

CITY COUNCIL MEETING AGENDA

MONDAY, APRIL 20, 2015



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

- 6:00 PM** City Council Special Meeting and Closed Session (agenda attached)
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 YEAR 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 sustainability
- 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 public is invited to make comments concerning an agenda item, and items not listed on the agenda during the "Public Comments" section. Public comments are limited to 3 minutes per speaker, subject to adjustment by the Mayor. Speaker cards are generally not required; the Mayor will inquire if anyone wishes to speak. 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 Pauline Russo Cutter

Deborah Cox, District 1

Ursula Reed, District 2

Lee Thomas, District 3

Benny Lee, District 4

Corina N. Lopez, District 5

Jim Prola, District 6

Monday, April 20, 2015

6:00 PM

City Manager's Large Conference Room

Special Meeting and Closed Session

1. CALL TO ORDER

1.A. ROLL CALL

Members Cox, Lee, Lopez, Prola, Reed, Thomas; Mayor Cutter

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 Real Property Negotiators Pursuant to California Government Code Section 54956.8

Property: An approximately 14-foot wide strip of land north of and coincident to the common lines of the City of San Leandro parcel of land commonly known as Eden Road and the City of Oakland property to the northwest, as shown on the "Eden Road Plan Line" adopted by the San Leandro City Council on February 5, 2007 by Ordinance No. 2007-002

Agency Negotiators: Chris Zapata, City Manager; Lianne Marshall, Assistant City Manager; and Clem Shute and Andrew W. Schwartz, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating Parties: City; Port of Oakland

Under Negotiation: Price and terms of payment

4. ADJOURN

Adjourn to Regular Meeting at 7:00 p.m. in City Council Chambers.

MEETING ACCESSIBILITY

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.



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 Pauline Russo Cutter
Deborah Cox, District 1
Ursula Reed, District 2
Lee Thomas, District 3
Benny Lee, District 4
Corina N. Lopez, District 5
Jim Prola, District 6*

Monday, April 20, 2015

7:00 PM

City Council Chambers

1. CALL TO ORDER

1.A. PLEDGE OF ALLEGIANCE TO THE FLAG

1.B. ROLL CALL

Members Cox, Lee, Lopez, Prola, Reed, Thomas; Mayor Cutter

1.C. ANNOUNCEMENTS

2. RECOGNITIONS

- 2.A.** [15-221](#) Proclamation Declaring April 2015 as Fair Housing Month
- 2.B.** [15-236](#) Proclamation Declaring April 27 to May 3, 2015 as Solar Week
- 2.C.** [15-242](#) Proclamation Declaring April 24, 2015 as Arbor Day
- 2.D.** [15-237](#) MOTION Approving Resolution Commending Scott Rennie for His Years of Service on the Planning Commission
- 2.E.** [15-227](#) RESOLUTION Appointing David Anderson as District 1 Member to Senior Commission for Term Ending December 31, 2018

3. PRESENTATIONS

- 3.A.** [15-203](#) Staff Report for Overview and Discussion of the City of San Leandro's Rent Review Program

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.

- 4.A. [15-215](#) Staff Report for APL15-0001; Appeal of two conditions of approval in an approved Site Plan Review, PLN2014-00028, granted by the Board of Zoning Adjustments (BZA) on February 5, 2015 to construct a new 161,200 square foot warehouse building on the western portion of 1717 Doolittle Drive. One condition requires payment of \$329,487 for Development Fees for Street Improvements and the other requires payment of \$264,880 for Undergrounding Utilities Conversion Fees. [A BZA approval is final, but it can be appealed to the City Council. In this case, Appellant appeals the imposition and amount of the two conditions that require payment of the fees cited above. The City Council must conduct a public hearing, after which it must consider granting the appeal to impose and/or modify the fee amount(s) or it may deny the appeal and affirm the approval of the BZA to require payment of the fees prior to the issuance of building permits. The property is zoned IG Industrial General District. Alameda County Assessor's Parcel Number 79A-541-10; A. Comstock, Comstock Realty Partners, Inc. (Appellant).]

[15-220](#) RESOLUTION to Deny an Appeal, APL15-0001, by Comstock Realty Partners, Inc. (Appellant appeals the Board of Zoning Adjustments Site Plan Review Approval Imposing Fees for Development Fee for Street Improvements and Underground Utilities Conversion Fee, PLN2014-00028)

- 4.B. [15-202](#) Staff Report for the Approval of the City of San Leandro U.S. Department of Housing and Urban Development (HUD) FY 2015-2019 Five-Year Consolidated Plan and FY 2015-2016 Annual Action Plan

[15-208](#) RESOLUTION Approving the City of San Leandro U.S. Department of Housing and Urban Development (HUD) Final FY 2015-2019 Five-Year Consolidated Plan and Final FY 2015-2016 Annual Action Plan (authorizes the execution of all related documents by the City Manager and submission of the Plans to HUD)

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

- 6.A. [15-247](#) City Manager Update on Medical Marijuana Dispensary Selection Process

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. [15-228](#) Minutes of the Special Meeting and Closed Session of April 6, 2015
- 8.B. [15-229](#) Minutes of the Meeting of April 6, 2015
- 8.C. [15-170](#) Staff Report for a Resolution of Project Compliance for Regional Measure 2 (RM 2) Implementing Agency for the Downtown San Leandro BART Pedestrian and Bicycle Access Project
- [15-171](#) RESOLUTION Declaring Project Compliance as the Regional Measure 2 (RM 2) Implementing Agency for the Downtown San Leandro BART Pedestrian and Bicycle Access Project
- 8.D. [15-194](#) Staff Report for a Resolution Awarding a Construction Contract to All Phase Excavation & Construction, Inc. for the Fiber Loop City Hall to Main Library Project, Project No. 2013.0270 and Appropriation of \$30,000.00 from the General Fund Economic Uncertainty Reserves
- [15-195](#) RESOLUTION Awarding a Construction Contract to All Phase Excavation & Construction, Inc. for the Fiber Loop City Hall to Main Library Project, Project No. 2013.0270 and Appropriating \$30,000.00 from the General Fund (awards a contract to the lowest responsible bidder in the amount of \$62,990.00 for the installation of a separate fiber optic communication line between City Hall and the Main Library and appropriates \$30,000.00 from the General Fund Economic Uncertainty Reserves for the project)

- 8.E.** [15-175](#) Staff Report for a Resolution to Award a Construction Contract to Con-Quest Contractors, Inc. for the Sanitary Sewer Line Replacement/Repair 2012-13 Project, Project No. 2013.0120, and Appropriating \$279,512.00 for the Project from the Water Pollution Control Enterprise Fund
- [15-176](#) RESOLUTION Awarding a Construction Contract to Con-Quest Contractors, Inc. for the Sanitary Sewer Line Replacement/Repair 2012-13 Project, Project No. 2013.0120, and Appropriating \$279,512.00 from the Water Pollution Control Enterprise Fund for the Project (awards a contract to the lowest responsible bidder in the amount of \$1,114,310.00 for the repair or replacement of sewer and storm facilities using Water Pollution Control Enterprise Funds and Measure B Funds and provides for the allocation of \$279,512.00 of Water Pollution Control Enterprise Funds for the subject project)
- 8.F.** [15-209](#) Staff Report for Motion Accepting the Funding Recommendations as Formulated by the Human Services Commission for the Community Assistance Program (CAP) Grant FY 2015-17 Contingent on City Council Approval and Adoption of the 2015-16 and 2016-17 Proposed Biennial Budget
- [15-210](#) MOTION Accepting the Funding Recommendations Formulated by the Human Services Commission Approving the FY 2015-17 Community Assistance Program (CAP) Grant Allocations Contingent on City Council Approval and Adoption of the 2015-16 and 2016-17 Proposed Biennial Budget on June 1, 2015
- Building Futures for Women and Children – \$10,000
 - Davis Street Family Resource Center/Family Support Services – \$4,500
 - Eden I&R/211 – \$15,000 (for a total of \$25,000)
 - Family Emergency Shelter Coalition (FESCO) – \$15,000
 - Family Service Counseling Center – \$20,500
 - Family Violence Law Center – \$15,000
 - Girls Inc. – \$25,000
 - La Clinica de la Raza, Inc. – \$15,000
 - Ruby's Place – \$15,000
 - Safe Alternative to Violent Environments (SAVE) – \$15,000
- 8.G.** [15-211](#) Staff Report for the Resolution to Approve the City Manager's Appointment of the City Clerk
- [15-212](#) RESOLUTION Approving the City Manager's Appointment of Tamika Thomas as the City Clerk

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.** [15-216](#) Staff Report for Resolution Authorizing Appropriation of \$400,000 to the Community Assistance Budget to Support Social Services from the 2014-15 General Fund Economic Uncertainty Reserve

[15-217](#) RESOLUTION Appropriating \$400,000 to the 2014-15 Recreation and Human Services Budget to Support Social Services from the 2014-15 General Fund Economic Uncertainty Reserve: \$100,000 for Homeless Task Force (Warming Center Continuation); \$75,000 for Social Service Needs Assessment; \$60,000 for Homeless Task Force (Basic Needs); \$50,000 for Homeless Task Force (Shelter Support); \$50,000 for Contingency; \$40,000 for San Leandro Unified School District Wellness Center Permit; and \$25,000 for Domestic Violence Prevention Coalition

- 10.B.** [15-197](#) Staff Report for a Resolution Approving \$250,000 to Fund Economic Development and Arts Initiatives to Enhance the Business Climate in the Fiscal Year 2014-15 Budget

[15-214](#) RESOLUTION Authorizing the City Manager to Expend Funds for Economic Development and Arts Initiatives and to appropriate \$250,000 from General Fund Reserves and Transfer the Funds to the Following Accounts: \$20,000 for the General Plan Economic Development Element to 010-41-001 (Community Development, Planning); \$100,000 for Implementation of the Community Workforce Agreement to 010-14-012 (City Manager's Contingency Fund); \$50,000 for an Arts Master Plan to 010-61-013 (Recreation & Human Services, Community Promotion); \$60,000 for Utility Box Art Wraps and Decorative Street Banners to 010-41-003 (Community Development, Business Development); and, \$20,000 for LINKS Enhanced Service Start Up Costs to 170-36-127 (LINKS)

- 10.C.** [15-230](#) Presentation on Fiscal Year 2015-2017 Budget Development - Follow-Up on General Fund and All Other Funds

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/> and on cable (Comcast Channel 15 or AT&T U-Verse Channel 99). The video recording of the meeting will remain accessible to the public on the City of San Leandro's website. The recording is also replayed on cable throughout the week according to the schedule shown at <http://www.sanleandro.org/depts/council/>.

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