

**MEMORANDUM**

City Manager's Office

DATE: October 14, 2022

TO: City Council

FROM: Kimberly S. Thomas, Assistant to the City Manager
Parneet Dhindsa, Human Services Manager

VIA: Kimbra McCarthy, City Manager

SUBJECT: **Safe Parking Expansion in Shoreline Lot B—Preliminary Action Plan**

This Council memorandum focuses on recent actions related to the City Council's interest in expanding safe parking spaces at Shoreline Amphitheatre Parking Lot B (Shoreline Lot B or Lot B) and provides the Preliminary Action Plan for all the necessary tasks that must be accomplished in order to expand (Attachment 1).

At the June 14, 2022 Council meeting, Council approved an agenda item for the continuation of 24/7 operations of the City's safe parking sites and received an update from staff regarding the status of the program and the considerations for the potential expansion of safe parking capacity. The June report provides helpful background for some of the issues discussed in this memorandum and is included for reference in Attachment 2.

In addition, staff prepares a comprehensive annual Homeless Initiatives Memorandum for Council's review. Council was provided this Memorandum on August 4, 2021, which is included in Attachment 3. Staff is currently finalizing an update for 2022 and will provide a new memorandum to Council in the coming weeks.

Staff is also working on the development of the Homelessness Response Strategy (Strategy), a Council work plan project. The Strategy will look at the broad range of strategies to address homelessness in Mountain View and the role of safe parking programs within the larger framework of solutions.

Safe Parking Background and Site Identification Efforts

The City began exploring safe parking in 2015, at which time there were no responders to the City's Request for Proposals for a safe parking operator. Since then, the City has been working actively to form partnerships, including the vital partnership with the County of Santa Clara, and to encourage regional solutions and enact policies and programs in a space where best practices are still evolving.

The level of need on this issue in Mountain View, as well as regionally and Statewide, far outstrips what any one city can do on its own with limited funding and resources. This is particularly true since counties serve as the primary safety net agencies for social service programs, including receiving substantial Federal and State funding that cities do not receive. **Despite these challenges, Mountain View has demonstrated tremendous leadership in this space and has become the largest safe parking provider in the County of Santa Clara with the capacity for up to 101 vehicles (including faith-based lots).**

The City has also continued to engage with various lot owners to find additional sites for safe parking as part of the broader efforts to assist the unhoused and unstably housed. The City's efforts to establish and expand safe parking locations demonstrate the City's longstanding commitment to addressing the needs of vulnerable residents for many years.

Highlights of the City's recent efforts are noted below:

- Staff has engaged in ongoing dialogue with Live Nation regarding the expansion of safe parking spaces at Shoreline Lot B.
- A subcommittee of the Human Relations Commission (HRC) conducted communitywide outreach to identify safe parking sites for two years before and, as feasible, during the COVID-19 pandemic.
- Preliminary conversations are under way with a property owner about the potential use of a site along El Camino Real. This lot is unfinished and without infrastructure, such as paving and lighting, and would require substantial preparation. Staff had a meeting this week with representatives to discuss feasibility and identify any challenges or issues. Notably, these conversations are simply exploratory at this stage, and it is yet unknown whether this site along El Camino Real would be feasible for safe parking.
- Staff is exploring whether affordable housing developers are open to discussing temporary safe parking options at sites identified for future development (e.g., Charities Housing, Eden Housing, First Community Housing, The Danco Group, and Alta Housing). While the options are unknown at this time, the City has a successful model for this approach based on the existing Terra Bella Avenue lot.

Even with these efforts, the City of Mountain View alone cannot meet the needs of the unstably housed in our region, and we continue to advocate for regional solutions and support the replication of Mountain View's programs in other cities. Staff is happy to report that we have had recent interest from other regional local government agencies who want to learn more about Mountain View's programs and efforts, with four local agencies reaching out to Human Services Division staff in the past month alone.

Focus on Expansion of Safe Parking Spaces at Shoreline Lot B

At this point, the primary focus is securing additional safe parking spaces at Shoreline Lot B. Staff is pleased to inform Council that **Live Nation has verbally committed to providing the City with space for 20 oversized vehicle spaces.**

As described below and in the Preliminary Action Plan provided in Attachment 1, **additional funding and multiple actions are required to obtain 20 new spaces, including various tasks and environmental remediation that involve other agencies and partners. Due to the number of actions that must first take place, completion is anticipated by the end of the first quarter of 2023 or the beginning of the second quarter of 2023.**

Preparation for the additional spaces requires significant effort and time, and staff estimates it will take approximately five to six months to work through the details. The range of issues to address includes the following:

- **Action Plan Coordination:** Staff will coordinate interdepartmental and partner agency review and feedback on the plan to implement additional safe parking spaces at Shoreline Lot B.
- **Contract Changes:** Staff must update contract terms with multiple partners, including Live Nation for additional space at Shoreline Lot B; County of Santa Clara for the service provider contract; and agreements associated with the off-site parking needs of LifeMoves Mountain View, which is currently using part of Shoreline Lot B for the Project Homekey facility as shown on the attached map (Attachment 4). Using this location for an expansion of safe parking will create a contiguous program area, which would be more effective for the program operator. Surface conditions and ingress and egress issues will need to be addressed. Staff proposes exploring other locations within Lot B for LifeMoves Mountain View's limited use of off-site parking, if needed.
- **Lot Preparation:** Staff will review the lot's existing surface, which is chip-sealed and has some deterioration, to determine if additional resurfacing is needed, prepare additional signage or stormwater and pollution controls, and purchase products, including fire extinguishers and stands, smoke and carbon monoxide detectors, and gas-detection monitors that are required in each unit used for living on the closed landfill site. This is in addition to changes that may be required associated with moving two existing K-Rail segments.
- **Environmental Review—Post-Closure Maintenance Plan:** The City is required to apply to the County Department of Environmental Health, which regulates the closed landfill at Shoreline, for an amendment to the City's Post-Closure Maintenance Plan (PCMP) as safe

parking (living in a vehicle) was not a designated use for the lot. The current permit is specific to the scope of the existing program. Thus, a critical step will be securing interim approval for this expansion in advance of the full plan update, which is scheduled for June 2023. If interim approval is not granted, the implementation of additional safe parking spaces at Shoreline Lot B will be significantly delayed. Staff will engage in conversations with the Office of Supportive Housing, Department of Environmental Health, and Supervisor Joe Simitian's staff, as needed, to identify workable and timely solutions.

- **Staff Resources and Contract Services:** Significant staff resources will be required to implement this plan, and there may be marginal impacts on other priorities in the short term. Staff will also need to secure external resources and materials for lot preparation, which may take time due to supply chain challenges.

Costs

The preliminary estimate of the cost to the City to implement 20 additional spaces is \$250,000 to \$300,000, approximately \$215,000 of which would be for ongoing operations, which includes contracting with the County, and \$85,000 for one-time set-up costs. The City currently funds \$400,000 annually toward the safe parking program, and this expansion would bring the total amount the City funds to approximately \$650,000 to \$700,000. Staff will bring an item to a future Council meeting to seek approval to appropriate funding for the cost of expanding the number of spaces and to authorize contract execution. It appears unlikely at this time that the City will be able to find additional partnership funding matches due to the County's budget constraints and focus on other housing strategies.

The County of Santa Clara also currently funds operating and service-related costs for the safe parking program. They provide \$1 million for the program operations and ancillary services, such as showers, laundry, and mobile medical services. The County will bear the additional costs for the ancillary services associated with this program expansion at Shoreline Lot B.

Next Steps

Staff will continue efforts on the steps above and will bring an item to Council to seek approval of the necessary funding appropriations and contract amendments. The goal is to have the new spaces operational around the end of the first quarter of 2023 or the beginning of the second

quarter of 2023. Should Councilmembers desire additional information about this preliminary plan or safe parking in general, Human Services Division staff are happy to provide a briefing.

KST-PD/MS/6/MGR

625-10-14-22M

Attachments: 1. Preliminary Action Plan
 2. [Council Report—June 14, 2022](#)
 3. [Homeless Initiatives Memorandum—August 4, 2021](#)
 4. Existing Map of Safe Parking and Life Moves Mountain View at Shoreline Lot B

cc: CM, ACM/COO, CA, SACA—Wright, PWD, APWD—Au, CSD, SM, PC, PCO—Nelson

**SAFE PARKING EXPANSION IN SHORELINE LOT B
PRELIMINARY ACTION PLAN**

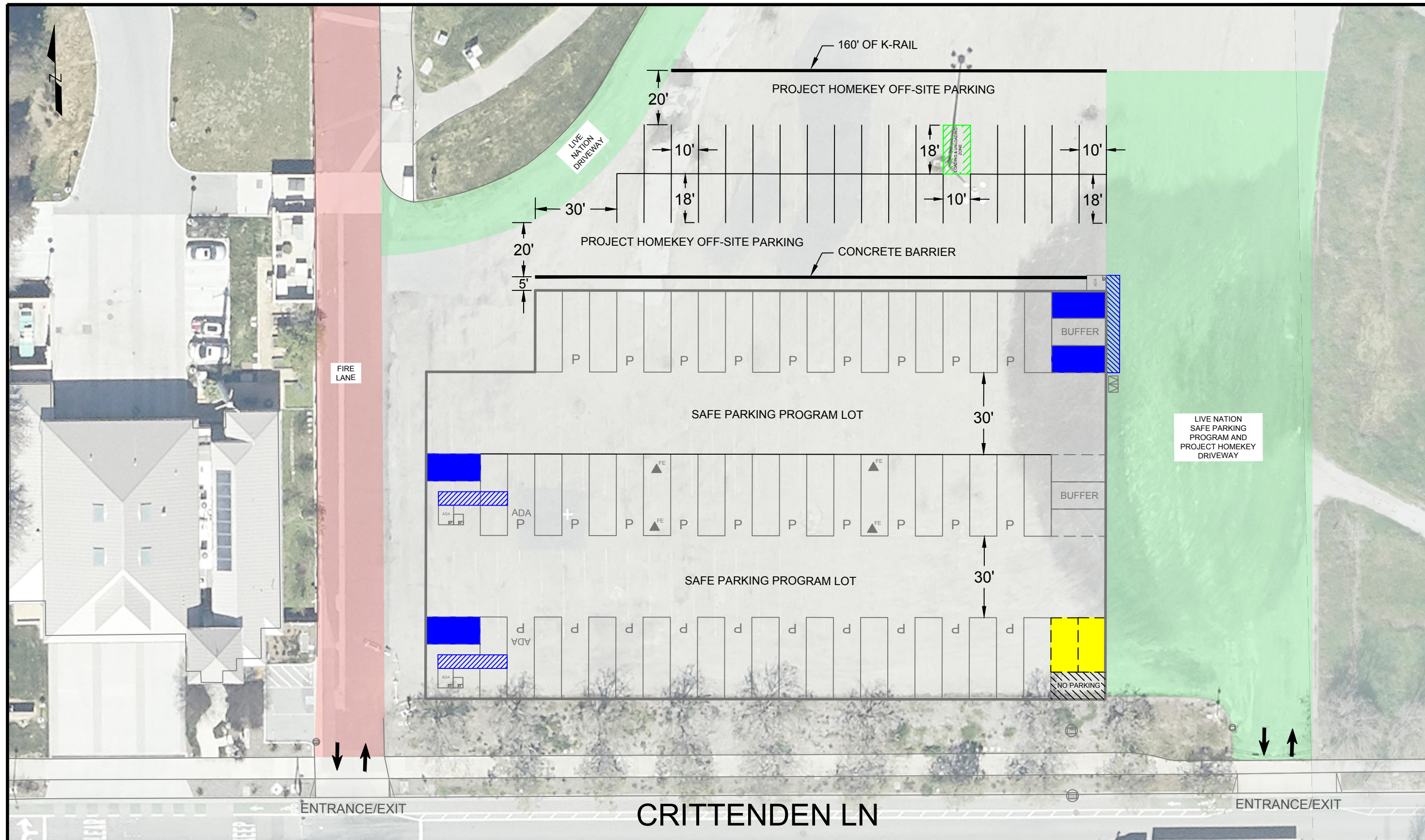
Preliminary Action Steps	Internal Resources Required	External Action or Approval Required	Estimated Timeline
1. Determine the location in Lot B for the ~20 oversized vehicle spaces.	CMO, PWD		Q4 2022
2. Review new proposed ingress and egress with subject-matter experts.	CMO, PWD, FD, PD		Q4 2022
3. Discuss off-site parking needs with LifeMoves and determine options. (This may require a contract amendment)	CMO		Q4 2022
4. Meet with parties (Office of Supportive Housing and Department of Environmental Health) and address environmental regulatory requirements of the Post-Closure Maintenance Plan (PCMP).	PWD, CMO	County of Santa Clara Department of Environmental Health (LEA)/ regulatory agencies	Q4 2022
5. Review lot surface (chip seal) and determine if resurfacing is needed.	PWD, CSD	Contract services TBD	Q4 2022
6. Design a new layout.	PWD	County of Santa Clara (leaseholder and contractor to the provider, hereafter "County") MOVE MV (operator) feedback	Q4 2022
7. Ensure lighting in additional spaces (footcandle standard)	CDD (Building)		Q4 2022
8. Ensure accessibility (ADA standards) needs for the additional spaces (footcandle standard)	CDD (Building)		Q4 2022
9. Letter of agreement or amend existing agreement with LifeMoves for off-site parking use in Lot B, if needed.	CMO		Q4 2022
10. Identify funds.	CMO, FASD, CAO		Q4 2022

Preliminary Action Steps	Internal Resources Required	External Action or Approval Required	Estimated Timeline
11. Signage needs for more A-frame signs (TBD on the LifeMoves parking if needed).	CMO, PWD, CSD	County	Q4 2022
12. Determine if additional stormwater/ pollution control screens are needed.	FD-Environmental		Q4 2022
13. Council agenda item for appropriation and contract execution.	CMO	County Live Nation LifeMoves	Q1 2023
14. County Board action on the amendment.		County	Q1 2023
15. Amend the lease with Live Nation.	CMO, CSD, CAO	Live Nation	Q1 2023
16. Negotiate and amend the Shoreline Lot B lease agreement with the County for the operation of safe parking sites through a contracted service provider.	CMO, CAO	County	Q1 2023
17. Negotiate and amend the agreement with the County for the operation of safe parking sites through a contracted service provider.	CMO, CAO	County	Q1 2023
18. Purchase fire extinguishers and stands.	CMO, FD		Q1 2023
19. Purchase smoke/carbon monoxide detectors.	CMO		Q1 2023
20. Purchase gas detection monitors (LEL).	PWD		Q1 2023
21. Fund County and ensure they secure trash/recycling—a covered bin is required. (No enclosure is needed)	CMO, PWD	County	Q1 2023
22. Move the two existing K-rail segments.	Multiple departments involved in the crane operations County segment LifeMoves segment	LifeMoves County	Q1 2023

Preliminary Action Steps	Internal Resources Required	External Action or Approval Required	Estimated Timeline
23. Determine if another K-rail segment would be needed elsewhere on Lot B for LifeMoves limited parking, if needed.	CMO, CSD TBD	Live Nation LifeMoves	Q1 2023
24. Adjust the K-rail, barricades, gates, and snow fences as needed.	CMO, PWD, CSD	County	Q1 2023
25. Parking lot striping (painting) and resurfacing, if needed.	PWD <i>TBD, available existing contractors</i>		Q1 2023 <i>TBD on the weather (rain) impacts</i>

City Departments:

- CAO City Attorney's Office
- CMO City Manager's Office
- CDD Community Development Department
- CSD Community Services Department
- FD Fire Department
- PD Police Department
- PWD Public Works Department

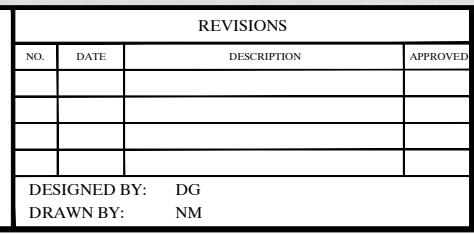


LEGEND:

	PROJECT HOMEKEY COMMUTER VEHICLE PARKING		EX. COMMUTER VEHICLE LOADING AREA		EX. TRASH BIN
	PROJECT HOMEKEY LOADING/UNLOADING ZONE		EX. ADA COMMUTER VEHICLE PARKING		EX. ADA PATH
	EX. LIVING IN VEHICLE PARKING		EX. STORM DRAIN INLET PROTECTION		OVERALL SAFE PARKING PROGRAM LOT BOUNDARY
	EX. BUFFER		EX. FIRE EXTINGUISHER	NOTE: IMAGE SHOW VEHICLES/DEBRIS NO LONGER ON SITE.	
	EX. ADA LIVING IN VEHICLE PARKING		EX. ADA PORTA-POTTY		EX. PORTA-POTTY
	EX. OVERSIZED VEHICLE PARKING				

REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED

DESIGNED BY: DG
DRAWN BY: NM



CITY OF MOUNTAIN VIEW, CALIFORNIA
PUBLIC WORKS DEPARTMENT
500 CASTRO STREET, MOUNTAIN VIEW, CA 94041

SAFE PARKING PROJECT
SHORELINE BLVD & CRITTENDEN LN PARKING LOT

SCALE: 1"=30'
DATE: 06/07/21
SHEET: 01 OF 01