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Staff Report for a City of San Leandro City Council Resolution to Accept Public Improvements Associated with a Private Development at 2756 Alvarado Street

SUMMARY AND RECOMMENDATIONS

Staff has prepared a resolution to accept the public improvements completed associated with a private development at 2756 Alvarado Street. These public improvements include:

- Traffic Signal Modifications
- Storm Drain Inlets
- Curb Ramps

Staff recommends accepting the public improvement work by the developer IPT Alvarado Commerce Center LP (Property Owner) and authorizing the City Manager to release the performance and payment bonds, and upon completion to the satisfaction of the City Engineer of the one-year maintenance period, to release the Maintenance Bond for the subject project.

BACKGROUND

The City issued approvals and permits for a private development at 2756 Alvarado Street consisting of the demolition of three existing connected buildings and subsequent redevelopment of the 6.9-acre site with a new 159,450 square foot building and entered into a public improvement agreement with the Property Owner for public improvements that include:

- Upgrading the left turn phasing of an existing traffic signal from protective to protective-permissive at the intersection of Aladdin Avenue and Alvarado Street;
- Connecting the traffic signal to the City’s fiber optic communication line;
- Reconstructing sidewalks and curb ramps;

- Constructing new and relocating existing storm drain inlets; and
- Relocating a joint utility pole.

Analysis

The work described in the public improvement agreement is complete. The work was inspected and found in compliance with the contract documents and City standards.

A maintenance bond to guarantee the repair of defects for a period of one year was received, and the bonds guaranteeing performance and payment for the work can be released.

Current Agency Policies

- Maintain and enhance San Leandro's infrastructure
- Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation

Previous Actions

- On March 1, 2018, the Board of Zoning Adjustments (BZA) approved a Site Plan Review subject to Conditions of Approval, for PLN17-0020.
- On May 7, 2018, the City Council heard an appeal from the applicant that sought to overturn the BZA decision and staff's recommendation with respect to the Conditional Use Permit requirement contained in the approval.
- On June 18, 2018, by Resolution No. 2018-065, the City Council approved APL 18-0002, the applicant's appeal of the Conditional Use Permit requirement, thus allowing Warehouse-Wholesale/Retail Distribution Facilities as a Permitted Use after a 12-month period has elapsed from the City's issuance of a Certificate of Occupancy.
- On July 1, 2019, by Resolution No. 2019-115, the City Council authorized execution of a public improvement agreement for improvements associated with 2756 Alvarado Street.

Applicable General Plan Policies

Policy T-1.2; Keeping Pace with Growth: Improve transportation infrastructure at a rate that keeps pace with growth.

Policy LU-10.; Off-site Impacts. Consider potential for impacts on adjacent uses, including the potential for land use conflicts and increased parking demand and truck traffic.

Permits and/or Variances Granted

Work onsite was constructed under building permits and a grading permit. Work in the public right of way was constructed under an encroachment permit.

Board/Commission Review and Actions

- On March 1, 2018, the Board of Zoning Adjustments (BZA) approved a Site Plan Review

subject to Conditions of Approval, for PLN17-0020.

Fiscal Impacts

All costs associated with the development, including the cost of City staff time, were paid by the developer.

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