

IN THE CITY COUNCIL OF THE CITY OF SAN LEANDRO

**RESOLUTION NO. 2023-**

**RESOLUTION OF THE CITY OF SAN LEANDRO CITY COUNCIL AUTHORIZING THE CITY MANAGER TO SUBMIT GRANT APPLICATIONS FOR 1) THE BAY FAIR TOD SUB-AREA 1 PRECISE PLAN IN THE AMOUNT OF \$1,200,000 AND 2) THE BAY FAIR TOD SPECIFIC PLAN AMENDMENTS IN THE AMOUNT OF \$600,000 IN RESPONSE TO THE METROPOLITAN TRANSPORTATION COMMISSION'S (MTC'S) PRIORITY DEVELOPMENT AREA (PDA) GRANT CALL FOR PROJECTS AND, IF FUNDING IS AWARDED, EXECUTE DOCUMENTS TO ACCEPT FUNDS, AND COMMIT IN-KIND CONTRIBUTIONS OF STAFF TIME**

**WHEREAS**, in May 2014, the Metropolitan Transportation Commission (“MTC”) awarded the City of San Leandro (the “City”) an MTC Priority Development Area (“PDA”) Planning Grant (“PDA Grant”) in the amount of \$440,000 to prepare the Bay Fair Transit-Oriented Development (“TOD”) Specific Plan (“Specific Plan”); and

**WHEREAS**, the PDA Program is a voluntary partnership between local governments, MTC and the Association of Bay Area Governments (ABAG) to nominate areas served by transit that can accommodate future housing, jobs, and community amenities and provide a dedicated share of regional funding for local planning and capital improvements in PDAs; and

**WHEREAS**, on February 20, 2018, the City Council adopted the Specific Plan after a broad-based community engagement effort to establish a vision and development framework for the area’s future as a mixed-use TOD; and

**WHEREAS**, in 2018, the City of San Leandro established the BayFair TOD PDA; and

**WHEREAS**, the Bay Fair TOD Specific Plan Area (“Specific Plan Area”) encompasses 154 acres generally bound by East 14 Street to the northeast, Hesperian Boulevard to the west, and the border between the City and unincorporated Alameda County to the south and southwest; and

**WHEREAS**, the Specific Plan implements the City’s General Plan, which identifies the Specific Plan Area as one of the City’s most significant areas of potential change, and envisions the area as a dynamic, walkable, transit-oriented area with a mix of uses; and

**WHEREAS**, in 2020, the City Council adopted Specific Plan amendments, and in 2021, Adopted Zoning Code Chapter 2.10, Bay Fair Transit-Oriented Development (B-TOD) District, to implement the Specific Plan and identify the standards for development within the Specific Plan Area; and

**WHEREAS**, the Specific Plan and Zoning Code enable the development of a mixed-use urban village that supports housing, retail, office, entertainment, and civic uses with safe pedestrian and bicycle connections to public transit, services and employers; and

**WHEREAS**, the State, regional, and local policy frameworks have evolved significantly since the Specific Plan and B-TOD Zoning were adopted and key sites in the Specific Plan Area have changed ownership; and

**WHEREAS**, staff recommends undertaking additional planning efforts through coordination with key stakeholders and additional community engagement to advance the vision for the Bay Fair TOD; and

**WHEREAS**, in December 2022, the Metropolitan Transportation Commission (MTC) announced a Call for Projects for Priority Development Area (PDA) Planning Grants, and informed local jurisdictions of a February 23, 2022 deadline for submittals of Applications, as well as grant requirements including compliance with the Transit Oriented Communities Policy; and

**WHEREAS**, on February 23, 2023, staff submitted applications for two PDA Planning Grants to fund 1) the Bay Fair TOD Sub-Area 1 Precise Plan in the amount of \$1,200,000 and 2) the Bay Fair TOD Specific Plan Amendments in the amount of \$600,000; and

**WHEREAS**, the grant activities would advance General Plan Policy LU-8.10, which calls for transforming the area around the Bay Fair BART station into a dynamic new transit-oriented development area; and

**WHEREAS**, the grant activities would implement numerous policies and programs from the City's certified 2023-2031 Housing Element, including Action 8.1, which calls for continuing to implement the Bay Fair TOD Specific Plan and commits the City to working closely with BART to find funds and resources to facilitate pre-development work; and

**WHEREAS**, a City Council Resolution authorizing the PDA Grant applications is required by April 15, 2023 to be eligible for grant funds.

**NOW, THEREFORE**, the City of San Leandro City Council does **RESOLVE** as follows:

1. The City Manager or her designee is hereby authorized to submit grant applications for 1) the Bay Fair TOD Sub-Area 1 Precise Plan in the amount of \$1,200,000 and 2) the Bay Fair TOD Specific Plan Amendments in the amount of \$600,000 in response to the Metropolitan Transportation Commission's (MTC's) Call for Projects for PDA Planning Grants;

2. The City Manager is hereby authorized to commit an in-kind contribution of staff time to support grant activities; and

3. The City Manager, or her designee, is authorized to execute future Agreements with MTC for the acceptance of awarded PDA Grant funds, contingent upon the City Attorney's approval of the documents as to form.

Introduced by \_\_\_\_\_ and passed and adopted this 3<sup>rd</sup> day of April 2023, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST: \_\_\_\_\_  
Kelly B. Clancy, City Clerk