



CITY OF SAN MATEO

City Hall
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Agenda Report

Agenda Number: 12

Section Name: {{section.name}}

Account Number: 10-4679

File ID: {{item.tracking_number}}

TO: City Council
FROM: Alex Khojikian, City Manager
PREPARED BY: Public Works Department
MEETING DATE: December 09, 2024

SUBJECT:

Edgewater Isle Master Association, Inc. Recreational Vehicle Storage Real Property Lease Agreement Extension – Amendment No. 4

RECOMMENDATION:

Approve Amendment No. 4 to the agreement for Lease of Real Property for recreational vehicle storage with Edgewater Isle Master Association, Inc. to extend the agreement an additional ten years, from January 1, 2025, to December 31, 2034, update to the rental rate to account for annual adjustments for CPI, update contact information, and add a required temporary vacation provision for the property to accommodate the City's needed use of the property for City projects; and authorize the City Manager to execute Amendment No. 4 in substantially the form presented.

BACKGROUND:

The property located under the Mariner's Island Bridge near Winward Way is owned by the City. On January 4, 1984, City Council approved and authorized the execution of a lease of City property to the homeowner's association of the Edgewater Isle Subdivision for recreational vehicle storage. The lease of the City-owned property was an integral part of the development plan providing residents with off-street parking for recreational vehicles. The term of the initial agreement was ten years with a provision granting the Lessee the option to extend for three additional periods of ten years each, providing both parties are able to agree on a rental rate.

The current lease agreement is set to expire at the end of 2024. The proposed amendment would extend the lease for an additional 10-year period, covering 2025 through 2034, and allow for one additional 10-year option. This extension represents a fourth renewal of the lease, a period not originally included in the initial agreement. The terms of the proposed amendment, including the rental rate for the 2025-2034 period, were agreed upon following negotiations between the City and the Lessee. Both parties reached a mutual understanding on the updated terms, ensuring the continued use of the property for recreational vehicle storage in alignment with the needs of Edgewater Isle residents. These terms include a condition requiring the Edgewater Isle Master Association to temporarily vacate the property upon notice by the City to allow for use of the property during a future Capital Improvement Project to address settlement issues associated with the Mariner's Island Bridge.

The Edgewater Isle Master Association will pay \$15,671.37 for the initial year. For each year thereafter, the lease will be adjusted annually by the Consumer Price Index (CPI) for the San Francisco Bay Area. The City will collect this fee annually.

BUDGET IMPACT:

The first year of the proposed agreement will generate revenue of \$15,671.37 and will be adjusted annually based on the CPI.

ENVIRONMENTAL DETERMINATION:

This action is not a project subject to CEQA, because it can be seen with certainty that it will not cause a physical change in the environment. (Public Resources Code Section 21065.)

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 – Amendment No. 4

STAFF CONTACT

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