



Legislation Details (With Text)

**File #:** 15-447      **Version:** 1      **Name:** Staff Report for Approval of Lease between the City of San Leandro and the San Leandro Improvement Association for the Casa Peralta

**Type:** Staff Report      **Status:** Filed

**On agenda:** 7/20/2015      **In control:** City Council

**Enactment date:**      **Final action:** 7/20/2015

**Enactment #:**

**Title:** Staff Report For A Resolution To Approve A Lease Agreement Between The City Of San Leandro And The San Leandro Improvement Association For The Caretaker Unit, Two Specific Parking Spaces, and Non-Exclusive, Non-Possessory Use of The Casa Peralta Buildings and Grounds For \$1,500.00 Per Month For A Two Year Term, and Authorizing the City Manager to Complete Negotiations of the Lease, Subject to Approval as to Form by the City Attorney

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
7/20/2015	1	City Council	Received and Filed	

Staff Report For A Resolution To Approve A Lease Agreement Between The City Of San Leandro And The San Leandro Improvement Association For The Caretaker Unit, Two Specific Parking Spaces, and Non-Exclusive, Non-Possessory Use of The Casa Peralta Buildings and Grounds For \$1,500.00 Per Month For A Two Year Term, and Authorizing the City Manager to Complete Negotiations of the Lease, Subject to Approval as to Form by the City Attorney

**SUMMARY AND RECOMMENDATIONS**

The City Manager recommends that the City Council approve a resolution that does the following: Approves the basic lease terms between the City and the San Leandro Improvement Association of the Casa Peralta Caretaker Unit, two specific parking spaces, and Non-Exclusive, Non-Possessory use of the Casa Peralta Buildings and Grounds at \$1,500.00 per month for a total of two (2) years; and (2) authorizes the City Manager to negotiate the remaining terms and execute the Lease Agreement, subject to approval as to form by the City Attorney.

**BACKGROUND**

The San Leandro Improvement Association (SLIA) approached the City Manager and the Library Director to discuss renting and using the facilities at the Casa Peralta. According to the SLIA, it is set to commence an agreement with Stepping Stones to beautify public spaces along East 14th Street and needs a base of operations to stage and perform this work. The SLIA also needs parking for its vehicles, including a watering vehicle that uses City well water to perform various watering tasks

around the Downtown. SLIA also seeks to provide a presence at the Casa Peralta throughout the day to activate the Casa Peralta grounds, assist in the prevention of all day or night encampments, and work with the City on public access and revenue opportunities for the Casa Peralta.

## ANALYSIS

A proposed lease agreement between the City and the SLIA would commence August 1, 2015, which would do the following:

1. Lease the Casa Peralta Caretaker Unit, one parking space on the north side of the driveway area along the wall to park the SLIA maintenance truck, one parking space on the north side of the driveway to park the SLIA watering vehicle (a 300 gallon water wagon and hitch), and non-exclusive, non-possessory use of the Casa Peralta Buildings and Grounds for \$1,500.00 per month. The Lease would be for 2 years, with an option to renew for an additional two years upon a review of the lease and impact upon City and SLIA operations after completion of the term. SLIA would pay all water costs and utilities associated with its use.
2. Part of the lease would be non-exclusive, non-possessory use of the Casa Peralta buildings and grounds as the SLIA's base of operations. This would include having employees, agents, or representatives of SLIA on the Casa Peralta grounds seven days a week. SLIA employees, agents, or representatives would be present at the Casa Peralta throughout the day to ensure the buildings and grounds are clean and maintained, that no all day or overnight encampments would be established, and that the Casa Peralta had adequate staffing for visitors and permittees alike. SLIA staff would assist Library personnel as necessary with Library related activities. As a supplement to City Public Works staff, SLIA would provide basic litter removal service (grounds landscaping maintenance would remain under the purview of Public Works staff). SLIA would have access to use the Casa Peralta theater for its regular Board meetings, and Committee meetings. SLIA would also be permitted to erect a storage shed with the approval of Library staff. One of the conditions of approval for the storage shed would be that its design, size, and color would be compatible with the Casa Peralta's architecture and character. Finally, SLIA would work with the Library on proposals to activate the Casa Peralta grounds during daytime hours, including possible revenue raising options.

## FISCAL IMPACT

No fiscal impact as to cost is anticipated. The small amount of rent collected would most likely be used to offset costs at the Casa Peralta and the San Leandro History Museum.

PREPARED BY: Richard D. Pio Roda, City Attorney