



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

Monday, July 17, 2017

7:00 PM

City Council Chambers

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. [17-381](#) RESOLUTION Appointing David Moragne as District 5 Member to the Arts Commission for a Term to Expire December 31, 2018

2.B. [17-429](#) Proclamation Declaring July 17, 2017 as Wen Ma Day in the City of San Leandro

2.C. [17-411](#) Recognition of the Employee of the Quarter, Anjana Mepani, Senior Project Specialist, Community Development Department.

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. [17-377](#) Request to Approve a Pilot Program to Operate a Small Unmanned Aircraft System (Drone) by Public Works Staff in Streets and Facilities Maintenance Operations

4.B. [17-410](#) Update on the San Leandro Greenhouse Gas Emissions Inventory 2015 and the San Leandro Climate Hazards Assessment

4.C. [17-321](#) Update on the East 14th Street Triangle and Utility Undergrounding Project (E. 14th St. from Thornton St. to 150th Ave.)

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. [17-394](#) Staff Report for a Resolution to Approve a Modification of a Planned Development and Site Plan Review to Permit Construction of a Seven-Story Mixed-Use Residential Building, Including 13,000 Square Feet of Office on the Ground Floor and 197 Units of Multi-Family Residences on the 3.13-Acre Southern Portion of the San Leandro Technology Campus (SLTC), 601 Parrott Street (To Thornton Avenue To The South). Assessor's Parcel Number 75-47-57-2; Westlake Development Partners, LLC (Applicant and Property Owner).

[17-395](#) RESOLUTION Approving a Planned Development and a Site Plan Review Permit subject to Conditions of Approval for a Mixed-Use Residential Development including 13,000 square feet of office on the ground floor and 197 units of multi-family residences on the 3.13 acre southern portion of the San Leandro Tech Campus (SLTC) Project Site, 601 Parrott Street; Alameda County Assessor's Parcel Number 75-47-57-2 (PLN16-0067)

5.B. [17-243](#) Staff Report for Resolutions Regarding the Matter of Imposing Liens for Non-payment of Delinquent 2017 Business License Tax, Solid Waste Service Charges, Certified Unified Program Agency fees, Code Compliance Administrative Penalties and Charges, and Sidewalk Repairs.

[17-244](#) RESOLUTION Imposing Liens for Non-Payment of Delinquent 2017 Business License Tax, Solid Waste Service Charges, Certified Unified Program Agency (CUPA) Fees, Code Compliance Administrative Penalties and Charges, and Sidewalk Repairs

[17-245](#) RESOLUTION Overruling Protests (2017 Business License Tax, Solid Waste Service Charges, Certified Unified Program Agency Fees, Code Compliance Administrative Penalties and Charges, and Sidewalk Repairs)

5.C. [17-286](#) Staff Report for a Resolution Accepting the Engineer's Report for Fiscal Year 2017-18 for the Heron Bay Maintenance Assessment District, Assessment District No. 96-3 and Ordering the Levy and Collection of Assessments within the Heron Bay Maintenance Assessment District; Assessment District No. 96-3 for Fiscal Year 2017-18

[17-287](#) RESOLUTION Accepting the Engineer's Report for Fiscal Year 2017-18 for the Heron Bay Maintenance Assessment District, Assessment District No. 96-3 (Provides funding for the on-going maintenance of certain public facilities constructed as part of the Heron Bay Development)

[17-288](#) RESOLUTION Ordering the Levy and Collection of Assessments Within the Heron Bay Maintenance Assessment District; Assessment District No. 96-3 for Fiscal Year 2017-18 (Provides funding for the on-going maintenance of certain public facilities constructed as part of the Heron Bay Development)

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. [17-426](#) Minutes of the July 3, 2017 Regular Meeting

8.B. [17-389](#) Highlights of the Facilities and Transportation Committee Meeting of June 7, 2017

8.C. [17-427](#) Highlights of the Rules Committee Meeting of June 26, 2017

8.D. [17-422](#) Staff Report for a Resolution Approving a Consulting Services Agreement with Strategic Products and Services, LLC for Cisco Telephony System Upgrade for an Amount Not to Exceed \$295,853.61, and City Council Approval to Appropriate \$295,853.61 from the Information Technology Fund Balance to the 2017-18 Operating Expenditure

[17-423](#) RESOLUTION Approving a Consulting Services Agreement with Strategic Products and Services, LLC to Upgrade the Cisco Telephony System for an Amount Not to Exceed of \$295,835.61, and City Council Approval to Appropriate \$295,835.61 from the Information Technology

Fund Balance to the 2017-18 Operating Expenditure

- 8.E.** [17-360](#) Staff Report for a Resolution Accepting the Work for the Curb Ramp Upgrades (2015-16) Project, Project No. 2016.0071
- [17-361](#) RESOLUTION Accepting the Work for Curb Ramp Upgrades (2015-16) Project, Project No. 2016.0071 (provides for acceptance of work performed by Rosas Brothers Construction, filing the Notice of Completion, release of the performance and payment bonds, and release of the maintenance bond upon completion of the one-year maintenance period)
- 8.F.** [17-366](#) Staff Report for Resolution Approving a Non-Professional Services Agreement with Priority 1 Public Safety Equipment and a Sole Source Procurement to Match Equipment in Use on Existing Police Vehicles and to Provide Vehicle Maintenance Management and Service for the Duration of this Program.
- [17-367](#) RESOLUTION Authorizing the City Manager to Enter into a Sole Source Procurement to Match Existing Equipment and Servicing of the Police Department's Fleet and a Non-Professional Services Agreement for a Not to Exceed Amount for Fiscal Year 2017-18 of \$243,600 and for 2018-19 of \$243,600 with Priority 1 Public Safety Equipment Installation Incorporated for Maintaining, Servicing, and Outfitting all Police Fleet Vehicles.
- 8.G.** [17-384](#) Staff Report for a Resolution Adding Title 5, Chapter 5 to the Administrative Code to Identify Sunset Provisions for Incomplete and Inactive Applications.
- [17-385](#) RESOLUTION to Add Title 5, Chapter 5 to the San Leandro Administrative Code, Establishing Sunset Provisions for Incomplete and Inactive Planning Applications
- 8.H** [17-392](#) Staff Report for the 3rd Quarter Financial Report as of March 31, 2017 (Information Only)
- 8.I.** [17-406](#) Staff Report to Approve Amendment No.1 to the FY 2010-2011 U.S. Department of Housing and Urban Development (HUD) Annual Action Plan to Re-allocate \$100,000 in CDBG Funds Originally Intended for a Proposed Childcare Center by BRIDGE Housing (\$10,000 for renovations to the Luella Fuller Home and \$90,000 for Continued Implementation of the City's ADA Transition Plan) and Authorizing the City Manager to Execute a Forgivable CDBG Loan Agreement and Related Documents Not to Exceed \$10,000 with the Housing Consortium of the East Bay for Renovations to Luella Fuller Home.
- [17-407](#) RESOLUTION Approving Amendment No.1 to the FY 2010-2011 U.S. Department of Housing and Urban Development (HUD) Annual Action Plan to Re-allocate \$100,000 in CDBG Funds Originally Intended for a Proposed Childcare Center by BRIDGE Housing (\$10,000 for

renovations to the Luella Fuller Home and \$90,000 for Continued Implementation of the City's ADA Transition Plan); Authorizing the City Manager to Execute All Documents Related to the Submission of the Amended Plan to the HUD; and Authorize the City Manager to Execute a Forgivable CDBG Loan Agreement and Related Documents Not to Exceed \$10,000 with the Housing Consortium of the East Bay for Renovations to Luella Fuller Home.

- 8.J.** [17-402](#) Staff Report for a Resolution to Approve Community Development Block Grant (CDBG) Agreements for FY 2017-2018 Between the City of San Leandro and CDBG Sub-recipients for Public Services Grants to the Child Abuse Listening, Interviewing, and Coordination Center (CALICO) for \$20,537; Davis Street Family Resource Center (Davis Street) for \$36,197; Service Opportunities for Seniors, Inc. (SOS/Meals on Wheels) for \$42,203; and Eden Council for Hope and Opportunity Housing (ECHO Housing) for \$10,000 (approves 4 agreements totaling \$108,937)

[17-403](#) RESOLUTION to Approve Community Development Block Grant (CDBG) Agreements for FY 2017-2018 Between the City of San Leandro and CDBG Sub-recipients for Public Services Grants to the Child Abuse Listening, Interviewing, and Coordination Center (CALICO) for \$20,537; Davis Street Family Resource Center (Davis Street) for \$36,197; Service Opportunities for Seniors, Inc. (SOS/Meals on Wheels) for \$42,203; and Eden Council for Hope and Opportunity Housing (ECHO Housing) for \$10,000 (approves 4 agreements totaling \$108,937)

- 8.K.** [17-375](#) Staff Report for a Resolution to Award a Construction Contract to W. Bradley Electric, Inc. for the Bancroft-Sybil Intersection Improvements Project, Project No. 2014.0440, in the Amount of \$404,267; Authorization for the City Manager to Negotiate and Approve Individual Change Orders Up to 5% of the Original Contract Amount; Authorization for the City Manager to Negotiate and Approve Cumulative Change Orders up to 15% of the Original Contract Amount; and to Appropriate \$60,000 from the Development Fees for Street Improvements (DFSI) Fund Balance

[17-376](#) RESOLUTION to Award a Construction Contract to W. Bradley Electric, Inc. for the Bancroft-Sybil Intersection Improvements Project, Project No. 2014.0440, in the Amount of \$404,267; Authorization for the City Manager to Negotiate and Approve Individual Change Orders up to 5% of the Original Contract Amount (\$20,213); Authorization for the City Manager to Negotiate and Approve Cumulative Change Orders up to 15% of the Original Contract Amount (\$60,640); and to Appropriate \$60,000 from the Development Fee for Street Improvements (DFSI) Fund Balance

- 8.L.** [17-396](#) Staff Report for a Resolution to Award a \$3,048,462 Construction Contract to DeSilva Gates Construction, L.P. for the Annual Overlay /

Rehabilitation 2016-17 Project Phase 1, Project No. 2017.0050; Authorization for the City Manager to Negotiate and Approve Individual Change Orders Up to 5% of the Original Contract Amount; and Authorization for the City Manager to Negotiate and Approve Cumulative Change Orders Up to 15% of the Original Contract Amount

[17-397](#)

RESOLUTION to Award a \$3,048,462 Construction Contract to DeSilva Gates Construction, L.P. for the Annual Overlay / Rehabilitation 2016-17 Project Phase 1, Project No. 2017.0050; Authorization for the City Manager to Negotiate and Approve Individual Change Orders Up to 5% (\$152,423) of the Original Contract Amount; and Authorization for the City Manager to Negotiate and Approve Cumulative Change Orders up to 15% (\$457,269) of the Original Contract Amount

8.M. [17-398](#)

Staff Report for a Resolution to Authorize the City Manager to Approve a Consulting Services Agreement with NCE for the Design of the Annual Street Overlay/Rehabilitation 2017-18 Project, Project No. 2017.0050 for an Amount Not to Exceed \$700,000; Authorization for Individual Change Orders Up to 10% (\$70,000); and Cumulative Change Orders Up to 25% (\$175,000)

[17-399](#)

RESOLUTION to Authorize the City Manager to Approve a Consulting Services Agreement with NCE for the Design of the Annual Street Overlay/Rehabilitation 2017-18 Project, Project No 2017.0050 for an Amount Not to Exceed \$700,000; Authorization for Individual Change Orders Up to 10% (\$70,000); and Cumulative Change Orders Up to 25% (\$175,000) (provides for City Manager's authorization to enter into a CSA with NSE to prepare the surveys and designs for the Annual Street Overlay/Rehabilitation 2017-18 Project)

8.N. [17-404](#)

Staff Report for a Resolution to Approve a Non-Professional Services Agreement for Citywide Re-Striping between the City of San Leandro and Chrisp Company for an Amount Not-to-Exceed \$56,000.

[17-405](#)

RESOLUTION Authorizing the City Manager to Execute a Non-Professional Services Agreement with Chrisp Company for Citywide Re-Striping Project for a Not-to-Exceed Amount of \$56,000

8.O. [17-412](#)

Staff Report for a Resolution Approving a Consulting Services Agreement with Magellan Advisors for a Fiber Optics Master Plan (in an amount not to exceed \$60,000)

[17-413](#)

RESOLUTION Approving an Agreement Between the City of San Leandro and Magellan Advisors for a Fiber Optics Master Plan for a not to exceed amount of \$60,000.00 from the 2017-18 operating budget

8.P. [17-420](#)

Staff Report for a Resolution for City Council to Authorize the City Manager to Execute a Consulting Services Agreement with Dixon Resources Unlimited in the amount of \$130,000 for Oversight of the Downtown San Leandro Parking System and Guided Implementation of the City's New Downtown Parking Management Plan, and to Approve

Appropriation of \$600,000 from the Successor Agency to the City of San Leandro Redevelopment Agency's 2008 Bond Funds to the City of San Leandro Parking Fund's 2017-18 Operating Expenditure

[17-421](#)

RESOLUTION Authorizing the City Manager to Execute a Consulting Services Agreement with Dixon Resources Unlimited in the amount of \$130,000 for Oversight of the Downtown San Leandro Parking System and Guided Implementation of the City's New Parking Management Plan, and to Approve Appropriation of \$600,000 from the Successor Agency to the City of San Leandro Redevelopment Agency's 2008 Bond Funds to the City of San Leandro Parking Fund's 2017-18 Operating Expenditure

8.Q.

[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.

Adopt Ordinance 2017-014

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.

[16-557](#)

Staff Report for a Resolution Approving the San Leandro Downtown Parking Management Plan and Recommendations for Short-term Parking Action Plan

[16-558](#)

RESOLUTION Approving San Leandro Downtown Parking Management Plan with Staff's Recommended Short-term Parking Action Plans

10.B.

[17-428](#)

City Council Review of the Davis Street Wellness Center Dispensary Permit

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/>.

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.