

**EFFECTIVE DATE  
OF ORDINANCE**  
  
Month DD, YYYY

**ORDINANCE NO. \_\_\_\_\_ N.C.S.**

Introduced by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PETALUMA APPROVING A LEASE WITH HANSEL PROPERTIES FOR 15,660 SQUARE FEET OF SPACE FOR THE PETALUMA POLICE DEPARTMENT LOCATED AT 1221 PETALUMA BLVD NORTH, WHICH INCLUDES 7,260 SQUARE FEET OF INDOOR SPACE AND 8,400 SQUARE FEET OF OUTDOOR SPACE**

**WHEREAS**, the City of Petaluma Police Department is in need of new storage space to accommodate specialized vehicles and equipment; and

**WHEREAS**, the City has found suitable space located adjacent to the current Police Department, located at 1221 Petaluma Blvd. North; and

**WHEREAS**, the Space is a total of 15,660 square feet and consists of 7,260 square feet of indoor space and 8,400 square feet of outdoor space; and

**WHEREAS**, the Storage Space is owned by Hansel Properties; and

**WHEREAS**, the City deems it advantageous to lease month to month the storage space owned by Hansel Properties; and

**WHEREAS**, the month-to-month lease will cost \$10,000 per month, with an initial security deposit of \$10,000, as outlined in the attached Exhibit A

**WHEREAS**, Section 46 of Article VII of the Petaluma City Charter provides, in pertinent part, that no City action providing for the sale or lease of real property having a value of \$3,000 or more may be taken except by ordinance or pursuant to a general law of the State; and

**WHEREAS**, introducing an ordinance to approve a lease which will provide storage space for the Petaluma Police Department is categorically exempt under the California Environmental Quality Act (“CEQA”) in accordance with Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15304 ( Minor Alterations to Land) as the lease space is located at an already improved property near the Police Station.

**NOW THEREFORE BE IT ORDAINED** by the City Council of the City of Petaluma, as follows:

**Section 1. Findings** The City Council hereby finds and determines the foregoing recitals to be true and correct and hereby incorporates them into this ordinance as findings and determinations of the City Council.

**Section 2. Exemptions from CEQA** Finds that introducing an ordinance to approve a lease which will provide storage space for the Petaluma Police Department is categorically exempt under the California Environmental Quality Act (“CEQA”) in accordance with Sections 15301 (Existing Facilities), 15303 (New Construction or

Conversion of Small Structures), and 15304 (Minor Alterations to Land) as the lease space is located at an already improved property, near the Police Department Headquarters.

**Section 3. Approval of Lease.** In accordance with Section 46 of Article VII of the Petaluma City Charter and other applicable law, the lease agreement between the City of Petaluma and Hansel Properties that is attached to and is hereby made a part of this ordinance as Exhibit A is hereby approved, and the City Manager is hereby authorized and directed to execute on behalf of the City a lease agreement with Hansel Properties that is substantially in accordance with that attached as Exhibit A and is approved as such by the City Attorney.

**Section 4. Severability** If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be unconstitutional, unlawful or otherwise invalid by a court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Petaluma hereby declares that it would have passed and adopted this ordinance and each and all provisions thereof irrespective of the fact that any one or more of said provisions be declared unconstitutional, unlawful or otherwise invalid.

**Section 5. Posting/Publishing of Notice** The City Clerk is hereby directed to publish or post this ordinance or a synopsis for the period and in the manner provided by the City Charter and other applicable law.

**INTRODUCED** and ordered published and posted this 10<sup>th</sup> day of July 2023.

**ADOPTED** this \_\_\_ day of \_\_\_\_\_ 2023 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

\_\_\_\_\_  
Kevin McDonnell, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Kendall Sawyer, CMC, City Clerk

\_\_\_\_\_  
Eric Danly, City Attorney