



Legislation Text

File #: 19-314, **Version:** 1

Staff Report for a City of San Leandro City Council Resolution that Authorizes the City Manager to Execute a Standard Public Improvement Agreement for Improvements Associated with a Private Development at 2756 Alvarado Street

SUMMARY AND RECOMMENDATIONS

Staff recommends adoption of a Resolution authorizing the City Manager to execute a Standard Public Improvement Agreement with IPT Alvarado Commerce Center LP (Property Owner) to guarantee the completion of public improvements at the intersection of Alvarado Street and Aladdin Avenue as part of a private development at 2756 Alvarado Street. The agreement was prepared according to San Leandro Municipal Code Section 7-1-945.

BACKGROUND

On June 18, 2018, the property owner received approval of a Conditional Use Permit and Site Plan Review (PLN17-0020 and APL18-0002) for the property at 2756 Alvarado Street, which is located at the southeast corner of Alvarado Street and Aladdin Avenue. The property owner proposes to demolish the existing three connected buildings in order to develop the 6.9-acre site with a new 159,450 square foot building. The property is zoned Industrial General District, consistent with the surrounding uses.

Analysis

The City's *2035 General Plan EIR Traffic Study* identified an operational deficiency at the signalized intersection of Alvarado Street and Aladdin Avenue. The Conditions of Approval associated with PLN17-0020 and APL18-0002 thus require public right-of-way improvements at this intersection to correct the deficiency in exchange for a corresponding credit to the Development Fee for Street Improvements as allowed by San Leandro Municipal Code §7-11-125. The improvements include:

- Traffic signal modifications to convert the left-turn signal phasing for the eastbound and westbound approaches on Aladdin Avenue from "protected" to "protected-permissive" signal phasing with flashing yellow arrows thus allowing side-street traffic to more easily turn onto Alvarado Street;
- Connecting the traffic signal controller to the City's fiber optic network to allow for better coordination with surrounding signals;
- Reconstruction of sidewalks and curb ramps for disabled accessibility;
- Constructing new storm drain features for proper street drainage; and
- Relocating a joint utility pole to eliminate a conflict with a proposed driveway.

Plans for the improvements, in conformance with City standards, were submitted by the property owner and approved by the City Engineer. A Standard Public Improvement Agreement with the

property owner will provide hold harmless and indemnification provisions for the City during the design and construction of the improvements and will assure completion of the improvements. Performance and payment surety bonds for the value of the work of \$426,767 have been submitted to guarantee that the required improvements will be constructed and that all costs will be paid.

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 May 7, 2018, the City Council heard an appeal from the applicant that sought to overturn the BZA March 1, 2018 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.

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 B19-0564 was issued by the City's Building Department on April 1, 2019.

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 incurred in preparing and processing the public improvement plans and the subject Agreement will be paid by IPT Alvarado Commerce Center LP.
- All construction and inspection costs for the public improvements will be paid by IPT Alvarado Commerce Center LP.

Attachment to Staff Report

1. Agreement to Conditions for PLN17-0020 and APL18-0002 recorded on July 25, 2018 (Series No. 2018145759, Official Records of Alameda County).

Attachment to Related Legislative File

1. Standard Public Improvement Agreement

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