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AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Sara Bedford
Director, Human Services

SUBJECT: Supplemental Report - Resolution
Establishing An Interim Housing
Program At 641 West Grand Avenue
(2nd Henry)

DATE: October 24, 2018

City Administrator Approval

Date:

10/25/18

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution:

- 1. Authorizing The City Administrator To Enter Into A Grant Agreement With Bay Area Community Services (BACS) For An Amount Not To Exceed Eight Hundred Thousand Dollars (\$800,000) To Provide An Interim Housing Program For Unsheltered Persons At The City-Owned Property Located At 641 West Grand Avenue For A Term Of November 1, 2018 Through June 30, 2019; And**
- 2. Finding And Determining That The Lease Of The Property At 641 West Grand Avenue To BACS For Less Than Its Fair Market Rental Value Is In The Best Interest Of The City; And**
- 3. Determining That The Actions Authorized By This Resolution Are Exempt From the California Environmental Quality Act (CEQA) Pursuant To CEQA Guidelines Section 15301.**

REASON FOR SUPPLEMENTAL REPORT

On October 23, 2018, a report was presented to the Life Enrichment Committee titled, "Resolution Establishing An Interim Housing Program At 641 West Grand Avenue (2nd Henry)." The report proposed the implementation of an interim housing program at the City-owned property located at 641 West Grand Avenue. The Committee requested a supplemental report outlining the reason for a California Environmental Quality Act (CEQA) exemption. As stated in the original staff report referenced above, CEQA Guidelines Section 15301 exempts the operation of existing private or public facilities involving negligible or no expansion of use (**Attachment A**). A description of renovations that are permissible under the exemption are included in the attachment. CEQA exemption does not impact the health and safety of the building residents in any way.

Item: _____
City Council
October 30, 2018

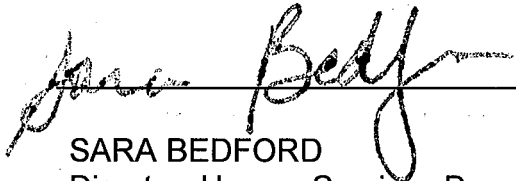
ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution:

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2. Finding And Determining That The Lease Of The Property At 641 West Grand Avenue To BACS For Less Than Its Fair Market Rental Value Is In The Best Interest Of The City; And
3. Determining That The Actions Authorized By This Resolution Are Exempt From the California Environmental Quality Act (CEQA) Pursuant To CEQA Guidelines Section 15301.

For questions regarding this report, please contact Lara Tannenbaum, Community Housing Services Manager at (510) 238-6187.

Respectfully submitted,



A handwritten signature in black ink, appearing to read "Sara Bedford", is written over a horizontal line.

SARA BEDFORD
Director, Human Services Department

Attachments: (1)

A: California Environmental Quality Act Guidelines Section 15301 – Existing Facilities

ATTACHMENT A

California Environmental Quality Act Guidelines Section 15301 – Existing Facilities

**California Environmental Quality Act (CEQA)
Guidelines Section 15301 - Existing Facilities**

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to:

(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

(b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;

(c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety).

(d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive.

(f) Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices;

(g) New copy on existing on and off-premise signs;

(h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);

(i) Maintenance of fish screens, fish ladders, wildlife habitat areas, artificial wildlife waterway devices, streamflows, springs and waterholes, and stream channels (clearing of debris) to protect fish and wildlife resources;

(j) Fish stocking by the California Department of Fish and Game;

(k) Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;

(l) Demolition and removal of individual small structures listed in this subdivision;

(1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.

(2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.

(3) A store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use.

(4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

(m) Minor repairs and alterations to existing dams and appurtenant structures under the supervision of the Department of Water Resources.

(n) Conversion of a single family residence to office use.

(o) Installation, in an existing facility occupied by a medical waste generator, of a steam sterilization unit for the treatment of medical waste generated by that facility provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

(p) Use of a single-family residence as a small family day care home, as defined in Section 1596.78 of the Health and Safety Code.

Note: Authority cited: Section 21083, Public Resources Code; References: Sections 21084, Public Resources Code; *Bloom v. McGurk* (1994) 26 Cal.App.4th 1307.