

CITY COUNCIL MEETING AGENDA

MONDAY, DECEMBER 1, 2014



LIST OF CITY COUNCIL MEETINGS AND EVENTS ON THIS DATE (at the time of publication)

- 5:30 PM** City Council Special Meeting and Closed Session (agenda attached)
6:00 PM 2014 Board and Commission Service Awards Reception (no agenda)
Location: Sister Cities Gallery
7:00 PM City Council Regular Meeting (agenda attached)

AGENDAS

Agendas are available to the public at least 72 hours before the meeting and are posted on the bulletin board outside the East 14th Street entrance to City Hall. Special meeting agendas are available and posted not less than 24 hours before each special meeting. Agendas may be obtained from the City Clerk's Office, on the City's website, or by subscribing to our electronic agenda distribution. For information, call the City Clerk's Office at (510) 577-3366.

The complete agenda book is available for review at the City Clerk's Office, at the Main Library, and on the City website. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the City Clerk's Office, 835 East 14th Street, San Leandro, and on the City's website at www.sanleandro.org.

CITY COUNCIL GOALS FOR FISCAL YEAR 2014-2015

The following City Council Goals serve as a guide for the upcoming fiscal year, and provide overall direction for the City's services and programs:

- Place San Leandro on a firm foundation for long-term fiscal accountability
- Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation
- Provide quality public safety service and grow our partnership with the community to keep San Leandro safe
- Maintain and enhance San Leandro's infrastructure
- Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride
- Maintain and support a strong positive relationship between the City, schools and the educational community

CITY COUNCIL MEETINGS

Regular meetings of the City Council are held on the first and third Mondays of each month at 7:00 p.m. in the Civic Center, City Council Chambers, 835 East 14th Street. Work Sessions of the City Council are held regularly at 7:00 p.m. on the second Monday of each month, with an additional Work Session scheduled on the fourth Monday, if needed, generally in the Civic Center Complex. At Work Sessions, City staff provide reports to the City Council on a variety of items and issues; however, usually, no formal action is taken at Work Session. Starting times for each item are approximate.

The City Council agenda also includes actions of the Successor Agency to the San Leandro Redevelopment Agency. In addition, meetings of the Economic Development Agency, Parking Authority and Public Financing Authority are held annually on the third Monday of June in conjunction with City Council meetings. All actions listed on the agenda are City Council actions, unless otherwise noted.

The City Council is prohibited by State law from discussing items not listed on the agenda unless, by a two-thirds vote, or unanimous vote if less than two-thirds of the members are present, the City Council finds that there is a need to take immediate action, and the need for the action came to the City's attention after the agenda was posted.

The order of business specified in the agenda may be changed if deemed appropriate by the Mayor and agreed to by a majority of the City Council.

PUBLIC PARTICIPATION

The City Council welcomes your participation at meetings. When you address the City Council, you should approach the podium and speak clearly into the microphone, stating your name for the record. There shall be no dialogue between persons speaking from the podium and the City Council until the speaker has completed his or her comments. Your item may be taken under consideration and referred to staff. All personal, racial or ethnic slurs, profane language, or disruptive conduct is prohibited. Any person who disrupts the meeting by expressing such conduct is subject to removal from the City Council Chambers and/or arrest.

AT REGULAR MEETINGS, you have several opportunities for public participation, as follows:

Public Hearings: Anyone wishing to speak regarding a Public Hearing should fill out a speaker card prior to the completion of the staff presentation and submit it to the City Clerk. The order of business for Public Hearings is as follows:

1. Staff presentation
2. Applicant/Appellant – 10 minutes
3. City Council Questions/Clarifications
4. Public Comments – 5 minutes per speaker, subject to adjustment by the Mayor
5. Applicant/Appellant Rebuttal – 5 minutes
6. City Council Comments/Questions/Action

Public Comments: The public is invited to make comments on items **that are not listed on the agenda** at this time. Public comments are limited to 3 minutes per speaker, subject to adjustment by the Mayor.

Consent Calendar: Members of the public who wish to address the City Council regarding items remaining on the Consent Calendar may do so for up to 3 minutes per item with a maximum of 5 minutes total for all items.

Items Removed from Consent Calendar and Action Items: Public comments on these items will be limited to 3 minutes per speaker, subject to adjustment by the Mayor.

If you wish to address the City Council, you should fill out a speaker card and submit it to the City Clerk prior to or as the item is being announced so that the order of speakers may be determined and an official record of names obtained.

AT WORK SESSIONS, the Mayor will inquire if anyone wishes to address the City Council during the portion of the agenda entitled "Public Comments." Public comments are limited to 3 minutes per speaker, subject to adjustment by the Mayor. If you wish to address the City Council, you should approach the podium and speak clearly into the microphone, stating your name for the record.

AT SPECIAL MEETINGS, the public may address the City Council concerning an item on the agenda only. Public comments are limited to 3 minutes per speaker, subject to adjustment by the Mayor. If you wish to address the City Council, you should fill out a speaker card and submit it to the City Clerk so that the order of speakers may be determined and an official record of names obtained.



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Meeting Agenda City Council

Welcome to your City of San Leandro City Council meeting.

Your City Councilmembers are:

*Mayor Stephen H. Cassidy
Michael Gregory, District 1
Ursula Reed, District 2
Diana Souza, District 3
Benny Lee, District 4
Pauline Russo Cutter, District 5
Jim Prola, District 6*

Monday, December 1, 2014

5:30 PM

City Manager's Large Conference Room

Special Meeting and Closed Session

1. CALL TO ORDER

1.A. ROLL CALL

Members Cutter, Gregory, Lee, Prola, Reed, Souza; Mayor Cassidy

1.B. ANNOUNCEMENTS

2. PUBLIC COMMENTS

Public Comments are limited to 3 minutes per speaker, subject to adjustment by the Mayor. The public is invited to make comments on Closed Session items only at this time.

3. CLOSED SESSION

Adjourn to Closed Session regarding:

3.A. Conference with Legal Counsel – Existing Litigation Pursuant to California Government Code Section 54956.9(d)(1) – 1 Case

Donald Sipple v. City of Hayward et al., Court of Appeal of the State of California, Second Appellate District, Division Two, Case No. B242893

3.B. Conference with Legal Counsel – Anticipated Litigation

Significant Exposure to Litigation Pursuant to California Government Code Section 54956.9(d)(2): 1 Potential Case

4. ADJOURN

Adjourn to 2014 Board and Commission Service Awards Reception at 6:00 p.m. in Sister Cities Gallery.



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Civic Center
835 East 14th Street
San Leandro, California

Meeting Agenda City Council

Welcome to your City of San Leandro City Council meeting.

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*Mayor Stephen H. Cassidy
Michael Gregory, District 1
Ursula Reed, District 2
Diana Souza, District 3
Benny Lee, District 4
Pauline Russo Cutter, District 5
Jim Prola, District 6*

Monday, December 1, 2014

7:00 PM

City Council Chambers

1. CALL TO ORDER

1.A. PLEDGE OF ALLEGIANCE TO THE FLAG

1.B. ROLL CALL

Members Cutter, Gregory, Lee, Prola, Reed, Souza; Mayor Cassidy

1.C. ANNOUNCEMENTS

2. RECOGNITIONS

2.A. [14-520](#) Presentation of 2014 Board and Commission Service Awards

Bella Comelo – 5 years on Senior Commission (to be presented at the meeting on December 15, 2014)

Robert Fox – 5 years on Recreation and Parks Commission

Dina Herrera – 5 years on Recreation and Parks Commission

Rene Mendieta – 5 years on Board of Zoning Adjustments

Lee Thomas – 5 years on Board of Zoning Adjustments and Human Services Commission

Catherine Vierra Houston – 5 years on Board of Zoning Adjustments

Thomas Wagner – 5 years on Recreation and Parks Commission

Arlene Lum – 10 years on Library-Historical Commission and Human Services Commission

2.B. [14-513](#) RESOLUTION Appointing Bose Onyemem as District 4 Member to Human Services Commission (approves appointment for term ending December 31, 2016)

3. PRESENTATIONS

- 3.A. [14-517](#) San Leandro BART Temporary Replacement Parking Strategy Update
- 3.B. [14-516](#) Presentation by UC Berkeley Students Regarding Pilot Urban Lights Projects
- 3.C. [14-502](#) Presentation by the Metropolitan Transportation Commission (MTC) on the I-880 Express Lane Project
- 3.D. [14-515](#) Presentation by Alameda County Fire Chief and City Finance Director on Pension Obligations and Post-Retirement Benefits Covering City Employees and Alameda County Fire Employees

4. PUBLIC HEARINGS

Public Hearing Comments are limited to 5 minutes per speaker, subject to adjustment by the Mayor. When you address the City Council, you should FILL OUT A SPEAKER CARD and submit it to the City Clerk so the order of speakers may be determined and an official record of names and addresses obtained.

5. PUBLIC COMMENTS

Public Comments are limited to 3 minutes per speaker, subject to adjustment by the Mayor. When you address the City Council, you should FILL OUT A SPEAKER CARD and submit it to the City Clerk so the order of speakers may be determined and an official record of names and addresses obtained. The public is invited to make comments on items of public interest NOT listed on the Agenda.

6. CITY MANAGER AND CITY ATTORNEY REPORTS AND COMMENTS**7. AMENDMENT OF CONSENT CALENDAR**

City Councilmembers or staff have an opportunity at this time to request that an item be removed from the Consent Calendar for the presentation of a staff report or other special consideration. Members of the Public may request the opportunity to address the City Council regarding items remaining on the Consent Calendar by filling out a speaker card and submitting it to the City Clerk prior to the calling of Item 7, Amendment of Consent Calendar. Items remaining on the Consent Calendar will be considered for approval under one motion.

8. CONSENT CALENDAR

Consent Calendar items are considered for approval by the City Council with one single action. As described above in Item 7, Amendment of Consent Calendar, the City Council may remove items from the Consent Calendar for purposes of presentation or discussion. Members of the public who have requested to address the Council regarding items remaining on the Consent Calendar may do so for up to 3 minutes per item with a maximum of 5 minutes for all items. Items listed on the Consent Calendar are deemed to have been read by title.

- 8.A. [14-512](#) Minutes of the Meeting of November 17, 2014

- 8.B.** [14-508](#) Staff Report for Resolution Declaring Results of the General Municipal Election Held on Tuesday, November 4, 2014
- [14-514](#) RESOLUTION Declaring Results of the General Municipal Election Held on Tuesday, November 4, 2014 (accepts the statement of election results for Mayor, City Council Districts 1, 3 and 5, and Measures HH and II)
- [14-278](#) ORDINANCE of the People of the City of San Leandro Enacting a Transactions and Use Tax to Be Administered by the State Board of Equalization (enacts a 0.5% transactions and use tax for 30 years)
 - *ADOPT ORDINANCE NO. 2014-012*
- 8.C.** [14-496](#) Staff Report for a Resolution Authorizing the City Manager to Execute a Metropolitan Transportation Commission Priority Development Area Planning Grant Funding Agreement and a Memorandum of Understanding for the Bay Fair BART Transit Village Transit Oriented Development Specific Plan
- [14-497](#) RESOLUTION Authorizing the City Manager to Execute a Metropolitan Transportation Commission (MTC) Priority Development Area Planning Grant Funding Agreement and Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of San Leandro, the San Francisco Bay Area Rapid Transit District (BART), Madison Marquette, and Alameda County for the Bay Fair BART Transit Village Transit Oriented Development Specific Plan (commits \$50,000 City contribution to secure a \$440,000 grant from MTC)
- 8.D.** [14-504](#) Staff Report for a Resolution Amending the San Leandro City Employees' Association (SLCEA) Salary Schedule Based upon Compensation Studies that Were Necessary to Comply with the Negotiated Terms of the SLCEA 2013-2014 Memorandum of Understanding to Increase Salaries for Water Pollution Control Plant Classifications and Authorizing the Appropriation of \$200,000 Enterprise Fund Balance to Cover the Increase in Salaries and Benefits for Fiscal Year 2014-15
- [14-505](#) RESOLUTION Amending the San Leandro City Employees' Association (SLCEA) Salary Schedule Based Upon Compensation Studies Required by the Negotiated Terms of the SLCEA 2013-2014 Memorandum of Understanding to Increase Salaries for Water Pollution Control Plant Classifications and Authorizing the Appropriation of \$200,000 from the Enterprise Fund Balance to Cover Increased Salary and Benefit Costs for Fiscal Year 2014-15 (increases salaries by 2.5% to 7.5%)
- 8.E.** [14-491](#) Staff Report for the San Leandro Homeless and Housing Task Force Report (Information Only)

8.F. [14-480](#) Staff Report for Resolution Authorizing the City Manager to Execute a State Standard Agreement with the California Department of Housing and Community Development for Housing-Related Parks Program Grant in the Amount of \$1,376,600

[14-481](#) RESOLUTION Authorizing the City Manager to Execute a State Standard Agreement with the California Department of Housing and Community Development for a Housing-Related Parks Program Grant in the Amount of \$1,376,600 (provides necessary approval for the City of San Leandro to execute the Housing-Related Parks Program Grant Documents to secure the awarded Parks Program Grant)

8.G. [14-492](#) Staff Report for a Resolution Authorizing the City Manager, by Order of the City Council Pursuant to San Leandro Municipal Code section 1-6-105, to Purchase 777 Alvarado Street (APN 075 0155 009 00) and to Appropriate \$300,000 from General Fund Reserves for the Purchase

[14-493](#) RESOLUTION Authorizing the City Manager, by Order of the City Council Pursuant to San Leandro Municipal Code section 1-6-105, to Purchase 777 Alvarado Street (APN 075 0155 009 00) and to Appropriate \$300,000 from General Fund Reserves for the Purchase (provides for the purchase of 777 Alvarado Street and appropriation of \$300,000 from General Fund Reserves)

8.H. [14-494](#) Staff Report for a Resolution Approving Parcel Map 10236 for 274 Kenilworth Avenue; Assessor's Parcel Number 076-0299-039-00; Owner Kent Wai Lau; Subdivider and Applicant: George Sun

[14-495](#) RESOLUTION Approving Parcel Map 10236 for 274 Kenilworth Avenue; Assessor's Parcel Number 076-0299-039-00; Owner: Kent Wai Lau; Subdivider and Applicant: George Sun creates two separate single-family parcels)

8.I. [14-524](#) MOTION Nominating Bryan Azevedo as District 2 Representative to Recreation and Parks Commission

9. ITEMS REMOVED FROM CONSENT CALENDAR

Public comments are limited to 3 minutes per speaker per item, subject to adjustment by the Mayor.

10. ACTION ITEMS

Public comments are limited to 3 minutes per speaker per item, subject to adjustment by the Mayor. When you address the City Council, you should fill out a speaker card and submit it to the City Clerk, prior to the calling of the Action Item.

- 10.A.** [14-511](#) Staff Report for the Public Meeting Regarding the City Council of San Leandro's Intention to Establish the West San Leandro Shuttle Business Improvement District (BID) and Ordinance of the City Council of San Leandro Amending Title 2 of the San Leandro Municipal Code to Delete Chapter 15 and to Add a New Chapter 15 Establishing the West San Leandro Shuttle Business Improvement District for a Period of Fifteen Years (January 2015 - December 2029)

[14-510](#) ORDINANCE of the City Council of San Leandro Amending Title 2 of the San Leandro Municipal Code to Delete Chapter 15 and to Add a New Chapter 15 Establishing the West San Leandro Shuttle Business Improvement District (BID) in the City of San Leandro (re-establishes the BID for a period of 15 years, until December 2029, and imposes an annual per-employee assessment on businesses within the district)

- PASS TO PRINT

11. REPORT ON CLOSED SESSION ACTIONS TAKEN

12. CITY COUNCIL REPORTS

City Councilmembers report on attendance at intergovernmental agency meetings, conferences, and seminars since the last meeting.

13. CITY COUNCIL CALENDAR AND ANNOUNCEMENTS

City Councilmembers announce calendar of upcoming events and coordinate attendance; report on local events attended since the last meeting; and make brief comments on issues of concern.

14. COUNCIL REQUESTS TO SCHEDULE AGENDA ITEMS

This section is to be used to propose items for consideration for future scheduling, and not for substantive discussion.

15. ADJOURN

MEETING ACCESSIBILITY

The meeting is shown live on the City of San Leandro's website at <https://sanleandro.legistar.com/>. The video recording of the meeting will remain accessible to the public on the City of San Leandro's website.

If special accommodations are required for the disabled, please call the City Clerk's Office at (510) 577-3366 or TDD at (510) 577-3343.