



# 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*

*Victor Aguilar, Jr., District 3*

*Benny Lee, District 4*

*Corina N. Lopez, District 5*

*Pete Ballew, District 6*

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Monday, October 21, 2019

7:00 PM

City Council Chambers

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**1. CALL TO ORDER**

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

**1.B. ROLL CALL**

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

**1.C. ANNOUNCEMENTS**

**2. RECOGNITIONS**

- 2.A.** [19-557](#) Recognition of the Employee of the Quarter, Teresa Meyer, Administrative Specialist II, City Manager's Office

**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.** [19-544](#) Presentation on Bay Fair Transit Oriented Development Zoning Code Amendment Process

**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.**     [19-538](#)     Staff Report for a Proposed Zoning Amendment, Planned Development, Site Plan Review, and Tentative Map 8422; Rezone from CC Commercial Community and RS Residential Single-Family to CC(PD) and RS(PD) Planned Development Overlay District to construct a 20-unit, three-story townhome condominium development on a 0.97 acre site at 311 MacArthur Boulevard (PLN17-0034); Alameda County Assessor's Parcel Numbers 76-311-30-1, 76-311-1-3, 76-311-3, 76-311-4, 76-311-5; David Langon (applicant); 311 MacArthur Boulevard LLC (property owner).
- [19-540](#)     RESOLUTION of the City of San Leandro City Council Approving a Planned Development and Site Plan Review for 311 MacArthur Boulevard (PLN17-0034)
- [19-543](#)     RESOLUTION of the City of San Leandro City Council, approving a Tentative Tract Map for Condominium Purposes for a 20-unit townhome development on a site comprised of five parcels on 0.97 acres located at 311 MacArthur Boulevard (PLN17-0034).
- [19-539](#)     ORDINANCE of the City of San Leandro City Council to Approve a Zoning Amendment and Planned Development of 311 MacArthur Boulevard, the subject property, from CC Commercial Community and RS Residential Single-Family to CC(PD) Commercial Community and RS(PD) Residential Single-Family, Planned Development Overlay District. Alameda County Assessor's Parcel Numbers 76-311-30-1, 76-311-1-1, 76-311-3, 76-311-4, 76-311-5 (PLN17-0034)
- PASS TO PRINT*
- 5.B.**     [19-521](#)     Staff Report for a City of San Leandro City Council Resolution and Ordinances Adopting State-Mandated California Building Standards Codes and Related Local Amendments
- [19-522](#)     RESOLUTION of the City of San Leandro City Council Finding and Determining the Need for Amendments to Provisions in the State-Mandated California Building Standards Code to be Adopted by Reference in the San Leandro Municipal Code (makes the findings that modifications to the California Building Standards Code are reasonably necessary because of local climatic, geologic, or topographical conditions, in accordance with California Health and Safety Code Section 17958.7)
- [19-576](#)     ORDINANCE of the City of San Leandro City Council to Repeal and Adopt the California Building Standards Code.
- PASS TO PRINT*
- [19-553](#)     ORDINANCE of the City of San Leandro City Council to Adopt and Amend the California Fire Code
- PASS TO PRINT*

**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.** [19-567](#) Minutes of the City Council Meeting of October 7, 2019
- 8.B.** [19-501](#) Minutes of the Facilities and Transportation Committee Meeting of September 4, 2019
- 8.C.** [19-528](#) Staff Report for a City of San Leandro City Council Resolution to Approve a First Amendment to the Consulting Services Agreement with Keyser Marston Associates, Inc. for Shoreline Development Agreement and Ground Lease Negotiation Services
- [19-529](#) RESOLUTION of the City of San Leandro City Council to Approve a First Amendment to the Consulting Services Agreement with Keyser Marston Associates, Inc. for Shoreline Development Agreement and Ground Lease Negotiation Services (to increase contract by \$45,000 for a total amount of \$90,000)
- 8.D.** [19-504](#) Staff Report for a City of San Leandro City Council Resolution to Approve a Revocable License Agreement with PCC Structural, Inc. to Allow the Private Installation and Operation of a Lighted Crosswalk Warning System on Hester Street
- [19-505](#) RESOLUTION of the City of San Leandro City Council to Approve a Revocable License Agreement with PCC Structural, Inc., to Allow the Private Installation and Operation of a Lighted Crosswalk Warning System on Hester Street
- 8.E.** [19-441](#) Staff Report for a City of San Leandro City Council Resolution to Accept the Work of Demolition Services and Grading, Incorporated for the Farrelly Pool Replacement - Demolition Phase, Project 2018.3420

[19-442](#) RESOLUTION of the City of San Leandro City Council to Accept the Work of Demolition Services and Grading, Incorporated for the Farrelly Pool Replacement - Demolition Phase, Project No. 2018.3420 (Provides for the demolition and removal of the existing pool facility in preparation for construction of a new pool facility)

8.F. [19-512](#) Staff Report for a City of San Leandro City Council Resolution to Authorize the City Manager to Execute a Non-Professional Services Agreement with Garland/DBS, Inc. for Roof Repair and Replacement at City Facilities in the Amount of \$786,560 and to Negotiate and Approve Cumulative Change Orders up to \$78,656 or 10% of the Original Contract Amount and Appropriate from the Water Pollution Control Plant Fund Balance \$67,197 to Supplement Funding Needed for the Roof Repair

[19-511](#) RESOLUTION of the City of San Leandro City Council to Authorize the City Manager to Execute a Non-Professional Services Agreement with Garland/DBS, Inc. for Roof Repair and Replacement at City Facilities in the Amount of \$786,560 and to Negotiate and Approve Cumulative Change Orders up to \$78,656 or 10% of the Original Contract Amount and Appropriate from the Water Pollution Control Plant Fund Balance \$67,197 to Supplement Funding Needed for the Roof Repair

8.G. [19-532](#) Staff Report for a City of San Leandro City Council Resolution to Approve Annual Renewals for Fiscal Years 2019-2020 and 2020-2021 with Accela, Inc. for Citizen Access and Platform Automation Systems for the Permitting System for the Combined Amount of \$173,211.74.

[19-533](#) RESOLUTION of the City of San Leandro City Council to Approve Annual Renewals for Fiscal Years 2019-2020 and 2020-2021 with Accela, Inc. for Citizen Access and Platform Automation Systems for Permitting Services for the Combined Amount of \$173,211.74 (Approves One Annual Renewal of \$86,605.87 in Fiscal Year 2019-2020 and One Annual Renewal of \$86,605.87 plus up to a 10% increase or \$8,660 in Fiscal Year 2020-2021).

8.H. [19-503](#) ORDINANCE of the City of San Leandro City Council to Amend Title 5, Chapter 5-2, Sections 5-2-100, 5-2-200, 5-2-215, 5-2-225, and 5-2-230 of the San Leandro Municipal Code Relating to Street Trees

*-ADOPT ORDINANCE NO. 2019-015*

## 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.**    [19-566](#)        Staff Report for a City of San Leandro City Council Resolution to Rename Grover Cleveland Park on O'Donnell Avenue to Mayor Tony B. Santos Park, in Accordance with Title 1 Chapter 10 of the City of San Leandro Administrative Code

[19-570](#)        RESOLUTION of the City of San Leandro City Council to Rename Grover Cleveland Park to Mayor Tony B. Santos Park, in Accordance with Title 1 Chapter 10 of the City of San Leandro Administrative Code

**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.*