



CITY COUNCIL STAFF REPORT



May 28, 2024

ITEM TITLE

Lease Agreement: Approve an Agreement Extending and Amending the Lease of Space at the Otay Ranch Town Center for the Otay Ranch Branch Library Hub

Report Number: 24-0176

Location: Otay Ranch Town Center 2015 Birch Rd. Suite 407

Department: Library

G.C. § 84308: Yes

Environmental Notice: The Project qualifies for a Categorical Exemption pursuant to California Environmental Quality Act State Guidelines Section 15301 Class 1 (Existing Facilities).

Recommended Action

Adopt a resolution approving a lease agreement with GGP-Otay Ranch, L.P. for the Otay Ranch Branch Library Hub.

SUMMARY

Since 2012 the City has served eastern Chula Vista at the Otay Ranch Branch Library and Hub located at the Otay Ranch Town Center Mall. The lease for this space, provided by General Growth Properties-Otay Ranch, L.P, is one dollar per year. The City negotiated the renewal of the lease for the Hub space with GGP- OTAY RANCH, L.P which will be used as a community room for classes and meetings through December 31, 2025.

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), because the proposed project would not result in a significant effect on the environment, create a cumulative impact, damage a scenic highway, or cause a substantial adverse change in the significance of a historical resource. Thus, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

The Board of Library Trustees was made aware of the extension of the lease.

DISCUSSION

Since 2012 the City has served eastern Chula Vista at the Otay Ranch Branch Library and Hub located at the Otay Ranch Town Center Mall to mitigate the absence of a full-service public library branch in eastern Chula Vista. The lease for this space, provided by General Growth Properties-Otay Ranch, L.P, (GGP) is one dollar per year.

The City has negotiated the renewal of the lease for the Hub space with GGP which was previously used as passport office and community room for classes and meetings. Passport services have been consolidated into the Otay Ranch Branch Library. This space will continue to be used as a community room for classes and meetings through December 31, 2025. During the term of this lease, this space will also be used as the Life Science Station for the Chula Vista Elementary School District.

GGP is aware that the City plans to operate the branch at this location until the opening of Millenia library which is anticipated in 2025.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Councilmembers 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 fiscal impact as a result of this action as it is included in the adopted FY 2023-24 budget.

ONGOING FISCAL IMPACT

The cost associated with this action has been incorporated into the FY 2024-25 budget.

ATTACHMENTS

Lease Agreement

Staff Contact: Joy Whatley, Director of Library Services