



Legislation Details (With Text)

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Title: Staff Report for a Resolution Authorizing the City Manager to Execute a Standard Public Improvement Agreement for Required Roadway Improvements Associated with the Redevelopment of 2000 Marina Boulevard

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Attachments: 1. Agreement to Conditions for PLN17-0005

Date	Ver.	Action By	Action	Result
6/18/2018	1	City Council	Received and Filed	Pass

Staff Report for a Resolution Authorizing the City Manager to Execute a Standard Public Improvement Agreement for Required Roadway Improvements Associated with the Redevelopment of 2000 Marina Boulevard

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council authorize the City Manager to execute a Standard Public Improvement Agreement with 2000 Marina LLC, the property owner and developer of a 13-acre industrial site that was formerly a Georgia-Pacific Gypsum manufacturing plant. The agreement will guarantee the completion of required roadway improvements along the property frontage at 2000 Marina Boulevard. This agreement was prepared according to San Leandro Municipal Code §7-1-945 IMPROVEMENT AGREEMENT et seq.

BACKGROUND

On April 6, 2017, the property owner received City approval of a Conditional Use Permit and Site Plan Review (PLN17-0005) to redevelop the property at 2000 Marina Boulevard. This approval allowed demolition of the former gypsum plant and construction of a new 297,200 square foot industrial building. The building is expected to be leased to Torani, a flavored syrup manufacturer.

Analysis

The Conditions of Approval for PLN17-0005 require public right-of-way improvements on Marina Boulevard. These improvements extend along the property frontage and will include:

- 10 feet of road widening along the north side of Marina Boulevard for approximately 911 feet consistent with the City’s adopted Plan Line;
- Reconstruction of sidewalks and curb ramps;

- Undergrounding of overhead utilities;
- Installation of new street lights and street trees;
- Installation of new storm drain and sanitary sewer connections; and
- New pavement markings including those that approach the railroad crossing on westbound Marina Boulevard.

Plans for the improvements, in conformance with City standards, were submitted by the property owner and approved by staff. The Standard Public Improvement Agreement will assure completion of the public facilities. Surety bonds in the form of a Performance Bond and a Labor and Materials Bond issued by Liberty Mutual Insurance Company, both in the amount of \$1,235,505.26, will guarantee the required public right-of-way improvements. Staff costs will be funded by the property owner from a Customer Number (draw-down) account. KPRS Construction Services Inc. has been contracted by the property owner to construct the improvements, with completion expected in the fall of 2018.

Current Agency Policies

- 2018 City Council Goal: Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation
- 2018 City Council Goal: Maintain and enhance San Leandro's infrastructure

Previous Actions

- On April 6, 2017, the Board of Zoning Adjustments (BZA) approved the Conditional Use Permit and Site Plan Review, subject to Conditions of Approval for PLN17-0005.

Applicable General Plan Policies

- Policy T-1.2: **Keeping Pace with Growth.** Improve transportation infrastructure at a rate that keeps pace with growth.
- Policy T-1.3: **Mitigation of Development Impacts.** Require developers to address the impacts that their projects will have on the City's transportation system.
- Policy LU-10.4: **Industrial Sanctuary.** Protect the City's major industrial areas from encroachment by uses that are potentially incompatible with existing viable industrial activities, or which may inhibit the ability of industry to operate effectively.
- Policy ED-1.2: **Maintaining San Leandro's Competitive Advantage.** Maintain and protect San Leandro's inventory of larger scale industrial sites and buildings with easy access to freeways, rail, airports, and seaports.
- Policy CD-6.1: **Promoting Quality Design.** Use the development review, zoning, and permitting processes to promote high quality architecture and site design. Design review guidelines and zoning standards should ensure that the mass and scale of new structures are compatible with adjacent structures.

Permits and/or Variances Granted

Building Permits B17-0613 and B17-0818.

Fiscal Impacts

All applicable impact fees have been paid by the developer and all costs incurred in preparing and processing the Public Improvement Plans and Agreement will be paid by 2000 Marina LLC. Any construction and inspection costs for the public improvements will be paid by 2000 Marina LLC. There is no adverse fiscal impact from this project

ATTACHMENTS

Attachment to Staff Report

- Agreement to Conditions for PLN17-0005

Attachment to Related Legislative File

- Standard Public Improvement Agreement
- Public Improvement Plans for the Marina Boulevard property frontage

PREPARED BY: Vibha Deshmukh, P.E., Associate Engineer, Engineering and Transportation Department