

Agenda Report

May 23, 2022

TO: Honorable Mayor and City Council

FROM: Department of Transportation

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH CASTLE GREEN CONDOMINIUMS TO PROVIDE DISCOUNTED MONTHLY PARKING SPACES IN THE SCHOOLHOUSE GARAGE

RECOMMENDATION:

It is recommended that the City Council:

1. Find that this action is exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), the Common Sense Exemption that CEQA only applies to projects that may have a significant effect on the environment; and
2. Authorize the City Manager to execute a contract with Castle Green Condominiums to provide discounted monthly parking rates in the Schoolhouse Garage for an initial five-year term; and
3. Authorize the City Manager to execute contract amendments for extension of the contract term for three additional five-year terms and two subsequent additional ten-year terms as detailed in the report.

BACKGROUND:

In the mid 1980's, following the construction of the Schoolhouse Parking Garage in Old Pasadena, the City began implementing on-street meters in the Old Pasadena District. As a consequence, Castle Green residents were no longer allowed to park overnight on street since overnight parking permits are not valid in metered areas. To mitigate Castle Green's loss of parking, the City extended a discounted monthly parking arrangement to the Castle Green residents at the Schoolhouse Garage. During a recent review of parking agreements, staff from the Parking Division identified that an agreement for a reduced parking rate was never memorialized. This contract is designed to formally document the discounted parking rate agreement, and to gradually transition Castle Green residents to market rate.

The current market rate for the Schoolhouse Parking Garage is \$85 per month for unreserved parking and \$255 per month for reserved parking. The discounted rate structure recommended by staff transitions Castle Green Residents from currently paying approximately 20% of the market rate to 39% of the market rate in year one of this contract, to 75% of the market rate in year five of this contract, with the option to extend the contract at 75% of market rate for three additional five-year terms and eventually transitioning them to market rate in FY 2043. Castle Green was given the discount in light of their loss of parking due to the City installing meters which, as previously mentioned, directly affected many residents as Castle Green has no onsite parking and on-street permit parking served a large portion of their tenants. The term of the agreement runs through FY 2043, as both Department of Transportation (DOT) and the Castle Green Homeowners Association desired a long term agreement to prevent any future confusion about rates for Castle Green residents at the Schoolhouse garage.

COUNCIL POLICY CONSIDERATION:

This project is consistent with the City Council's goal to support and promote the quality of life and the local economy.

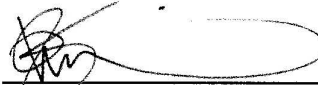
ENVIRONMENTAL ANALYSIS:

The project has been reviewed for compliance with CEQA and is exempt per Section 15061 (b) (3), the Common Sense Exemption. The project is covered by the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The parking space lease contract will not result in any significant effect on the environment.

FISCAL IMPACT:

This contract will allow parkers of the Castle Green Condominiums to purchase parking at the Schoolhouse Garage at the below listed rates but will not mandate a minimum nor maximum number of parkers in order to secure the pricing. With current usage considered, the City plans to generate an additional \$11,000 in revenue in year one and with further growth accordingly with the rate structure for the first six years. Please see Attachment A for the rate table over the next 40 years.

Respectfully submitted,

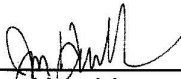


LAURA RUBIO-CORNEJO

Director

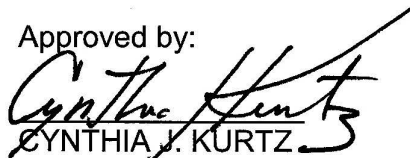
Department of Transportation

Prepared by:



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Parking Manager

Approved by:



CYNTHIA J. KURTZ
Interim City Manager

Attachment:

Attachment A - Rate Table