



City of San Leandro

Meeting Date: December 19, 2016

Minutes

File Number: 16-604 **Agenda Section:** CONSENT CALENDAR

Agenda Number: 8.C.

TO: City Council

FROM: Chris Zapata
City Manager

BY: Keith Cooke
Engineering & Transportation Director

FINANCE REVIEW: Not Applicable

TITLE: Highlights of the Facilities and Transportation Committee Meeting of October 19, 2016

CITY OF SAN LEANDRO

CITY COUNCIL FACILITIES AND TRANSPORTATION COMMITTEE

OCTOBER 19, 2016

5:00 - 6:30 p.m.

**San Leandro City Hall
835 East 14th Street
San Leandro, California
(Sister Cities Gallery)**

HIGHLIGHTS

1. CALL TO ORDER

Mayor Pauline Cutter called the meeting to order at 5:00 p.m.

1.A. Attendance

Committee members present: Mayor Pauline Cutter, Councilmember Corina Lopez, Vice Mayor Ursula Reed

City staff present: Community Development Director Cynthia Battenberg; Engineering & Transportation Director Keith Cooke; Associate Engineer Vibha Deshmukh; Administrative Services Manager Kirsten Foley; Assistant City Manager Jeff Kay; Principal Engineer Michael Stella; City Engineer Nick Thom; City Manager Chris Zapata

Public present: Chris Craig, Curtain Call Performing Arts (CCPA); Dan Dillman, CCPA; Josh Dillman, Bal Theatre;; Gina Dillman, Bal Theatre; Jim Prola, Observer

1.B. Announcements

C. Zapata introduced Assistant City Manager Jeff Kay.

2. DISCUSSION ITEMS

2.A. BAL Theatre Update

J. Kay introduced the Bal Theatre Update as the start of a discussion about supporting the Bal Theatre which is an important community asset.

D. Dillman provided a handout consisting of a list of needs and proposed improvements for the theater with estimated costs. He spoke to the Committee about the history of theater in San Leandro, the programs they provide for the community, the restoration and enhancement needs for the theater, and their funding challenges. Parking improvements are not on the list as D. Dillman hasn't received recent complaints about parking and construction of additional parking would not be feasible without acquiring additional properties. The theater received a \$50,000 loan for facade improvements from the City which was forgiven in 2016. To keep the theatre open, \$350,000 is needed to retire the mortgage at the end of 2017. D. Dillman stated that any reduction in mortgage costs will result in more spending on restoration and enhancement.

C. Zapata noted that the theater is an important part of East 14th Street but that there are other community needs which must be addressed. He proposed that staff work with the Bal Theatre to draft a proposed funding agreement and that the draft be brought to the committee for review and discussion.

Mayor Cutter requested that joint use or community programming be a condition of any funding agreement, and requested quantification of the amount of community programming that is currently provided.

Councilmember Reed requested that some amount of restoration of historical elements be a condition of any funding agreement.

Councilmember Lopez noted that theater restoration cost \$15 million in Alameda and suggested that the Bal Theater use an architect familiar with historical buildings to determine the extent, character, and cost of work required for restoration.

2.B. Discussion Regarding Green Infrastructure Outreach to Elected Officials

K. Cooke introduced green infrastructure outreach to the Committee. He briefly mentioned the new permitting requirements including education for City Council. Green Infrastructure will be an important component to capital improvements, especially those within the public right-of-way. There are new State mandates, and the City needs to be prepared.

M. Stella gave a presentation on green infrastructure which is items that remove trash and pollutants from our storm water. Current regulations have extended the requirement for green infrastructure to some projects within the right of way. Trash screens and vegetated water filter areas around storm drain inlets will be required and installed on certain street projects. It was noted that storm water requirements are separate and different from drinking water regulations and that many recent projects outside the right of way such as Siempre Verde Park, the High School parking lot, Senior Center, and Bridge Housing have green infrastructure elements. The regulations have a target for trash capture and the City has met this target. The regulations do not yet have a target for filtering of storm water runoff with vegetation within the right of way.

Councilmember Lopez requested we include a description of the green infrastructure potential for each CIP project in the project description.

Mayor Cutter requested that we touch base with the SLUSD and find out if any Measure J1 funds will be used for green infrastructure, and requested that when storm water filtering targets are mandated for right of way projects staff make a presentation to the full council on green infrastructure as part of the CIP process.

Councilmember Reed requested we touch base with Alameda County Flood Control and document any trash capture devices they have installed within City limits.

2.C. Project Updates

N. Thom updated the Committee with projects that are currently under construction: Annual Street Sealing and Annual Overlay Rehabilitation.

2.D. Discussion Regarding Future Agenda Items

K. Cooke reviewed future agenda items.

Councilmember Lopez requested that the November meeting be moved up a day to accommodate a previous commitment.

Councilmember Lopez referenced the BRT project and requested to have an improved traffic signal (dedicated left turn) to the intersection of Best Avenue and East 14th Street. K. Cooke will review plans with AC Transit to determine the possibility of such an improvement and provide an update to Committee.

K. Cooke will also explore the possibility of changing the direction of traffic on Euclid Court at the request of Mayor Cutter.

Councilmember Lopez requested that the proposed crosswalk prioritization process be presented at a future meeting.

3. PUBLIC COMMENTS

None.

4. COMMITTEE MEMBER COMMENTS

Councilmember Lopez commended the work that Associate Engineer Kyle Lei put into the Siempre Verde Park project.

5. ADJOURN

The meeting was adjourned at 6:36 p.m.

City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Meeting Agenda

Facilities & Transportation Committee

*Mayor Pauline Russo Cutter
Vice-Mayor Ursula Reed
Councilmember Corina N. Lopez*

Wednesday, October 19, 2016

5:00 PM

Sister Cities Gallery

1. CALL TO ORDER

1.A Attendance

1.B Announcements

2. DISCUSSION ITEMS

2.A Discussion Regarding BAL Theater Update

2.B Discussion Regarding Green Infrastructure Outreach to Elected Officials

2.C Project Updates

2.D Discussion Regarding Future Agenda Items

3. PUBLIC COMMENTS

4. COMMITTEE MEMBER COMMENTS

5. ADJOURN

Item 2.A: BAL Theater

FACILITY NEEDS - DEBT - RESTORATION - ENHANCEMENT

Mortgage/Rent	\$350,000
Equipment/Facility Debt	\$150,000
HVAC - new	\$500,000
Electrical - Primary power distribution	\$300,000
Seating (multiple arrangements)	\$400,000
Plumbing - pipes, fixtures, sewage	\$300,000
Operational Support	\$300,000
Sound, stage lighting, and other equipment upgrade	\$300,000
House lights restored and upgraded to LED customizable	\$150,000
Interior Carpet, LED Aisle lighting	\$100,000
Safety and Security upgrades	\$200,000
Concessions and Lobby area renovation and upgrade	\$100,000
Kitchen/Food Prep Area renovation and upgrade	\$100,000
Multi Colored Terrazzo flooring inside and outside of the theatre	\$100,000
Bathroom Renovations	\$150,000
Mural Preservation/Restoration in Auditorium	\$300,000
Mural Restoration/Re Creation in Lobby	\$50,000
Ticket Booth Restoration	\$25,000
New movie screen, 7.1 sound and first run rated projector	\$500,000
Facade and other outer/perimeter area improvements	\$250,000
New Roof	\$250,000
Left and Right off stage facilities/areas renovation	\$100,000
Curtains and other stage furnishings	\$200,000
Outside Gala & Event space renovated, upgraded, and furnished	\$300,000
Top Marquee and signs above fully restored and upgraded to LED	\$250,000
Lower Marquee above door upgrade to LED	\$100,000
Outside Poster Display Boxes restored and LED upgraded	\$100,000
Upstairs Green Rooms, offices, utility area renovation.	\$200,000
ADA Compliance, Stage, Auditorium, Concessions Bathrooms	1,000,000.00
Total	\$7,125,000



Stormwater Permit Update

Green Infrastructure Planning

Engineering & Transportation Department
October 19, 2016

Information provided by the Alameda Countywide Clean Water Program

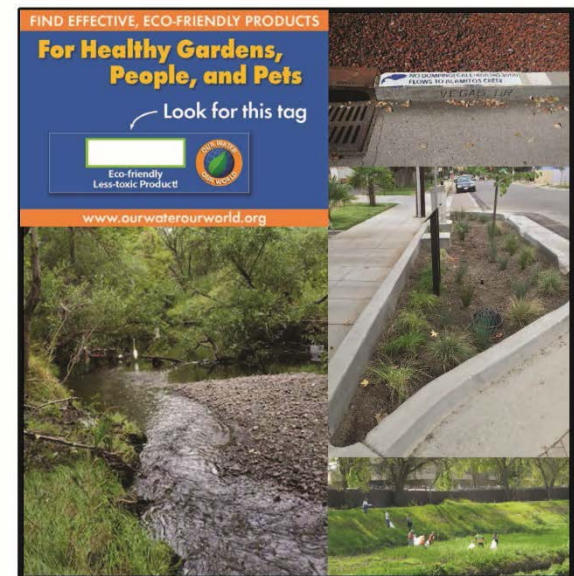
Michael Stella, P.E.

Municipal Regional Stormwater Permit (MRP 2)

- Allows storm drain system to discharge to creeks/Bay
- Reissued by Regional Water Quality Control Board November 2015
- Effective date January 1, 2016
- 76 permittees in San Francisco Bay Region, including
 - All nine Bay Area Counties
 - All municipalities within each County

California Regional Water Quality Control Board
San Francisco Bay Region
Municipal Regional Stormwater NPDES Permit

Order No. R2-2015-0049
NPDES Permit No. CAS612008
November 19, 2015



Significant Requirements in MRP 2

- Due to impairment of creeks and the Bay, agencies must:
 - Reduce trash discharges from 2009 levels per the following schedule:
 - Achieve 60% reduction (performance measure) by 7/1/16
 - 70% reduction (required) by 7/1/17
 - 80% reduction (required) by 7/1/19
 - Implement and monitor control measures for mercury and Polychlorinated biphenyls - PCBs (regional and countywide collaboration)
 - Develop a plan for how each jurisdiction will implement green infrastructure to reduce the water quality impacts of urbanization



What is Green Infrastructure?

- Facilities that manage stormwater using vegetation, soils, and natural processes
- Removes pollutants and reduces volume of flow
- Examples:
 - Rain gardens/bioretention
 - Flow-through planters
 - Tree well filters
 - Pervious paving
 - Green roofs
 - Rainwater harvesting/use



Rain garden removes pollutants in runoff using natural processes (Emeryville)

Green Infrastructure Plans - Overview

- Guide the identification, prioritization, implementation, tracking, and reporting of green infrastructure projects
- Set goals for reducing, over the long term, adverse water quality impacts of urbanization on receiving waters
- Serve as an implementation guide and reporting tool to provide reasonable assurance that pollutant load allocations will be met
- Identify green infrastructure implementation targets for 2020, 2030, 2040 – consistent with assessments of mercury and PCB load reductions



Bioretention area in Albany

Relationship to Pre-existing Requirements

- 2009 MRP required GI stormwater treatment in projects exceeding specific size thresholds
- This requirement continues, and agencies must also seek opportunities for GI in smaller projects
- Green infrastructure planning will account for:
 - Planned and potential projects required to include GI
 - Private development and
 - Capital improvements
 - Past projects, as indicated in MRP 2
 - Additional projects may also be required in order to meet green infrastructure targets



Countywide/Regional Tasks

- Alameda Countywide Clean Water Program will conduct key tasks for its 17 member agencies, such as providing
 - Template for framework of tasks/schedule for GI Plan development
 - Equitably allocated agency-specific targets for the amount of impervious surface to receive stormwater treatment
 - Countywide data management tool to identify/map/track projects
 - Draft design guidelines and standard specifications
 - Training workshops for agency staff
 - Green Infrastructure Plan template
- Bay Area Stormwater Management Agencies Association-BASMAA
 - Regional tasks, such as project tracking methods





Key Local Agency Responsibilities

- Customize the Framework for Plan development (drafted by the Clean Water Program) and approve by 6/30/2017
- Update planning documents to include GI requirements
- Update CIP planning/procedures to implement GI requirements
- Use the countywide tool to identify projects
- Identify/prioritize funding options
- Fund public projects needed to meet prioritization goals and GI targets
- Adopt legal mechanism to implement plan
- Plan, implement, track, and report on projects





Schedule of Key Tasks for Local Agencies

Date	Task
Fall 2016	Draft Framework for Preparing Green Infrastructure Plan provided for review by local governing body
June 30, 2017 <i>(required date)</i>	Permit deadline by which Framework must be approved by local governing body, mayor, city manager, or county manager
September 30, 2019 <i>(required date)</i>	Green Infrastructure Plan must be submitted to Regional Water Quality Control Board (Water Board)
September 30, 2019 <i>(required date)</i>	Documentation of legal mechanism (e.g., policy or ordinance) ensuring plan implementation must be submitted to Water Board



Questions?



Protecting Alameda County
Creeks, Wetlands & the Bay



City of San Leandro

Facilities & Transportation Committee Future Agenda Items

October 19, 2016

San Leandro City Hall
835 East 14th Street
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Future Agenda Items

- a. SLIA Bocce Court at Root Park – November
- b. Community Workforce Agreement Update – November
- c. A/V Equipment Upgrade at Library & Marina Community Center –
December
- d. Parklets - December

Committee Members: Mayor Pauline Cutter, Vice-Mayor Ursula Reed and
Councilmember Corina Lopez

Past Agenda Items

- a. MacArthur Blvd/Superior Avenue Traffic Roundabout – September 20th
- b. Telecommunication/Broadband Strategy Update – September 20th
- c. BAL Theater Update – October 18th
- d. Green Infrastructure Outreach to Elected Officials per MRP Provision C.3.j.i.(4)(c) – October 18th
- e. E & T Department Summer Intern Program – July 19th
- f. Library Flooring & Furnishings Project – July 19th
- g. Neighborhood Traffic Calming – July 19th
- h. Parklets – May 17th
- i. Water Reuse /Reclaimed Water and Sanitary Sewer Capacity Study & Master Plan – May 17th
- j. I-880 ICM – April 19th
- k. A/V Equipment Upgrade & Library Flooring & Furnishings Projects - April 19th
- l. CIP Project Initiation/Public Input – April 19th
- m. Olidata Smart Cities – ZipPower – February 2nd
- n. Bay Fair TOD – January 5th
- o. Capital Improvement Program Year End Review – January 5th
- p. Climatec Proposed Energy Efficiency Projects - December 1st
- q. Capital Improvement Program – December 1st
- r. Complete Streets – November 3rd
- s. Casa Peralta Renovations – November 3rd
- t. Smart San Leandro: Renewable Energy Mesh Grid – October 6th
- u. Neighborhood Traffic Calming Policy – October 6th
- v. Energy Audit by Climatec – September
- w. Exploratorium Interactive Exhibit – September
- x. Camera Inventory -September

