



City of San Leandro

City Hall
835 East 14th Street
San Leandro, California

Meeting Agenda

City Council

Monday, December 16, 2024

7:00 PM

City Council Chambers

Access the meeting remotely by using this URL

<https://zoom.us/j/506831637>

PUBLIC MEETING GUIDELINES

San Leandro City Council meetings are conducted in person at the City Hall Council Chambers. Members of the public may attend City Council meetings in person. As a courtesy, and technology permitting, members of the public may continue to participate virtually by Zoom. However, the City does not guarantee that the public's access to teleconferencing or videoconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Should Zoom not be available, or become non-functioning, or should the City Council otherwise encounter technical difficulties that make Zoom unavailable, the City Council will proceed with business in person unless otherwise prohibited by law.

1. **CALL TO ORDER**
PLEDGE OF ALLEGIANCE
ROLL CALL

2. **ANNOUNCEMENTS**

3. **REPORT ON CLOSED SESSION ACTIONS TAKEN**

4. **RECOGNITIONS**

No items scheduled.

5. **CONSENT CALENDAR**

- 5.a. [24-540](#) Second Reading to Adopt an Ordinance for a Zoning Map Amendment to Rezone 13489 E 14th Street from SA-2 (South Area 2) to SA-2 (PD) (South Area 2, with a Planned Development Overlay) (APN: 077D-1405-001-01; Applicant; Shoonya, LLC. Property Owner: Shoonya, LLC, PLN22-0006)

Attachments: [A - Draft Ordinance No. 2024-016](#)

[Exh A - Zoning Map Amendment](#)

- 5.b. [24-575](#) Second Reading to Adopt an Ordinance Amending San Leandro Municipal Code Title 7 (Maps, Buildings, and Subdivisions) by Adding Article 16 (Earthquake Hazard Reduction in Existing Soft-Story Residential Buildings) to Chapter 7-5 (Building Code)

Attachments: [A - Draft Ordinance No. 2024-017](#)

- 5.c. [24-552](#) Adopt a Resolution to Approve and Authorize the City Manager to Execute a Consulting Services Agreement with W-Trans for the Preparation of a Parking and Transportation Demand Management (TDM) Study in an Amount Not-to-Exceed \$187,415

Attachments: [A - Draft Resolution \(CSA with W-Trans\)](#)

[B - Scope of Work and Cost Schedule](#)

- 5.d. [24-513](#) Adopt a Resolution to Authorize the City Manager to Negotiate and approve and Increase Individual Change Orders limits from 5% to 15% (from \$18,588 to \$55,765) and Cumulative Change Orders limits from 50% to 100% (from \$185,880 to \$371,764) of the Original Contract Amount for the Annual Sidewalk Repair Program 2023-2024, Project No. 2023.0060

Attachments: [STAFF REPORT](#)

[A - Draft Resolution \(Change Orders for Project No. 2023.0060\)](#)

- 5.e. [24-536](#) Adopt a Resolution to Approve and Authorize the City Manager to Execute a Consulting Services Agreement with Haley & Aldrich, Inc. in the amount of \$161,810 for Design Services in support of the Lake Chabot Road Storm Erosion Repairs, Project No. 2023.4020; to Authorize the City Manager to Negotiate and Approve Individual Contract Amendments up to 10% (or \$16,181) of the Original Contract Amount; and to Authorize the City Manager to Negotiate and Approve Contract Amendments up to a Cumulative Value of 20% (or \$32,362) of the Original Contract Amount

Attachments: [STAFF REPORT](#)

[A - Draft Resolution \(CSA with Haley & Aldrich Consulting\)](#)

[B - CSA Scope of Work](#)

[C - Compensation Schedule](#)

- 5.f. [24-522](#) Adopt a Resolution to Approve and Authorize the City Manager to Execute a Power Purchase Agreement with Ava Community Energy for Solar Power Generated on City Facilities

Attachments: [A - Draft Resolution \(Solar PPA Ava\)](#)

[B - Ava Power Purchase Agreement](#)

- 5.g. [24-553](#) Adopt a Resolution to Accept the Annual Report on Receipt and Use of Development Impact Fees and Approving Findings Regarding Unspent Impact Fees for the Year Ended June 30, 2024

Attachments: [A - Draft Resolution \(FY24 Development Impact Fee Report\)](#)

[B - FY24 Annual AB 1600 Development Impact Fee Report](#)

- 5.h. [24-578](#) Minutes from the December 2, 2024 City Council Meeting

Attachments: [DRAFT Minutes 12022024](#)

6. CITY MANAGER AND CITY ATTORNEY REPORTS AND COMMENTS**7. PUBLIC COMMENTS**

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. Public Comments are limited to 2 minutes per speaker, subject to adjustment by the Mayor. The Mayor, as the Chair of the meeting charged with its orderly administration and, together in partnership with the other City Council members, the timely completion of the meeting agenda, manages Public Comments. This includes but is not limited to moving immediately to the next speaker after a speaker has completed their comments within the allotted time, prohibiting speakers from yielding or granting their time to another person who is later in the queue to speak or who has already spoken, prohibiting speakers who have already spoken from speaking again regardless of whether it is during the public comment period or on an individual agenda item, and setting when and where in the agenda public comments shall be heard. Public Comments on matters not listed on this agenda will pause after 30 minutes and the remaining speakers will be heard after Item 15 (City Council Reports).

8. PUBLIC HEARINGS

Public Hearing Comments are limited to 2 minutes per speaker, subject to adjustment and management of comments by the Mayor.

8.a. [24-498](#)

Adopt a Resolution to Consider a Vesting Tentative Tract Map (VTTM 8643) for the Single-Family Element of the Shoreline Development Project, to Establish 148 Lots East of Monarch Bay Drive Between Marina Boulevard and Fairway Drive on Approximately 15.86-Acres of Land (Current Assessor's Parcel Numbers: APN 79A-590-7 and 79A-590-8; Monarch Bay for Sale Residential LLC (Applicant and Debtor-in-Possession); PLN23-0026)

Attachments: [A - Draft Resolution \(Approving VTTM 8643\)](#)

[A - Exh A - SFR VTTM 8643](#)

[B - Shoreline Development Project Entitlements Conditions of Approval - Reso. Presentation](#)

8.b. [24-555](#)

Adopt a Resolution to Consider of an Appeal of the Planning Commission's Approval of a Conditional Use Permit to build an 80-foot high Wireless Telecommunications Facility at 440 Peralta Avenue (APN: 075-0225-001-04. Zoning District: DA-2. Applicant: Tower Engineering Professionals. Property Owner: Donald R. and Jo A. Lee Trust; PLN23-0031)

Attachments: [A - Draft Resolution \(440 Peralta Ave PLN23-0031\)](#)

[Exh A - Project Statement](#)

[Exh B - Project Plans](#)

[B - Vicinity Map](#)

[C - Development Regulations Table](#)

[D - Photo Simulations](#)

[E - EME Report](#)

[F - Five-Year Plan](#)

[G - Alternative Sites Analysis](#)

[Presentation](#)

9. PRESENTATIONS

No items scheduled.

10. ACTION ITEMS

Public Comments are limited to 2 minutes per speaker per item, subject to adjustment and management of comments by the Mayor.

10.a. [24-571](#) Motion to Appoint Richard Brennan to the Senior Commission

10.b. [24-574](#) Adopt a Resolution to Declare the Results of the General Municipal Election Held on Tuesday, November 5, 2024

Attachments: [A - Draft Resolution Election Results](#)

[Exh A - Election Results](#)

10.c. [24-579](#) Adopt a Resolution Honoring Council Member Peter Ballew

10.d. Oath of Office for Incoming Councilmembers

11. 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.

12. CITY COUNCIL REPORTS, CALENDAR AND ANNOUNCEMENTS

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

13. ADJOURN

RESPECTFULLY SUBMITTED:

Kelly B. Clancy, CMC
City Clerk for the City of San Leandro

MEETING ACCESSIBILITY

Members of the public may attend the meeting in-person in the Council Chambers at San Leandro City Hall (835 E. 14th Street), or by visiting <https://zoom.us/j/506831637> online, or by phone 1-888-788-0099 Enter Webinar ID: 506 831 637

Public Comment may be made live during the meeting in-person, via zoom or through the

eComment feature at <https://sanleandro.legistar.com>. Please note that the eComment period will close at 11:59 pm the Sunday before the scheduled council meeting and be distributed to City Councilmembers prior to the start of the City Council meeting. Written public comment will not be read out loud at the City Council meeting.

In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the City Clerk 's Office at 510-577-3368 kclancy@sanleandro.org, as far in advance as possible, but no later than 72 hours prior to the meeting. Best efforts to fulfill the request will be made. Assistive listening devices are available from the City Clerk prior to the meeting for anyone with hearing difficulties; all devices must be returned to the City Clerk at the end of the meeting.

Translators and sign language interpreters are available if requested prior to the meeting. To request a translator, interpreter or any reasonable accommodation that may be necessary to participate in the meeting, please contact the City Clerk at 510-577-3368 or kclancy@sanleandro.org at least 72 hours prior to the meeting.

Hay traductores e intérpretes de lenguaje de señas disponibles si se solicitan antes de la reunión. Para solicitar un traductor, intérprete o cualquier adaptación razonable que pueda ser necesaria para participar en la reunión, por favor, contacte a la Secretaría Municipal al 510-577-3368 o kclancy@sanleandro.org al menos 48 horas antes de la reunión.