



Legislation Text

File #: 19-407, **Version:** 1

RESOLUTION of the City of San Leandro City Council to Approve a Consulting Services Agreement Between the City of San Leandro and Aaron Welch Planning to Prepare Zoning Code Amendments to Implement the Bay Fair Transit Oriented Development Specific Plan and Authorizing the City Manager to Execute the Agreement in an Amount not to Exceed \$70,000

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 Environmental Impact Report (EIR); and

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

WHEREAS, in September 2016, the 2035 General Plan was adopted, which created a new Bay Fair Transit-Oriented Development (B-TOD) land use designation for the Specific Plan Area. The details of the land uses, design and development for the area are referenced in the adopted Specific Plan; and

WHEREAS, on February 20, 2018, the City Council adopted the Specific Plan, which includes goals and policies related to land use, transportation/traffic, infrastructure, and design to fulfill the vision for the Specific Plan Area, and established uses and development standards for the Specific Plan Area; and

WHEREAS, the Specific Plan identifies Zoning Map and Zoning Text Amendments to establish the B-TOD Zoning District as necessary short-term implementation actions; and

WHEREAS, the City requires the professional services of a qualified consultant to prepare the Zoning Code amendments recommended under the Bay Fair TOD Specific Plan and related CEQA documentation; and

WHEREAS, City staff believes an award of sole source contract is justified as a logical follow-up to work completed for the Bay Fair Specific Plan. Aaron Welch was project manager during his tenure with the planning firm of Raimi + Associates; and

WHEREAS, in accordance with the California Government Code and other applicable laws, City staff carefully reviewed the qualifications and proposal of Aaron Welch Planning and determined that Aaron Welch Planning possesses the necessary quality, fitness, capacity, experience and expertise to provide the services sought by the City; and

WHEREAS, the City Council approved the FY 2019-2021 Two Year Budget that included \$70,000 for Planning FY 2019-2020 in 010-41-001-5120 to hire a planning consultant to amend the Zoning Code by incorporating recommendations from the Bay Fair TOD Specific Plan; and

WHEREAS, City staff negotiated an acceptable and fair price for the consultant's services; and

WHEREAS, an agreement between the City and Aaron Welch Planning, a copy of which is attached and incorporated herein, is presented to the City Council; and

WHEREAS, the City Council is familiar with the contents thereof; and

WHEREAS, the City Manager recommends approval of said agreement.

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

1. That the City Council does hereby award a consulting services agreement in an amount not to exceed \$70,000; and
2. The City Manager (or his designee) is hereby authorized and directed, on behalf of the City Council, to execute the attached consulting services agreement, in substantial form, on behalf of the City of San Leandro upon timely submission by Aaron Welch Planning of the signed agreement; and
3. The City Manager (or his designee) is authorized to make all approvals and take all actions necessary or appropriate to carry out and implement the terms of the consulting services agreement and to administer the City of San Leandro's obligations, responsibilities and duties to be performed under the agreement.