

## CITY COUNCIL MEETING AGENDA

MONDAY, JUNE 19, 2017



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

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- 6:00 PM** City Council Special Meeting and Closed Session (agenda attached)  
**7:00 PM** City Council Regular Meeting (agenda attached)

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### **AGENDAS**

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Agendas are available to the public at least 72 hours before the meeting and are posted on the bulletin board outside the East 14<sup>th</sup> 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 14<sup>th</sup> Street, San Leandro, and on the City's website at [www.sanleandro.org](http://www.sanleandro.org).

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### **CITY COUNCIL GOALS FOR YEAR 2017**

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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**

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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 14<sup>th</sup> 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**

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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*

*Ed Hernandez, District 2*

*Lee Thomas, District 3*

*Benny Lee, District 4*

*Corina N. Lopez, District 5*

*Pete Ballew, District 6*

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Monday, June 19, 2017

6:00 PM

City Manager's Large Conference Room

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### Special Meeting and Closed Session

**1. CALL TO ORDER**

**1.A. ROLL CALL**

*Members Ballew, Cox, Hernandez, Lee, Lopez, 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**

**3.A. CONFERENCE WITH LABOR NEGOTIATORS**

Agency designated representatives: Bill Avery/ Emily Hung/ Chris Zapata  
Employee organization: San Leandro Confidential Employees Association (SLCEA)

**3.B. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: 1 case

**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.*

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Monday, June 19, 2017

7:00 PM

City Council Chambers

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### Joint Meeting of the City Council and the Successor Agency to the San Leandro Redevelopment Agency

#### 1. CALL TO ORDER

##### 1.A. PLEDGE OF ALLEGIANCE TO THE FLAG

##### 1.B. ROLL CALL

*Members Ballew, Cox, Hernandez, Lee, Lopez, Thomas; Mayor Cutter*

##### 1.C. ANNOUNCEMENTS

#### 2. RECOGNITIONS

2.A. [17-362](#) Recognition of the Winners of the Martin Luther King, Jr. Day  
Oratorical/Poetry Slam: Alvin Wong and Asiya Sulaiman

2.B. [17-350](#) Proclamation Declaring June 2017 as Lesbian, Gay, Bisexual,  
Transgender and Questioning/Queer Senior Safe, Visible and  
Celebrated Month

2.C. [17-364](#) Proclamation Declaring June 2017 as Elder Abuse Awareness Month

2.D. [17-365](#) Proclamation Declaring June 19, 2017 as Roberts Awards Day

#### 3. 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.*

**4. PRESENTATIONS**

- 4.A. [17-198](#) Port of Oakland Update on Airport Runway Maintenance

**5. 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.A. [17-219](#) Staff Report for an Ordinance Amending Zoning Code Article 3, Definitions; Article 6, Commercial and Professional Districts; Article 7, Industrial Districts; and Article 16, Non-Residential Districts, Involving Updates to Definitions and Regulations Enabling Cannabis Product Manufacturing and Laboratories, and a Resolution Adding Title 5, Chapter 6 to the Administrative Code to identify a pilot program for Cannabis Product Manufacturing applications.

[17-220](#) ORDINANCE Amending Zoning Code Article 3, Definitions; Article 6, Commercial and Professional Districts; Article 7, Industrial Districts; and Article 16, Nonresidential Uses, to Enable Cannabis Product Manufacturing and Laboratories.

*-PASS TO PRINT*

[17-339](#) RESOLUTION Adding Title 5, Chapter 6 to the San Leandro Administrative Code, Establishing a Cannabis Product Manufacturing Pilot Program

- 5.B. [17-172](#) Staff Report for City of San Leandro U.S. Department of Housing and Urban Development (HUD) Final FY 2017-2018 Annual Action Plan

[17-173](#) RESOLUTION Approving the City of San Leandro U.S. Department of Housing and Urban Development (HUD) Final FY 2017-2018 Annual Action Plan (implements the Housing and Community Development Strategies of the FY 2015-2019 Consolidated Plan and authorizes the execution of all related documents by the City Manager and submission of the Action Plan to HUD)

**6. CITY MANAGER AND CITY ATTORNEY REPORTS AND COMMENTS**

City Manager's Recognition of the Award received from the Amercian Planning Association California Chapter Northern 2017 Award of Excellence for Comprehensive Plan Small Jurisdiction in recognition of the City of San Leandro 2035 General Plan Update

**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. [17-363](#) Minutes from the June 5, 2017 Council Meeting
- 8.B. [17-352](#) Highlights of the Rules Committee Meeting of May 22, 2017
- 8.C. [17-358](#) MOTION Ratifying the Mayor's Appointment of Elmer Penaranda to the Oversight Board for the Successor Agency to the Former Redevelopment Agency of the City of San Leandro
- 8.D. [17-351](#) RESOLUTION Reappointing Diana Prola as District 6 Member to the Library-Historical Commission for Term Ending December 31, 2020
- 8.E. [17-303](#) Staff Report for a Resolution Authorizing the City Manager to Execute the Administering Agency-State Agreement No. 04-5041F15 and the Program Supplement Agreement No. 025-F to Provide \$37,655 in Grant Funds for the Design Phase of the Davis Street (State Route 112) and Carpentier Street High-intensity Activated crossWalk (HAWK) Signal Project.
- [17-304](#) RESOLUTION Authorizing the City Manager to Execute the Administering Agency-State Agreement No. 04-5041F15 and Program Supplement Agreement No. 025-F to Provide \$37,655 in Grant Funds for the Design Phase of the Davis Street (State Route 112) and Carpentier Street High-intensity Activated crosswalk (HAWK) Signal Project (provides for \$37,655 of federal funding for pedestrian safety improvements at Davis Street and Carpentier Street)
- 8.F. [17-292](#) Staff Report for a Resolution Authorizing the City Manager to Execute the Program Supplement Agreement, No. N023 Rev. 1 to Administering Agency-State Agreement for Federal-Aid Project No. 04-5041R to Provide \$399,300 in Grant Funds for the Construction Phase of the Bancroft Avenue and Sybil Avenue Intersection Improvements
- [17-293](#) RESOLUTION Authorizing the City Manager to Execute a Program Supplement Agreement No. N023 Rev. 1 to Administering Agency-State Agreement for Federal-Aid Project No. 04-5041R to Provide \$399,300 in Grant Funds for the Construction Phase of the Bancroft Avenue and Sybil Avenue Intersection Improvements (provides for \$399,300 of federal funding for intersection improvements at Bancroft Avenue and

Sybil Avenue)

- 8.G.**    [17-299](#)    Staff Report for Resolution Approving the City of San Leandro's Investment Policy for Fiscal Year 2017-18
- [17-300](#)    RESOLUTION Approving the City of San Leandro's Investment Policy for Fiscal Year 2017-18 (provides for annual review and approval of the City's Investment Policy as required by California Government Code Section 53600 et seq., and Section VIII of the San Leandro Investment Policy)
- 8.H.**    [17-329](#)    Staff Report for the HOME Consortium Agreement Between the City of San Leandro and the County of Alameda for Federal Fiscal Years 2018-2020
- [17-330](#)    RESOLUTION to Authorize the Continued Participation of the City of San Leandro in the Alameda County HOME Consortium for HOME Funds and Authorizing Execution of the Necessary Documents to Maintain the Eligibility of the Consortium for HOME Program Funds in Accordance with the National Affordable Housing Act of 1990
- 8.I.**    [17-333](#)    Staff Report for a Resolution to Approve the City of San Leandro 2016 Housing Element Annual Progress Report
- [17-334](#)    RESOLUTION to Approve the 2016 San Leandro Housing Element Annual Progress Report and Authorizing the City Manager to Forward the Report to the California Department of Housing and Community Development and Governor's Office of Planning and Research (Approves the Report Required by California Government Code §65400 Related to the Status of and Progress in Implementing the Current San Leandro General Plan Housing Element Update)
- 8.J.**    [17-353](#)    Staff Report for Resolution Approving a Consultant Services Agreement for Third Party Plan Check Services Between the City of San Leandro and AHG Architectural Services for an amount not-to-exceed \$130,000
- [17-354](#)    RESOLUTION Authorizing the City Manager to Execute a Consultant Services Agreement with AHG Architectural Services for Third Party Plan Check Services (authorizes a 2-year \$130,000 agreement for third party plan check services for the Building Division to continue providing plan check services in a timely manner)
- 8.K.**    [17-356](#)    Staff Report for a Resolution to Approve Recommendations from the Human Services Commission for Community Assistance Program Grants for 2017-18
- [17-357](#)    RESOLUTION to Approve Recommendations from the Human Services Commission for 2017-18 Community Assistance Program (CAP) Grant Recipients
- 8.M.**    [17-296](#)    ORDINANCE Amending Title 1, Chapter 12 of the San Leandro Municipal Code Relating to "Citation - Violations" and Title 3, Chapter 2 of the San Leandro Municipal Code Relating to Weed Abatement



(Modifications are recommended to the City's Code Enforcement and Weed Abatement Ordinances in order to improve and streamline the enforcement process)

*Adopt Ordinance 2017-013*

- 8.N.**     [17-369](#)     MOTION Appointing Councilmember Cox as Representative and Councilmember Hernandez as Alternate to the Association of Bay Area Governments (ABAG), General Assembly

**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.**     [17-335](#)     Staff Report for an Ordinance Adding a Tenant Relocation Assistance Program to the City of San Leandro Municipal Code to Require the Payment of Tenant Relocation Assistance for Landlord-Caused Terminations of Tenancy and to Require Additional Notice Prior to Termination of Tenancy

[17-336](#)     ORDINANCE of the City of San Leandro Adding Chapter 4.37 "Tenant Relocation Assistance" to the San Leandro Municipal Code to Require the Payment of Tenant Relocation Assistance for Landlord-Caused Terminations of Tenancy and to Require Additional Notice Prior to Termination of Tenancy

*-PASS TO PRINT*

- 10.B.**     [17-340](#)     Staff Report for Resolution Authorizing the City Manager to Execute a Purchase and Sale Agreement with BAU Bay Area Urban Development, LLC., for Sale of Successor Agency-owned property at 2101 Marina Boulevard (APN 079A-0568-005-00)

[17-342](#)     RESOLUTION of the Successor Agency to the Redevelopment Agency of the City of San Leandro Authorizing the Executive Director to Execute a Purchase and Sale Agreement with BAU Bay Area Urban Development, LLC. for Sale of the Successor Agency-owned Property at 2101 Marina Boulevard (APN 079A-0568-005-00) at a Price of \$513,000

- 10.C.**     [17-344](#)     Staff Report for Resolution Authorizing the City Manager to Execute a Purchase and Sale Agreement with David Langon Construction, Inc. for Sale of Successor Agency-owned property at 1595 Washington Avenue (APN: 075-0005-011-01) and 268 Parrott Street (APN: 075-0005-012-00).

[17-345](#)     RESOLUTION of the Successor Agency to the Redevelopment Agency of the City of San Leandro Authorizing the Executive Director to Execute

a Purchase and Sale Agreement with David Langon Construction, Inc. for Sale of the Successor Agency-owned Property at 1595 Washington Avenue (APN: 075-0005-011-01) and 268 Parrott Street (APN: 075-0005-012-00) for a price of \$1,150,000.

**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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