engagement includes regular and as-needed meetings between partners (e.g., Santa Clara County and Move Mountain View).

ENVIRONMENTAL REVIEW

This activity is categorically exempt under CEQA regulations 15301 (existing facilities); 15303 (conversion of small structures); and 15304 (minor alterations).

ATTACHMENTS

Attachment A: Amendment No. 1 to Contract No. 1557819 Between the City of Palo Alto and the County of Santa Clara

APPROVED BY:

Kiely Nose, Assistant City Manager