



City of Palo Alto

City Council Staff Report

(ID # 11513)

Report Type: Action Items

Meeting Date: 9/14/2020

Summary Title: Safe Parking Ordinance and Lease with County

Title: PUBLIC HEARING: Adoption of an Interim Ordinance Amending Title 18 (Zoning) of the Palo Alto Municipal Code to Temporarily Allow 24-hour Safe Parking on City-owned Sites in the PF Zoning District; and Approve a 3-year Lease With the County of Santa Clara (Tenant) at 2000 Geng Road for Safe Parking

From: City Manager

Lead Department: Planning and Development Services

Recommendation

Staff recommends that Council:

- (1) Find the proposed Interim Ordinance and approval of the lease agreement exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 and 15303 of the CEQA Guidelines;
- (2) Adopt an Interim Ordinance (Attachment A) Amending Title 18 (Zoning) of the Palo Alto Municipal Code to Temporarily Allow 24-Hour Safe Parking on City Property in the PF Zoning District (PAMC Chapter 18.28), and Establishing Temporary Regulations Related to Safe Parking (PAMC Chapter 18.42); and
- (3) Approve the Three-Year Lease between the City (Landlord) and the County of Santa Clara (Tenant) for City property located at 2000 Geng Road, Palo Alto for Safe Parking (Attachment B).

Executive Summary

Through the recommended actions, the City Council would enable the operation of a 24-hour safe parking program at 2000 Geng Road (the site). Safe parking refers to programs and places which allow households dwelling in their vehicles to park vehicles in a designated off-street parking lot. The programs provide a place for the households to park on a temporary basis, as well as connect the households to services, and a path to stable, permanent housing.

The proposed site, most recently the temporary fire station during the construction of fire

station 3, will be leased to the County of Santa Clara (County). The County has selected and entered into contract with a local non-profit organization that will operate the safe parking program at this site. The expenses associated with the program's operation will be borne completely by the County. The organization, Move Mountain View, operates the "Lots of Love" program. Lots of Love currently operates 5 safe parking lots in Mountain View.

The proposed ordinance expands safe parking uses to City-owned land zoned for Public Facilities (PF District). Prior Council action limited safe parking programs to religious congregations and/or institutions subject to capacity limits and operation standards. The lease agreement (Attachment B) allows the County to lease the 2000 Geng Road site for three years and provide safe parking for up to 12 recreational vehicles and/or passenger cars on a 24-hour basis. At no time can the site capacity exceed 12 vehicles.

Background

On January 13, 2020, City Council approved a tier one safe parking program. The adoption of the ordinance and municipal code section enabling safe parking occurred after months of careful consideration and discussion. These discussions are outlined below.

On June 10, 2019, the Palo Alto City Council discussed a Colleagues' Memorandum¹ regarding safe parking and voted 5-1 (Tanaka dissenting, DuBois absent) to direct the Policy and Services Committee to craft program details to bring back to the City Council.² On September 10, 2019, the Policy and Services Committee met and directed staff to "return [to the Committee] with a safe parking program for up to four vehicles on private property containing religious institutions (tier one)."^{3,4}

On November 12, 2019, the Policy and Services Committee considered a proposed tier one safe parking program.⁵ The Committee voted unanimously to support it. Following that, the Council considered and approved the program in January 2020. The ordinance went into effect 30 days after its second reading.

The tier one framework allows congregations and religious institutions to host up to 4 vehicles overnight on their parking lots. At the time Council passed the ordinance enabling tier one programs, several congregations expressed interest in pursuing permits to operate programs at their facilities. At that time, staff wanted to focus on supporting the permitting and operations

¹ Colleagues' Memorandum: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=41728&BlobID=71688>

² Minutes from 6-10-19 City Council meeting: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=71062.13&BlobID=72707>

³ Staff report from 9-10-19: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=53413.28&BlobID=73215>

⁴ Minutes from Policy & Services Committee meeting on 9-10-19: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=48524.18&BlobID=73675>

⁵ Action minutes from 11-12-2019 Policy & Services Committee Meeting: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=45151.19&BlobID=74755>

of tier one programs. Staff hoped to learn from the tier one program and return to Council later in 2020 or early 2021 with tier two and three programs.

In the discussions leading up the passage the above referenced ordinance, staff recommended a three-tiered approach to developing and operating safe parking programs within Palo Alto. Tier one referred to safe parking programs at congregations with just 4 vehicles parking overnight. Tier two referred to safe parking programs on any private parking lot (expanding from congregations only to include other areas) with more than 4 vehicles. Tier three referred to programs operating on publicly owned land.

Tiered Approach to Safe Parking Programs			
	Tier One	Tier Two	Tier Three
Location	Congregations and/or Religious Institutions	Any private parking lot (including congregations)	Public parking lots
Vehicles	4 vehicles	More than 4	More than 4
Service Time	Overnight only	Overnight only	Overnight, 24 hours possible

Only a month after the ordinance’s second reading and the launch of the tier one program, the County issued the first Shelter in Place Order to limit the spread of the novel coronavirus known as COVID-19. Due to limited resources and the challenges of responding to the pandemic, no congregations have been able to launch tier one programs.

Subsequently, Supervisor Joe Simitian, representative of the Palo Alto area on the County Board of Supervisors, worked with his colleagues to secure funding to operate a safe parking program in Palo Alto. Similar County-supported programs are currently operating in neighboring Mountain View. To operate the program in Palo Alto, staff recommends moving forward with the tier three program. By developing this program, the County can operate this program in and serve the Palo Alto community.

Discussion

Staff proposes the safe parking program operate at a city-owned facility at 2000 Geng Road. This site, pictured in Attachment C, is near the Baylands Athletic Center. Most recently, the portion proposed to be leased served as the temporary fire station during construction of station 3. Another portion of the site is currently licensed to Anderson Honda; this portion would continue to be licensed to the Honda dealership and would not be part of the safe parking program.

The site is approximately 24,204 square feet. The site features a paved area where the vehicles

of safe parking program participants would be parked. The site also features several buildings, including the structure that served as the fire house (three bedrooms and kitchen), a building with showers and restrooms, and small garage structures. The lease would allow the safe parking operator use of the parking areas as well as the buildings. The fencing, lighting, access to utilities, and restrooms and showers make this an ideal location for safe parking. If the program is successful and more funds become available, the City and County may consider expanding to additional sites or moving the program to another, larger location.

The program operator, Move Mountain View, is an organization dedicated to alleviating the problem of homelessness and engaging the community in assisting the underprivileged among us. Move Mountain View started in 2016 with the goal of bringing faith communities, non-profits, and government agencies together to combat the effects of the growing crisis of homelessness. The organization address the pressing needs of people living in their vehicles. In response, Move Mountain View began its first program, Lots of Love, a partnership between faith communities, the Community Services Agency, and Santa Clara County and the City of Mountain View that allows safe, stable overnight parking to people living in vehicles. Currently, Move Mountain View operates 5 parking lots in Mountain View. Two are smaller lots at congregations, and 3 are larger in scale. Through operating this lot, Move Mountain View would expand its program to Palo Alto.

The lease of 2000 Geng Road (as described above) is before the Council for consideration. While the lease has been discussed and the terms agreed to by City and County staff, following the Council's approval the County will need to sign the lease. Once the lease is executed, the County can take possession of the property and make the improvements necessary for program operation. These improvements include adding additional pedestrian exiting gates, securing the open garage bays to ensure the safety of participants, and developing a layout for the vehicles.

Also before the Council is an amendment to the Palo Alto Municipal Code amending the safe parking ordinance. Earlier this year, the City Council adopted an interim ordinance that established the tier one program described above with receiving a recommendation from the Planning and Transportation Commission. The municipal code allows the City Council to streamline procedural requirements for temporary regulations when necessary for the public health, safety or welfare.⁶ To implement the proposed lease and use of the subject property as a safe parking facility, it is recommended the Council take the same approach with the understanding that a permanent ordinance will be prepared and reviewed by the Planning and Transportation in 2021.

⁶ PAMC Section 18.80.090 (Excerpt) Nothing in this section shall prevent the city council from changing or suspending operation of any provision of this title for temporary periods when in the determination of the council such suspension or change is necessary for the public health, safety or welfare. In such case, planning commission review shall not be required.

If the interim ordinance is approved at this meeting, the ordinance's final reading will occur on or around September 21, 2020. The ordinance then goes into effect on the 31st day thereafter. During this intervening time, the site improvements can occur and outreach with local households living in their vehicles can begin. Such outreach and screening can prepare these households to enter the safe parking program once the site is opened.

Summary of Key Issues and Policy Implications

Staff propose that only parcels zoned for public facilities (PF) be eligible to host tier three safe parking programs. Tier three programs are distinguished from other tiers in that (1) the number of eligible vehicles is controlled by the capacity of the parking lot; (2) the programs can only occur on land zoned for public facilities (PF); and (3) the programs can operate 24 hours a day, seven days a week. Conditions of operation would include many of the requirements for tier one programs, such as requirements to keep the premises safe and orderly, to provide restrooms, and other requirements.

Any site proposed for safe parking must comply with local fire codes, and therefore must provide adequate exiting and will be limited in the number of vehicles that can safely be parked on site. The operator must submit a layout plan for review by the Palo Alto Fire Inspection division. This review ensures that the vehicles are not too close, that emergency vehicles can provide service to the site, and that the proper exiting from the site is provided based on the number of households proposed to be present at the site.

By allowing the site to control the number of vehicles that can occupy a site, this tier creates flexibility.

By operating on PF land only, the City of Palo Alto can retain greater control and influence over the operation of these programs.

By allowing the program to operate 24/7, the safe parking program, participants do not have to leave the site during the day. This prevents the problem of vehicles reappearing on city streets during the day, which can create line-of-sight issues and other neighborhood challenges. Being able to stay in one place also creates stability for the participants, allowing them to have a foundation upon which to secure stable housing. During the COVID-19 pandemic, the ability to stay in place and limit movement around the city is of greater importance; such semi-permanency will help limit the spread of COVID-19.

Staff propose that details regarding the program operations, such as the maximum number of vehicles, any site-specific standards of operations, or other terms be negotiated between the City and the operator and included in the lease agreement or contract with the operator. It is unlikely the City of Palo Alto will directly operate safe parking programs. Instead, the City is

likely to work with professional program operators. Staff propose that leases or contracts for safe parking be brought forward to the City Council on consent for approval. Staff propose that notice of the lease agreement or contract be noticed to owners and residents within 600-foot radius of the proposed site. Any persons opposed to the program can attend the City Council meeting and correspond with City Council to voice their concerns. If desired, the Council can pull the lease or contract from the consent agenda for discussion.

For the County's part, on January 23, 2019, the County adopted a resolution and declared a "shelter crisis" in Santa Clara County. This shelter crisis allowed the County to open and operate facilities serving persons experiencing homelessness. The County argues that their shelter crisis extends to lands owned by the County as well as to lands leased by the County. Because the land is owned by the City and requires the City's discretionary approval of a lease, however, staff recommend amending the PAMC and the safe parking ordinance to explicitly describe the tier three program. If the County's shelter crisis were to expire, for example, the tier three program could continue to operate based on the rules set forward in the PAMC.

The space proposed for lease is not currently slated for a specific use by the City of Palo Alto. Leasing the former temporary fire station has little to no impact on the City's operations. The area is located near the Baylands Athletic Center. Supporters of athletics at this site and members of the Parks and Recreation Commission have expressed a desire to see the 2000 Geng Road site—including the portion leased to the Honda dealership and the site—become park land. This is a long-range goal. The operation of safe parking at this site for up to three years does not interfere with this long-range goal.

Nearby to the proposed site are several sensitive uses. Two private schools are located nearby, these are Fusion Academy and Silicon Valley International School. In addition, the site is located near the Baylands, including a popular trail head. While these uses are sensitive to operational aspects of other more intense land uses, it is not anticipated that implementation of the safe parking program at this location would impact those existing facilities. The site is fenced off from the surrounding area and screened from view. Passersby will largely be unaware of the presence of the safe parking program. Program participants are not allowed to empty their RVs on the site nor are they allowed to let trash accumulate on the site. Finally, only participants in the program are allowed to use the safe parking site. Other households dwelling in vehicles are not allowed. Accordingly, it is not expected this area will attract more individuals dwelling in their vehicles as they will not be admitted to the site.

Resource Impact

This land is not slated for any specific use by the City of Palo Alto. There are no existing leases for this land. Therefore, the lease is a no-cost lease. The City does bear the opportunity cost; if leased at market rates, the City could generate in revenue from the site. The City is forfeiting this revenue in opportunity in pursuit of policy goals.

The City is not bearing any financial responsibility for the operation of this site. The County will bear all costs associated with the operation of the site, including any needed improvements or repairs to the site.

Timeline

As previously stated, the ordinance must have a second reading before going into effect. The site improvements must be in place before the program can operate.

Stakeholder Engagement:

On Monday August 31, 2020 the City of Palo Alto held a “Safe Parking Neighborhood Check In” from 6:00 pm – 7:00 pm via Zoom. The meeting program featured program operator Move Mountain View, Supervisor Joe Simitian, City Manager Ed Shikada, and representatives from the County’s Office of Supportive Housing. Approximately 15 members of the public attended the meeting. A few members asked questions about the program’s operation. No objections to the program were raised.

In addition, the Council meeting was noticed to owners and occupants within 600 feet of the proposed safe parking site. An ad was placed in the Daily Post on September 4, 2020.

Environmental Review

Adoption of this Ordinance is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3). This Ordinance identifies the regulations governing the use of certain, limited sites for safe parking. The ordinance itself does not authorize the use of any sites without subsequent approval from the City. Therefore, it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment.

The lease agreement for Safe Parking at 2000 Geng Road is exempt from CEQA in accordance with Section 15301 and 15303 of the CEQA Guidelines. Section 15301 applies to leasing or minor alterations of existing public or private structures and facilities involving negligible or no expansion of use; allowing the use of this existing parking lot for temporary safe parking would not constitute a significant expansion of use. Section 15303 applies to conversion of small structures from one use to another where only minor modifications are made to the structure. This applies to buildings up to 10,000 sf in urban areas. No modifications are proposed to the existing structures and the existing buildings total 5,500 sf in this urbanized area. This site is further from the Baylands and closer to nearby roadways. Only a portion of these existing structures would be open for use to facilitate safe parking at the site.

Attachments:

Attachment A: Interim Ordinance Amending Title 18 (Zoning) to Temporarily Allow 24-Hour Safe Parking on City Property in the PF Zoning District and Establishing Temporary Regulations Related to Safe

Attachment B: Lease Pending

Attachment C: 2000 Geng Road

Ordinance No. _____

Interim Ordinance of the Council of the City of Palo Alto Amending Chapters 18.28 (Special Purpose (PF, OS and AC) Districts) and 18.42 (Standards for Special Uses) of Title 18 (Zoning) of the Palo Alto Municipal Code (PAMC) to Adopt Temporary Regulations Relating to Safe Parking in PF Districts

The Council of the City of Palo Alto ORDAINS as follows:

SECTION 1. Findings and declarations. The City Council finds and declares as follows:

- A. The number of households dwelling in vehicles has grown substantially in the past decade. The lack of stable, affordable housing and other life circumstances have contributed to this growth.
- B. On thoroughfares throughout the city, individuals, families, and households of many kinds can be found dwelling in recreational vehicles, trucks, vans, cars, and other motorized vehicles.
- C. The City must, for the health, safety, and welfare of the community, identify and implement short-term and long-term solutions that support these households as they pursue and ultimately secure affordable, stable housing. Safe parking programs, which offer off-street, authorized parking spots in parking lots for households dwelling in their vehicles, represent a short-term solution.
- D. The County of Santa Clara has expressed a desire and willingness to host safe parking programs on City land to provide assistance to homeless households as they seek and follow a path towards stable housing.
- E. The presence of these vehicles and the accompanying administration of assistance is a minor additional use that would not conflict with the primary use of the properties nor threaten the health, safety, or welfare of the community or its inhabitants. The administration of such programs serves to enhance the health, safety, and welfare of the community.

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SECTION 2. Section 18.28.040 (Land Uses) of Chapter 18.28 (Special Purpose (PF, OS and AC) Districts) of Title 18 (Zoning) is hereby amended as follows (additions are underlined):

18.28.040 Land Uses

Table 1 shows the permitted (P) and conditionally permitted (CUP) land uses for the Special Purpose Districts.

**Table 1
Land Uses**

	PF	OS	AC	Subject to Regulations in Chapter:
ACCESSORY AND SUPPORT USES				
Accessory facilities and accessory uses		P		Chs. 18.40 and 18.42
Eating and drinking services in conjunction with a permitted use	CUP ⁽¹⁾			
Retail services as an accessory use to the administrative offices of a non-profit organization, provided that such retail services do not exceed 25% of the gross floor area of the combined administrative office services and retail service uses	CUP ⁽¹⁾			
Retail services in conjunction with a permitted use	CUP ⁽¹⁾			
Sale of agricultural products produced on the premises; provided, that no permanent commercial structure for the sale or processing of agricultural products shall be permitted.			P	
Accessory dwelling units, subject to regulations in Section 18.42.040			P ⁽²⁾	18.42.040
Junior accessory dwelling unit		P ⁽²⁾		18.42.040
Safe Parking	<u>(3)</u>			<u>18.42.170</u>
AGRICULTURAL AND OPEN SPACE USES				
Agricultural Uses, including animal husbandry, crops, dairying, horticulture, nurseries, livestock farming, tree farming, viticulture, and similar uses not inconsistent with the intent and purpose of this chapter		P	P	

Botanical conservatories, outdoor nature laboratories, and similar facilities		P		
Native wildlife sanctuaries		P		
Park uses and uses incidental to park operation	P			
EDUCATIONAL, RELIGIOUS, AND ASSEMBLY USES				
Business or trade schools	CUP ⁽¹⁾			
Churches and religious institutions	CUP ⁽¹⁾			
Educational, charitable, research, and philanthropic institutions		CUP		
Private educational facilities	CUP ⁽¹⁾			
Public or private colleges and universities and facilities appurtenant thereto	CUP			
Special education classes	CUP ⁽¹⁾			
OFFICE USES				
Administrative office services for non-profit organizations	CUP ⁽¹⁾			
OTHER USES				
Other uses which, in the opinion of the director, are similar to those listed as permitted or conditionally permitted uses	CUP ⁽¹⁾			
PUBLIC/QUASI-PUBLIC FACILITY USES				
All facilities owned or leased, and operated or used, by the City of Palo Alto, the County of Santa Clara, the State of California, the government of the United States, the Palo Alto Unified School District, or any other governmental agency, or leased by any such agency to another party	P			
Communication Facilities		CUP		
Community Centers	CUP ⁽¹⁾			
Utility Facilities	CUP	CUP	CUP	

RECREATIONAL USES				
Neighborhood recreation centers	CUP ⁽¹⁾			
Outdoor recreation services	CUP ⁽¹⁾		CUP	
Recreational uses including riding academies, clubs, stables, country clubs, and golf courses		CUP		
Youth clubs	CUP ⁽¹⁾			
RESIDENTIAL USES				
Single-family dwellings		p		
Manufactured housing (including mobile homes on permanent foundations)		P		18.40.
Guest ranches		CUP		
Residential care facilities, when utilizing existing structures on the site	CUP ⁽¹⁾			
Residential Care Homes		P		
Residential use, and accessory buildings and uses customarily incidental to permitted dwellings; provided, however, that such permitted dwellings shall be for the exclusive use of the owner or owners, or lessee or lessor of land upon which the permitted agricultural use is conducted, and the residence of other members of the same family and bona fide employees of the aforementioned			P	
SERVICE USES				
Animal care, including boarding and kennels		CUP	CUP	
Cemeteries			CUP	
Cemeteries, not including mausolea, crematoria, or columbaria		CUP		
Small day care homes		P		
Large day care homes		CUP		
Art, dance, gymnastic, exercise or music studios or classes	CUP ⁽¹⁾			

Medical Services:				
Hospitals	CUP			
Outpatient medical facilities with associated medical research	CUP			
TEMPORARY USES				
Temporary parking facilities, provided that such facilities shall remain no more than five years	CUP ⁽¹⁾			
TRANSPORTATION USES				
Airports and airport-related uses	CUP ⁽¹⁾			

(1) Provided such use is conducted on property owned by the City of Palo Alto, the County of Santa Clara, the State of California, the government of the United States, the Palo Alto Unified School District, or any other governmental agency, and leased for said uses.

(2) An accessory dwelling unit or a Junior Accessory Dwelling Unit associated with a single-family residence on a lot in the OS District is permitted, subject to the provisions of Section 18.42.040, and such that no more than two total units result on the lot.

(3) Provided such use is conducted on property owned by the City of Palo Alto.

SECTION 3. Chapter 18.42 (Standards for Special Uses) of Title 18 (Zoning) is hereby amended to add a new Section 18.42.170 (PF District Safe Parking) to read as follows:

18.42.170 PF District Safe Parking

The following regulations apply to safe parking in the PF district described in Chapter 18.28 of this Code.

(a) Purpose

The intent of this section is to establish regulations to govern the operation of safe parking programs in the PF district within the City of Palo Alto. The safe parking programs provide interim assistance to households using vehicles as their residence by providing a safe place to park, access to restroom facilities, connection to social service programs, and other support to transition households into permanent, stable housing.

(b) Definitions

- (1) "Safe Parking" means the providing of shelter of homeless persons and where the shelter is provided in vehicles located in designated Safe Parking Areas.

- (2) "Safe Parking Area" means the area where the vehicles are parked for the Safe Parking use within a PF district.
- (3) "Safe Parking Program Operator" means an agency or organization that facilitates, administers, oversees, and provides staffing for Safe Parking uses in Safe Parking Areas.

(c) **City Council Approval Required**

No person shall operate, allow, permit or suffer a Safe Parking use without approval from the City Council through a contract, license, or lease for Safe Parking use. Notice of the Council meeting shall be given by mail to owners and residents of property within 600 feet of the subject property. The notice shall include the address of the property, a brief description of the proposed use, and the scheduled date and time of the meeting.

(d) **Standards and Conduct of Use**

The following standards shall apply to all Safe Parking uses:

- (1) **Number of vehicles.** The number of vehicles shall be limited to those that can fit in the Safe Parking Area while allowing for at least 10 feet of open space in all directions between each vehicle. In addition, there shall be sufficient clearance for emergency vehicles to access the site. The Fire Department shall review and approve the maximum number of vehicles and the configuration of those vehicles in accordance with the Fire Code and the standards in this Section.
- (2) **Noise.** Audio, video, generator, or other amplified sound that is audible outside the vehicles parked in the Safe Parking program is prohibited.
- (3) **Shelter in vehicles.** All persons receiving Safe Parking shall shelter within their vehicles overnight. No person shall be housed in tents, lean-tos, pop-outs, or other temporary facilities outside of vehicles.
- (4) **Required facilities.** Accessible restroom facilities, including a toilet and handwashing sink, shall be available to persons utilizing the site for Safe Parking at all times during the hours of operation. These facilities may be the existing onsite facilities or mobile facilities brought onsite on a temporary basis to serve persons utilizing Safe Parking.
- (5) **Contact information.** The following emergency contact information shall be posted on site in a place readily visible to persons utilizing Safe Parking: (i) a contact phone number for the Safe Parking Program Operator; (ii) the police non-emergency phone number; and (iii) 911. The Safe Parking Program Operator shall be available at all hours of operation at the posted phone number and shall be the first contact for non-emergency matters.

- (6) **Connection to county case management system.** The Safe Parking use shall be managed and operated by a Safe Parking Program Operator that participates in the Santa Clara County Homeless Management Information System.
 - (7) **Safe, clean, orderly premises.** The Safe Parking Area and other onsite areas accessed by persons utilizing Safe Parking shall be maintained in a safe, clean and orderly condition and manner.
 - (8) **No leakage of contaminants.** Black/grey water from vehicles shall be properly disposed offsite in accordance with all relevant laws and regulations. Vehicles that leak domestic sewage (including black/gray water) or other waste fluids or solids, or other fluids (including, but not limited to, gasoline, transmission or radiator fluid or engine oil), excluding potable water, are prohibited.
 - (9) **Compliance with laws.** The Safe Parking use shall be operated in a manner that is fully in conformance with all State and local laws and regulations.
- (d) **No Assignment.** No person shall assign or transfer a safe parking program contract, license, or lease issued in compliance with this Section without written City approval.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. This ordinance is intended to supplement, and not replace, Palo Alto Ordinance No. 5490, and therefore this ordinance is not “replacement legislation” as defined by Section 13 of Palo Alto Ordinance No. 5490.

SECTION 6. The Council finds that adoption of this Ordinance is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3). This ordinance identifies the regulations governing the use of certain, limited sites for Safe Parking. The ordinance itself does not authorize the use of any sites without subsequent approval from the City. Therefore, it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment.

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SECTION 7. This Ordinance shall be effective on the thirty-first date after the date of its adoption and shall expire upon adoption of replacement legislation by the City Council. Upon expiration of this Ordinance, the City Clerk shall direct the City’s codifier to update the Palo Alto Municipal Code as appropriate.

INTRODUCED:

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

NOT PARTICIPATING:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

APPROVED:

Deputy City Attorney

City Manager

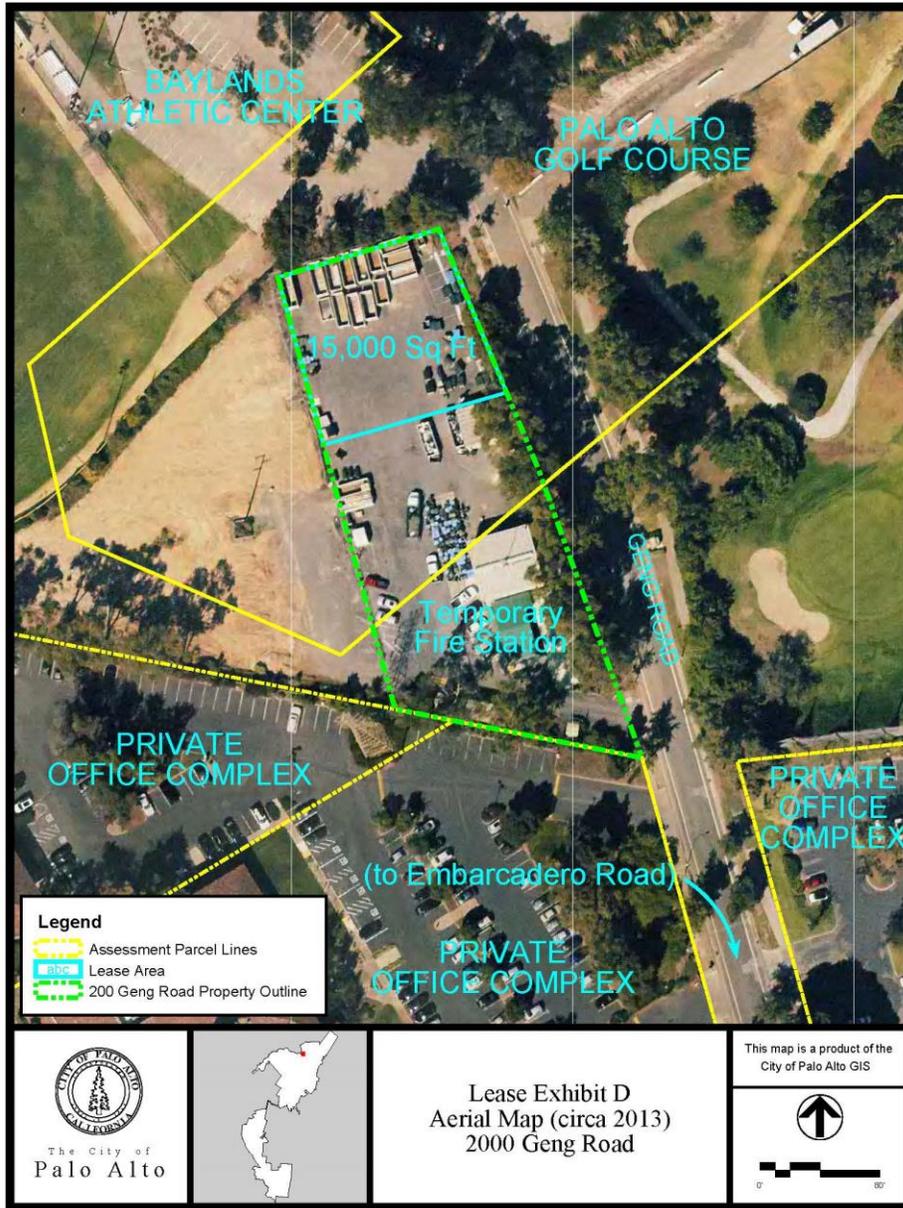
Director of Planning & Development
Services

Attachment B

Three-Year Lease between the City of Palo Alto (Landlord) and the County of Santa Clara (Tenant) for City property located at 2000 Geng Road, Palo Alto for Safe Parking

This document will be provided on September 10.

Attachment C – 2000 Geng Road



rsr@ca, 2019-01-14 10:29:06
Geng Road Anderson Honda Lease Aerial (lcc:mapi\Encaps\Admin\Personal\rsr@ca.mdb)

This document is a graphic representation only of best available sources.
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