

# Agenda Report

July 11, 2016

**TO:** Honorable Mayor and City Council

**FROM:** Planning & Community Development Department

**SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH MERIDIAN CONSULTANTS FOR AN AMOUNT NOT TO EXCEED \$211,129 TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE MIRADOR URBAN HOUSING PROJECT**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Find that actions proposed herein are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule); and
2. Authorize the Interim City Manager to enter into a contract, without competitive bidding pursuant to City Charter Section 1002 (F) Contracts for Professional Services, with Meridian Consultants for an amount not to exceed \$211,129 for the preparation of an Environmental Impact Report for the Mirador Urban Housing Project.

## **BACKGROUND:**

The proposed Mirador Urban Housing Project is for the construction of three urban housing residential buildings with 291 dwelling units totaling 318,565 square feet on a 3.34 acre property located at 262, 282 N. Los Robles Ave. and 251 to 303 N. Oakland Ave. The project includes construction of two levels of subterranean parking with a total of 499 parking stalls. The project also includes the demolition of six two- and three-story apartment buildings, totaling approximately 166,000 square feet and 172 residential units. The project includes a Vesting Tentative Tract Map to consolidate eight existing lots into two lots.

The project was originally submitted as a Density Bonus project, requesting approvals to allow the construction of four multi-family residential buildings totaling 544,771 square feet and 496 units and the demolition of seven two- and three-story apartment buildings,

totaling approximately 180,000 square feet and 197 residential units. Due to a recent changes in California law as it pertains to Density Bonus projects (AB 2222, modifying Government Code Section 65915), the applicant, Carmel Partners modified its proposal to eliminate the Density Bonus portion of the project and to propose the current project. The project changes resulted from two components of AB 2222; 1) that any Density Bonus project maintain or replace existing affordable housing at a one-to-one ratio, and 2) the replacement requirement is expanded from covenanted affordable housing to include dwelling units occupied by lower or very low income households. The existing 197 units were occupied by Fuller Theological Seminary (Fuller) students, former students and employees, a high number of whom were anticipated to be lower or very low income households. As a result, the applicant elected to eliminate the Density Bonus portion of their project.

Additionally, the subject property is currently located within the Fuller Theological Seminary Master Plan. Fuller was first established in its current location in 1953. The Master Plan for Fuller, and an associated Development Agreement, was approved by City Council in November 2006 for a 20 year framework. On April 6, 2016, Fuller submitted a revised Master Plan Amendment to reconfigure the Fuller Master Plan boundaries, including removal of the subject property, eliminate development rights for all development previously approved in 2006 except a 50,000 square foot addition to the library that has been constructed and a 35,000 square foot chapel that has yet to be constructed. The revised Master Plan Amendment also includes an increase of student enrollment from the existing 1,100 students to 1,500 students (but a decrease from the 2,014 student enrollment capacity approved in 2006). No new student housing units or parking spaces are proposed. A portion of the required parking is proposed to be provided through off-site parking leases/agreements including at a number of sites currently owned by Fuller. The Development Agreement between Fuller and the City is proposed to be terminated. An upcoming neighborhood meeting to receive comments on the revised Master Plan Amendment application is tentatively scheduled for July 21, 2016.

The Fuller Master Plan Amendment is a separate project from the proposed Mirador Urban Housing development project; but is necessary to facilitate any development of the properties that Fuller no longer intends to include in its campus. The two applications are being processed concurrently, but the Mirador Urban Housing Project cannot be granted approvals while the property remains in the Fuller Master Plan.

#### Consultant Selection

The City released a Request for Proposals for professional services to prepare an EIR for the project that closed on March 17, 2016. A total of five firms submitted proposals. Meridian Consultants was rated the highest among the submitted proposals and has been selected based on established criteria including qualifications of the firm, qualifications of the personnel, proposed approach, local preference, small and micro business preference, and fee. A complete list of all the firms and their scores is

provided in Attachment A. The proposed contract fully complies with the competitive selection process.

The proposed contract with Meridian Consultants is for a not to exceed amount of \$211,129. The contracted amount includes all applicable technical studies that may be required, and a 10 percent (\$19,193) contingency. All costs associated with the preparation of the EIR will be borne by the project applicant. Meridian Consultants is not currently under contract for any other work in the City.

#### CEQA Compliance

The EIR will include a comprehensive analysis of all required issues and is anticipated to include chapters on Aesthetics, Air Quality (including a Greenhouse Gas assessment), Land Use, Noise, Public Services, Transportation and Circulation, and Utilities and Service Systems. The EIR will be released for public review and public meetings will be conducted to allow the public an opportunity to comment on the EIR and the issues that should be discussed within the EIR.

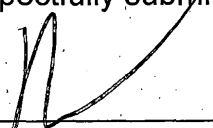
#### **ENVIRONMENTAL REVIEW:**

The proposed action is authorization to enter into a contract with Meridian Consultants for the preparation of an Environmental Impact Report for the Mirador Urban Housing Project. This action will authorize the preparation of technical studies only and is therefore exempt from CEQA per Section 15061(b)(3) (General Rule).

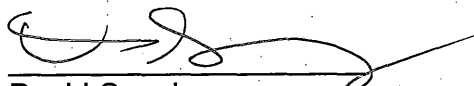
**FISCAL IMPACT:**

There is no impact to the City's General Fund associated with this action. All costs associated with this will be paid by the project applicant.


Respectfully submitted,

  
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DAVID M. REYES  
Interim Director of Planning & Community  
Development Department

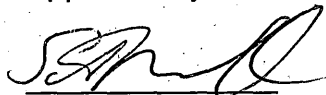
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Interim City Manager

Attachments: (1)

Attachment A – Complete list of RFP responders