



Legislation Details (With Text)

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Title:	Staff Report for a Resolution to Approve Parcel Map 10659 and to Authorize the City Manager to Execute a Standard Public Improvement Agreement for Public Improvements Associated with Redevelopment of 100 Halcyon Drive				
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Attachments:	1. 1. Agreement to Conditions for PLN17-0003, 2. 2. Parcel Map 10659				

Date	Ver.	Action By	Action	Result
12/18/2017	1	City Council	Received and Filed	Pass

Staff Report for a Resolution to Approve Parcel Map 10659 and to Authorize the City Manager to Execute a Standard Public Improvement Agreement for Public Improvements Associated with Redevelopment of 100 Halcyon Drive

SUMMARY AND RECOMMENDATIONS

Staff recommends adoption of a resolution approving Parcel Map 10659, which subdivides the adjoining properties at 100 Halcyon Drive (Assessor's Parcel Numbers 077C-1315-022, 077C-1235-003-04 and 077C-1240-002). This resolution also authorizes the City Manager to execute a Standard Public Improvement Agreement with 100 Halcyon Owner, LLC, (sub-divider) to guarantee the completion of public improvements on both Halcyon Drive and Washington Avenue as part of the development. Said parcel map and agreement were prepared according to San Leandro Municipal Code Sections 7-1-210 and 7-1-945 *et seq.*

BACKGROUND

The property at 100 Halcyon Drive is located at the northeast corner of Washington Avenue and Halcyon Drive, and was formerly home to a Kraft Foods manufacturing plant. The 30.74-acre property consists of two parcels now owned by 100 Halcyon Owner, LLC. Similar industrial uses exist north of the property, while aerial tracks for Bay Area Rapid Transit and the future East Bay Greenway trail exist to the east, and the Niles Subdivision railroad tracks operated by Union Pacific Railroad and Amtrak extend past the western corner. An assortment of single family homes exist to the south. The site is currently zoned Industrial General (Assembly Use).

On August 3, 2017, the sub-divider received approval of a Conditional Use Permit and Site Plan Review (PLN17-0003) that permitted demolition of the former Kraft Foods manufacturing facility and redevelopment into an industrial complex.

Analysis

This project will be developed by 100 Halcyon Owner, LLC. The sub-divider plans to build three large state-of-the-art industrial buildings with a combined floor area of 553,200 square feet. Each of the three industrial buildings will reside on its own parcel, with shared drive aisles and utilities to be maintained according to a shared maintenance agreement.

City Planner's Review: The City's Planning Division examined the Parcel Map in relation to the existing zoning, the proposed size and location of lots, the requirements of the General Plan, the applicable Specific Plans and like considerations per the attached City Planner's report.

City Engineer's Findings: The City Engineer examined Parcel Map 10659 and found that it complies with California State Law and local ordinances and is satisfied that Parcel Map 10659 is technically correct.

The Conditions of Approval associated with PLN17-0003 require public right-of-way improvements on Halcyon Drive and Washington Avenue. These improvements will extend along the southern and western frontages of the property. The improvements include:

- Extension of the westbound right turn lane on Halcyon Drive;
- Removal of the disconnected rail spurs;
- Relocation and upgrade of railroad warning equipment and crossing arm mechanisms in cooperation with Union Pacific Railroad and the California Public Utilities Commission;
- Reconstruction of sidewalks and curb ramps along the property frontage;
- Relocation of storm drain connections; and
- New pavement markings for a Washington Avenue turn lane to provide safe and convenient driveway access.

Plans for the improvements, in conformance with City standards, were submitted by the sub-divider and approved by staff. A Standard Public Improvement Agreement with the sub-divider will hold harmless and indemnify the City related to the design and construction of the improvements, and assure completion of the improvements. Performance and payment surety bonds have been submitted to guarantee that the required improvements will be constructed and cost for improvements paid. Finally, the sub-divider established an account to fund City staff costs.

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 August 3, 2017, by motion, the Board of Zoning Adjustments (BZA) approved the Conditional Use Permit and Site Plan Review, subject to Conditions of Approval, for PLN17-0003.

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

Building Permit B17-0407

Fiscal Impacts

- Applicable impact fees have been paid by the sub-divider. There is no adverse fiscal impact from this project.
- All costs incurred in preparing and processing the public improvement plans and agreement will be paid by 100 Halcyon Owner, LLC.
- All construction and inspection costs for the public improvements will be paid by 100 Halcyon Owner, LLC.

ATTACHMENTS

Attachment(s) to Staff Report

1. Agreement to Conditions for PLN17-0003
2. Parcel Map 10659

Attachment(s) to Related Legislative File

1. City Engineer's Report
2. City Planner's Report
3. Standard Public Improvement Agreement

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