



# 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  
Ursula Reed, District 2  
Lee Thomas, District 3  
Benny Lee, District 4  
Corina N. Lopez, District 5  
Jim Prola, District 6*

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Monday, April 20, 2015

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 Cox, Lee, Lopez, Prola, Reed, Thomas; Mayor Cutter*

**1.C. ANNOUNCEMENTS**

**2. RECOGNITIONS**

- 2.A.** [15-221](#) Proclamation Declaring April 2015 as Fair Housing Month
- 2.B.** [15-236](#) Proclamation Declaring April 27 to May 3, 2015 as Solar Week
- 2.C.** [15-242](#) Proclamation Declaring April 24, 2015 as Arbor Day
- 2.D.** [15-237](#) MOTION Approving Resolution Commending Scott Rennie for His Years of Service on the Planning Commission
- 2.E.** [15-227](#) RESOLUTION Appointing David Anderson as District 1 Member to Senior Commission for Term Ending December 31, 2018

**3. PRESENTATIONS**

- 3.A.** [15-203](#) Staff Report for Overview and Discussion of the City of San Leandro's Rent Review Program

#### 4. 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.*

- 4.A. [15-215](#) Staff Report for APL15-0001; Appeal of two conditions of approval in an approved Site Plan Review, PLN2014-00028, granted by the Board of Zoning Adjustments (BZA) on February 5, 2015 to construct a new 161,200 square foot warehouse building on the western portion of 1717 Doolittle Drive. One condition requires payment of \$329,487 for Development Fees for Street Improvements and the other requires payment of \$264,880 for Undergrounding Utilities Conversion Fees. [A BZA approval is final, but it can be appealed to the City Council. In this case, Appellant appeals the imposition and amount of the two conditions that require payment of the fees cited above. The City Council must conduct a public hearing, after which it must consider granting the appeal to impose and/or modify the fee amount(s) or it may deny the appeal and affirm the approval of the BZA to require payment of the fees prior to the issuance of building permits. The property is zoned IG Industrial General District. Alameda County Assessor's Parcel Number 79A-541-10; A. Comstock, Comstock Realty Partners, Inc. (Appellant).]

[15-220](#) RESOLUTION to Deny an Appeal, APL15-0001, by Comstock Realty Partners, Inc. (Appellant appeals the Board of Zoning Adjustments Site Plan Review Approval Imposing Fees for Development Fee for Street Improvements and Underground Utilities Conversion Fee, PLN2014-00028)

- 4.B. [15-202](#) Staff Report for the Approval of the City of San Leandro U.S. Department of Housing and Urban Development (HUD) FY 2015-2019 Five-Year Consolidated Plan and FY 2015-2016 Annual Action Plan

[15-208](#) RESOLUTION Approving the City of San Leandro U.S. Department of Housing and Urban Development (HUD) Final FY 2015-2019 Five-Year Consolidated Plan and Final FY 2015-2016 Annual Action Plan (authorizes the execution of all related documents by the City Manager and submission of the Plans to HUD)

#### 5. 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.*

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

- 6.A. [15-247](#) City Manager Update on Medical Marijuana Dispensary Selection Process

## 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. [15-228](#) Minutes of the Special Meeting and Closed Session of April 6, 2015
- 8.B. [15-229](#) Minutes of the Meeting of April 6, 2015
- 8.C. [15-170](#) Staff Report for a Resolution of Project Compliance for Regional Measure 2 (RM 2) Implementing Agency for the Downtown San Leandro BART Pedestrian and Bicycle Access Project
- [15-171](#) RESOLUTION Declaring Project Compliance as the Regional Measure 2 (RM 2) Implementing Agency for the Downtown San Leandro BART Pedestrian and Bicycle Access Project
- 8.D. [15-194](#) Staff Report for a Resolution Awarding a Construction Contract to All Phase Excavation & Construction, Inc. for the Fiber Loop City Hall to Main Library Project, Project No. 2013.0270 and Appropriation of \$30,000.00 from the General Fund Economic Uncertainty Reserves
- [15-195](#) RESOLUTION Awarding a Construction Contract to All Phase Excavation & Construction, Inc. for the Fiber Loop City Hall to Main Library Project, Project No. 2013.0270 and Appropriating \$30,000.00 from the General Fund (awards a contract to the lowest responsible bidder in the amount of \$62,990.00 for the installation of a separate fiber optic communication line between City Hall and the Main Library and appropriates \$30,000.00 from the General Fund Economic Uncertainty Reserves for the project)

- 8.E.**     [15-175](#)     Staff Report for a Resolution to Award a Construction Contract to Con-Quest Contractors, Inc. for the Sanitary Sewer Line Replacement/Repair 2012-13 Project, Project No. 2013.0120, and Appropriating \$279,512.00 for the Project from the Water Pollution Control Enterprise Fund
- [15-176](#)     RESOLUTION Awarding a Construction Contract to Con-Quest Contractors, Inc. for the Sanitary Sewer Line Replacement/Repair 2012-13 Project, Project No. 2013.0120, and Appropriating \$279,512.00 from the Water Pollution Control Enterprise Fund for the Project (awards a contract to the lowest responsible bidder in the amount of \$1,114,310.00 for the repair or replacement of sewer and storm facilities using Water Pollution Control Enterprise Funds and Measure B Funds and provides for the allocation of \$279,512.00 of Water Pollution Control Enterprise Funds for the subject project)
- 8.F.**     [15-209](#)     Staff Report for Motion Accepting the Funding Recommendations as Formulated by the Human Services Commission for the Community Assistance Program (CAP) Grant FY 2015-17 Contingent on City Council Approval and Adoption of the 2015-16 and 2016-17 Proposed Biennial Budget
- [15-210](#)     MOTION Accepting the Funding Recommendations Formulated by the Human Services Commission Approving the FY 2015-17 Community Assistance Program (CAP) Grant Allocations Contingent on City Council Approval and Adoption of the 2015-16 and 2016-17 Proposed Biennial Budget on June 1, 2015
- Building Futures for Women and Children – \$10,000
  - Davis Street Family Resource Center/Family Support Services – \$4,500
  - Eden I&R/211 – \$15,000 (for a total of \$25,000)
  - Family Emergency Shelter Coalition (FESCO) – \$15,000
  - Family Service Counseling Center – \$20,500
  - Family Violence Law Center – \$15,000
  - Girls Inc. – \$25,000
  - La Clinica de la Raza, Inc. – \$15,000
  - Ruby's Place – \$15,000
  - Safe Alternative to Violent Environments (SAVE) – \$15,000
- 8.G.**     [15-211](#)     Staff Report for the Resolution to Approve the City Manager's Appointment of the City Clerk
- [15-212](#)     RESOLUTION Approving the City Manager's Appointment of Tamika Thomas as the City Clerk

## **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.** [15-216](#) Staff Report for Resolution Authorizing Appropriation of \$400,000 to the Community Assistance Budget to Support Social Services from the 2014-15 General Fund Economic Uncertainty Reserve

[15-217](#) RESOLUTION Appropriating \$400,000 to the 2014-15 Recreation and Human Services Budget to Support Social Services from the 2014-15 General Fund Economic Uncertainty Reserve: \$100,000 for Homeless Task Force (Warming Center Continuation); \$75,000 for Social Service Needs Assessment; \$60,000 for Homeless Task Force (Basic Needs); \$50,000 for Homeless Task Force (Shelter Support); \$50,000 for Contingency; \$40,000 for San Leandro Unified School District Wellness Center Permit; and \$25,000 for Domestic Violence Prevention Coalition

- 10.B.** [15-197](#) Staff Report for a Resolution Approving \$250,000 to Fund Economic Development and Arts Initiatives to Enhance the Business Climate in the Fiscal Year 2014-15 Budget

[15-214](#) RESOLUTION Authorizing the City Manager to Expend Funds for Economic Development and Arts Initiatives and to appropriate \$250,000 from General Fund Reserves and Transfer the Funds to the Following Accounts: \$20,000 for the General Plan Economic Development Element to 010-41-001 (Community Development, Planning); \$100,000 for Implementation of the Community Workforce Agreement to 010-14-012 (City Manager's Contingency Fund); \$50,000 for an Arts Master Plan to 010-61-013 (Recreation & Human Services, Community Promotion); \$60,000 for Utility Box Art Wraps and Decorative Street Banners to 010-41-003 (Community Development, Business Development); and, \$20,000 for LINKS Enhanced Service Start Up Costs to 170-36-127 (LINKS)

- 10.C.** [15-230](#) Presentation on Fiscal Year 2015-2017 Budget Development - Follow-Up on General Fund and All Other Funds

**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.*