

Agenda Report

July 27, 2015

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: AMENDMENT TO PURCHASE ORDER 1160192 WITH ENVIRONMENTAL SCIENCE ASSOCIATES (ESA), TO INCREASE THE TOTAL NOT-TO-EXCEED AMOUNT BY \$25,670, FROM \$70,935 TO \$96,605 FOR THE PREPARATION OF ENVIRONMENTAL DOCUMENTS FOR A PROPOSED PROJECT AT 277 NORTH EL MOLINO AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the City Manager to amend Purchase Order 1160192 with Environmental Science Associates (ESA) by increasing the total not-to-exceed amount by \$25,670, from \$70,935 to \$96,605 for continued preparation of environmental documents related to a proposed project at 277 North El Molino Avenue;
2. To the extent this transaction could be considered a separate procurement subject to competitive selection, grant the proposed purchase order with ESA an exemption from the Competitive Selection process set forth in the Competitive Bidding and Purchasing Ordinance pursuant to P.M.C. section 4.08.049 (B), purchase order for which the City's best interests are served; and
3. Find that the amendment to the purchase order with ESA is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3) (General Rule).

BACKGROUND:

The Planning and Community Development Department's Planning Division has been working with Summerhill Apartment Communities on a proposed six-story multi-family development consisting of 105 residential dwelling units. The project is located at 277 North El Molino Avenue, at the southwest corner of El Molino Avenue and Corson Street. Adjacent to the north of the subject site is the 210 Freeway and adjacent to the south of the property is a designated Historic Resource. Currently the site is developed with two commercial structures last utilized as a religious facility.

The project is utilizing the City's Density Bonus provisions and is currently requesting two Affordable Housing Concession Permits and one Minor Variance. The Affordable Housing Concession Permits are to increase the maximum permitted floor area ratio and to exceed the height limit. The Minor Variance request is to encroach into the required setback along Corson Street.

Staff determined that the project would require the preparation of an Environmental Initial Study and a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. At the time, the Planning and Community Development Department had in place a pre-qualified listing of environmental consultants, which was established as a result of a competitive selection process. Consistent with the procedure in place, in September, 2014, staff solicited proposals from the pre-qualified list and selected ESA as the most qualified consultant to prepare the required environmental documents. A purchase order in the amount of \$70,935 was issued to ESA.

On October 28, 2014, the Design Commission conducted a Preliminary Consultation on the original project and provided comments to the development team on the building design. After revising the project to address some of the Commission's comments, the plans and application were forwarded to ESA to initiate the preparation of the environmental documents.

On March 10, 2015, the City received a working draft Initial Study and Mitigated Negative Declaration from ESA with its supporting documents. After reviewing the documents and some discussions with ESA, staff approached the applicant regarding redesigning the proposed project. In order to address staff's and the community's concerns, the applicant revised the proposed project and resubmitted revised information on June 11, 2015, which was forwarded to ESA.

Based on the revised information, ESA informed staff that the environmental documents will require revisions which will incur additional cost. The revisions include updating the project description; updating the aesthetics section of the document, including new visual simulations; revisions to all quantitative analysis based on total number of units; and revisions to qualitative discussions based on the general design. The cost for the additional work required to complete the environmental review is \$25,670.

In order to finalize the environmental documents necessary for the project proposed at 277 North El Molino Avenue, staff is requesting that the City Council authorize the City Manager to amend the existing purchase order with Environmental Science Associates (ESA) by increasing the total not-to-exceed amount by \$25,670, from \$70,935 to \$96,605.

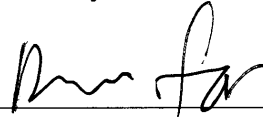
ENVIRONMENTAL REVIEW:

This project is exempt from CEQA review pursuant to State CEQA Guidelines Section 15061(b) 3. This contract is covered by the general rule that CEQA applies only to projects 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 the provisions of CEQA.

FISCAL IMPACT:

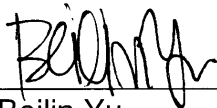
The cost of this action is \$25,670, increasing the purchase order amount from \$70,935 to \$96,605, including all options, allowances, labor, direct expenses and contingency. Funding for the preparation of the environmental document will not have a direct fiscal impact on the City's General Fund, as \$25,670 will be collected from the project applicant and deposited prior to the authorization of additional work. It is anticipated the remaining balance of the purchase order will be spent during the current fiscal year. Indirect and support costs will be addressed by utilization of existing budget appropriations.

Respectfully submitted,



VINCENT P. BERTONI, AICP
Director of Planning & Community
Development Department

Prepared by:



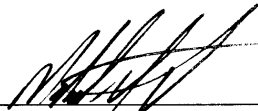
Beilin Yu
Planner

Concurred by:



Kelvin Parker
Principal Planner

Approved by:



MICHAEL J. BECK
City Manager