



CITY OF SAN MATEO

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

Agenda Report

Agenda Number: 7

Section Name: {{section.name}}

File ID: {{item.tracking_number}}

TO: City Council
FROM: Drew Corbett, City Manager
PREPARED BY: City Manager's Office
MEETING DATE: February 07, 2022

SUBJECT:
400 East 5th Avenue Downtown Parking Garage – Transformer Room Agreement

RECOMMENDATION:

Approve an agreement with Pacific Gas & Electricity (PG&E) to allow for the installation and utilization of transformers in the new parking garage that is being constructed at 400 East 5th Avenue and authorize the City Manager to execute the agreement in substantially the form presented.

BACKGROUND:

On August 17, 2020, the City Council approved a Disposition, Development and Loan Agreement (DDLA) with MP Downtown San Mateo Associates, L.P., a subsidiary of Mid Pen Housing (Mid Pen), for the development of 225 family rental units (Kiku Crossing) and a public parking garage at the City owned parking lots at 480 East 4th Avenue and 400 East 5th Avenue.

As part of the parking garage construction, PG&E needs to install and operate transformers in order to provide electrical service to the garage. The transformers will be located inside the designated transformer room within the garage structure. Per their standard practice, PG&E requires a signed Transformer Room Agreement in order to install and utilize the transformers required for this project. The Transformer Room Agreement outlines the terms related to access, maintenance, and any future modifications in the designated transformer room, and will be recorded against the property.

BUDGET IMPACT:

This agreement is necessary for the construction of the new parking garage and does not add any additional unforeseen costs. The City has committed \$5 million of parking in-lieu funds for the construction of parking garage, which are already appropriated for this purpose in the City's Capital Improvement Plan.

ENVIRONMENTAL DETERMINATION:

The City evaluated the environmental impacts and adopted a Mitigated Negative Declaration for the development of the parking garage and associated residential project on August 17, 2020. This agreement is within the scope of, and is implementing, the approved project. None of the conditions requiring additional environmental analysis are present and therefore the City is relying on the Mitigated Negative Declaration that was previously adopted for this project. (CEQA Guidelines Section 15162.)

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 - Transformer Room Agreement

STAFF CONTACT

Kathy Kleinbaum, Assistant City Manager

kkleinbaum@cityofsanmateo.org

(650) 522-7153