



CITY COUNCIL AGENDA STATEMENT



March 17, 2020

File ID: 20-0032

TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING "EXTENSION AND SECOND AMENDMENT OF LEASE" AGREEMENTS FOR TWO TENANT PREMISES AT THE OTAY RANCH TOWN CENTER FOR THE OTAY RANCH BRANCH LIBRARY AND THE COMMUNITY SPACE, "THE HUB"

RECOMMENDED ACTION

Council adopt the resolution.

SUMMARY

In order to continue to operate the Otay Ranch Branch of Chula Vista Public Library that provides library service to residents of the east side of Chula Vista, the City of Chula Vista has entered into negotiations with GGP-Otay Ranch, L.P., for a second 3-year extension of the current lease for two spaces totaling 5,412 square feet at the Otay Ranch Town Center. Today's action will approve the second amendment of the lease extensions.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a Categorical Exemption pursuant to State CEQA Guidelines Section 15301 Class 1 (Existing Facilities), Section 15327 Class 27 (Leasing New Facilities), and Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Thus, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

At its meeting of February 19, 2020, the Board of Library Trustees approved a motion supporting this recommendation.

DISCUSSION

In order to mitigate the absence of a full-service public library branch on the east side of Chula Vista, the City of Chula Vista and the GGP-Otay Ranch, L.P., a Delaware limited partnership, negotiated a lease for 3,412 square feet at Otay Ranch Town Center, to be operated as an express branch. Located in the Food Pavilion area, the branch opened in April 2012 and was an immediate success. In the seven and a half years since the Otay Ranch Library opened, more than 1.2 million visitors have used the branch, borrowing 1,160,000 items. Over 120,000 have attended programs there, more than 60,000 have used the free public computers, and over 26,000 have used the passport acceptance service.

According to GGP-Otay Ranch, L.P., the branch's strong performance increased mall foot traffic and Food Pavilion revenues. As a result, an additional 2,000 square feet of vacant retail space was offered to the City under identical terms. The resulting library annex, "The Hub" opened in January 2015. It serves as a versatile community space for passport acceptance, homework help and tutoring, early literacy programs, meetings, small performance, classes, Friends of the Library book sales, and community activities of all kinds.

These lease extensions would extend the lease agreements for the period of May 1, 2020 through April 30, 2023 to continue offering the services described above.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 1,000 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, section 18702.2(a)(7) or (8), for purposes of the Political Reform Act (Cal. Gov't Code §87100, et seq.).

Staff is not independently aware, and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

CURRENT-YEAR FISCAL IMPACT

There is no current year fiscal impact that would result from the extension of the lease of the Otay Ranch Branch Library and The Hub, as current year costs are part of the FY20 Library Department budget.

ONGOING FISCAL IMPACT

There are no ongoing fiscal impacts to extend the lease of the Otay Ranch Branch Library and The Hub, as operating costs are part of the existing Library Department baseline budget.

ATTACHMENTS

1. Extension and Second Amendment of Lease - Premises No. 0407
2. Extension and Second Amendment of Lease - Premises No. 0409

Staff Contact: Joy Whatley, City Librarian