



City Manager's Weekly Update

Week ending January 13, 2012

UPCOMING MEETINGS

- 1/16** **Martin Luther King, Jr. Birthday Holiday, City Offices Closed**
- 1/17** City Council Closed Session, 6:15 p.m., City Manager's Large Conference Room
- 1/17** City Council Meeting, 7:00 p.m., Council Chambers
- 1/19** City Council/SLUSD Liaison Committee Meeting – POSTPONED
- 1/20** Finance Committee Meeting, 8:15 a.m., Sister Cities Gallery
- 1/23** City Council Work Session, 5:00 p.m., Location TBD
- 1/26** Rules and Communications Committee Meeting, 4:30 p.m., Sister Cities Gallery
- 1/30** City Council Ethics Training, 6:00 p.m., Dave Karp Room, Main Library
- 2/3** Finance Committee Meeting, 8:15 a.m., Sister Cities Gallery
- 2/6** City Council Meeting, 7:00 p.m., Council Chambers
- 2/7** Shoreline-Marina Committee Meeting, 4:00 p.m., Sister Cities Gallery
- 2/9** Business and Housing Development Committee Meeting, 4:00 p.m., Sister Cities Gallery
- 2/13** **Lincoln's Birthday Holiday, City Offices Closed**

To: City Council

From: Jacqui Diaz, Interim Assistant City Manager

A busy week it's been, and we are in full planning mode in anticipation of Chris Zapata's arrival! A reminder that next week includes the Chamber of Commerce's Installation Dinner, and they are graciously hosting a welcome for Chris prior to the event. Have a good weekend and see you on Tuesday!

Mark Your Calendar

Martin Luther King, Jr. Birthday Holiday Observed (reminder)

Monday, January 16

- City offices and libraries will be closed Monday in observance of the Martin Luther King, Jr. Birthday holiday. Offices will resume normal business hours on Tuesday, **January 17**.

Lunar New Year Celebration

Saturday, February 4, 11:00 a.m. to 3:00 p.m., Main Library, 300 Estudillo Avenue

- Welcome the Year of the Dragon with exciting music, beautiful dance, and bright costumes! The San Leandro Public Library will host a free Lunar New Year Celebration at the San Leandro Main Library on February 5.
- The day's festivities will include lion dancing, martial arts demonstrations, Vietnamese folk dancing and music that will delight all ages.
- Free Asian arts and crafts sessions for children will be hosted by the Asian Community Cultural Association of San Leandro. Beverages, as well as Asian cuisine food plates, will be available for purchase.

Introducing Lit San Leandro Workshop and Reception

Tuesday, February 7, 3:00 p.m., OSISOFT Headquarters, 777 Davis Street

- The City and OSISOFT are co-sponsoring a workshop for real estate professionals on February 7 to inform them about Lit San Leandro and the business opportunities it provides.
- Approximately 150 invitations will be mailed to real estate professionals, broadband industry players, businesses leaders and politicians early next week. The list is comprehensive; however, if there is someone you want to be sure is invited, please forward contact information to Cynthia Battenberg by next Friday, January 20. Space is limited to 75 and RSVPs are required.
- The workshop will be followed by a 5:00 p.m. reception, which is open to all.

Screening of *Unchained Memories* at the San Leandro Main Library

Friday, February 24, 7:00 p.m. to 9:00 p.m., Main Library, 300 Estudillo Avenue

- In recognition of African American History Month, a screening of *Unchained Memories*, a powerful film of the African American experience prior to the Civil War will be shown on February 24. This event is free; however, tickets are needed for entry. Tickets will be available at 12 noon on February 24 at the Main Library's Information Desk.
- In the 1930's, the memories of over 2,000 slave-era survivors were carefully preserved by the Library of Congress. These interviews were transcribed as spoken, in the vernacular of the time, to form a unique record. Their stories are as vital today as when they were first recorded over a half century ago. These first-person accounts, ranging from the brutal to the bittersweet, have been brought to vivid life with voice-over readings of highly acclaimed notables, such as Whoopi Goldberg, Angela Bassett, Samuel L. Jackson and many others.
- Please note that this film is not rated. For more information, please call the Information Desk at 577-3971.

Council Information

San Leandro Senior Community Center Highlighted (brochure attached)

- A stunning and informative brochure highlighting the San Leandro's Senior Community Center's contemporary design and green features has been developed by Group 4, the project architect.
- A copy of the brochure is attached and is available online [here](#). A high-quality printed version will be distributed to City Councilmembers in next week's packet.

San Leandro Public Safety Memorial Featured (article attached)

- Last month, the San Leandro Public Safety Memorial was featured in the *FBI Law Enforcement Bulletin*, a National Magazine distributed by the U.S. Department of Justice/ FBI.

California Department of Corrections and Rehabilitation (CDCR) Meets First Court Benchmark to Reduce Prison Overcrowding (press release attached)

- Chief Spagnoli has provided the following information.
- As a result of Governor Edmund G. Brown Jr.'s historic Realignment program, the CDCR announced that they have cut prison overcrowding by more than 11,000 inmates over the last six months.
- There are still logistical issues to work out, including the tracking of those prisoners that are being shifted.
- It is too soon to tell, but one can predict with certainty an impact on crime. Sentences will be reduced 16 percent, from one-third time credit to one-half; more offenders will have less or no supervision with a greatly diminished ability to arrest those who violate their probation or parole. All impact local law enforcement.
- The funding methodology still excludes local law enforcement.
- Keep in mind, the reason the state pushed to rush the implementation of the realignment plan is the court-ordered mandate to reduce prison population the state has been under for years.

Community Development Update – January 2012 (update attached)

- An update on projects and happenings in the Community Development Department during the month of December 2011 is attached for your information. Highlighted articles include: the elimination of Redevelopment Agencies in California, a preview of planning activities for January, February and March; an overview of building permit activity; and a monthly business tip.
- The Community Development Update is available in multiple locations on the City website including in the Community Development page, the Business Development page and under Neighborhood News. It is also listed as a City News Item. The Community Development Update is also distributed via Constant Contact to a database of approximately 500 individuals.

Businesses in the News

Lit San Leandro Featured in Cal State East Bay's Pioneer Newspaper (article attached)

- Lit San Leandro, the proposal to install a fiber optic loop through a large portion of the City, was recently featured favorably in Cal State East Bay's Pioneer Online.
- The article provides an overview of the project and examples of the types of businesses that could benefit from access to the loop. Those industries include teleconference studios, genomic services, cloud computing, gaming, architects, design firms and video editing.

GROUP 4



ENVIRONMENT



ECONOMY

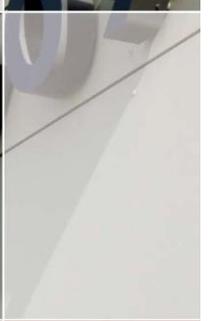
COMMUNITY

CULTURE

Group 4 Architecture, Research + Planning is a full-service architecture firm composed of inspired and talented individuals dedicated to creating vibrant public places that cultivate dynamic communities. Our highly participatory process and integrated team approach create award-winning projects that are a collective expression of the values of our clients and the communities they serve.

"Group 4 listened to the community and staff and designed a beautiful, highly functional center which we are proud of and will be enjoyed by our community for many years."
Carolyn Knudsen, Recreation and Human Services Director, City of San Leandro

SAN LEANDRO SENIOR COMMUNITY CENTER



GROUP 4

ARCHITECTURE
RESEARCH +
PLANNING, INC

650.871.0709
www.g4arch.com



211 LINDEN AVENUE
SOUTH SAN FRANCISCO, CA 94080

CONTACT: DAWN MERKES / AIA LEEDv4
dmerkes@g4arch.com



- LANDSCAPE FEATURES**
- A Water Retention Basin**
Collecting and retaining roof water on site for a short period of time reduces flooding, reduces downstream erosion, and improves water quality.
 - B Bioswale / Infiltration Basin**
The swale's sloped sides, rock cobble, and vegetation remove silt and pollution from parking surface runoff.
 - C Native + Adaptive Vegetation**
Native Californian and Mediterranean species require low amounts of water and are well suited to thrive in native habitats.
 - H Open Space**
Native planting, vegetated open spaces, trees, and water features attract regional wildlife species to the site.
- BUILDING FEATURES**
- LEED Gold Certified
 - 28% more energy efficient than CA baseline standards
 - 41% recycled content
 - 32% of materials sourced regionally
 - 90% of construction waste diverted from landfills
 - siting + orientation minimize solar heat gain
 - water-efficient fixtures reduce potable water consumption by more than 34%
 - highly insulated building envelope
 - high-efficiency heating + cooling systems
 - dual container recycle/trash bins
 - easily accessible by public + alternative transportation

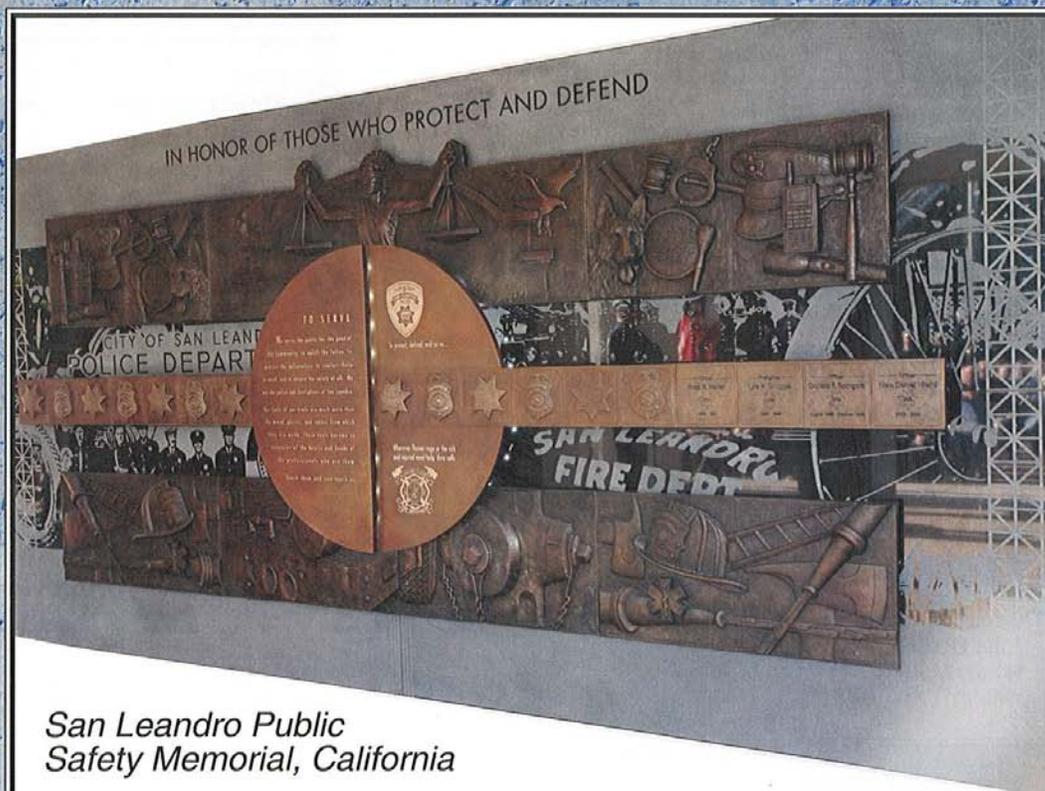


The vision for the San Leandro Senior Community Center was of an active community gathering space. At its heart, the center is about connections:

- **seniors + community** – Through a wide range of wellness, cultural, recreational, and social programs and services, the center is a vital resource for seniors. Its open design welcomes community members of all ages to participate, reinforcing and enhancing seniors' connection to their community.
- **building + street** – The center's siting and massing engage its urban context, while views of events within the building through large windows activate the street and invite passersby to participate.
- **interior spaces** – Navigation through the building is easy, with program elements organized along a central "boulevard" that links the eastern street entrance with the western plaza. The building's layout also supports efficient staffing through excellent visual connections between major program and public spaces, the lobby, and the central staff desk.
- **building + environment** – The building and site respect, protect, and enhance the environment through a broad variety of green strategies that resulted in LEED Gold certification by the US Green Building Council.



Bulletin Honors



***San Leandro Public
Safety Memorial, California***

The San Leandro Public Safety Memorial in California depicts police officers, firefighters, and their respective equipment. The back face of the memorial is etched black granite illustrating historic photographs. Brass front plates portray the scales of justice and other symbolic artifacts present in police and fire service. An eternal flame between the front and black plates, comprised of LED lighting, provides continuous illumination. The center of the brass front plate is emblazoned with insignias and mottos of the police and fire departments. An inscription on the plate reads, "We serve the public for the good of the community; to uplift the fallen, to protect the defenseless, to comfort those in need, and to ensure the safety of all. We are the police and firefighters of San Leandro. The tools of our trade are much more than the metal and plastic and rubber from which they are made. These tools become an extension of the hearts and hands of the professionals who use them. Touch them and you touch us."



FOR IMMEDIATE RELEASE
January 6, 2012

Contact: Jeffrey Callison
(916) 445-4950

CDCR Meets First Court Benchmark to Reduce Prison Overcrowding
Inmate population drops to less than 133,000

SACRAMENTO - As a result of Governor Edmund G. Brown Jr.'s historic Realignment program, the California Department of Corrections and Rehabilitation (CDCR) today announced that they have cut prison overcrowding by more than 11,000 inmates over the last six months. This reduction was announced in a monthly status report filed today with the federal Three-Judge Court. The report demonstrates that CDCR is achieving compliance with the population reduction order affirmed by the U.S. Supreme Court to reduce overcrowding by 34,000 inmates over two years.

"Meeting the Three-Judge Court's six-month benchmark to reduce prison overcrowding was our top priority," said CDCR Secretary Matthew Cate. "Reducing overcrowding enhances safety and security for staff, inmates and the public. It also increases inmates' access to medical and mental health care, and gives us more space to provide rehabilitative programs."

The reduction of the number of state prisoners was largely accomplished by the passage of Assembly Bill 109, 2011 Public Safety Realignment, historic legislation designed to enable California to close the revolving door of low-level offenders cycling in and out of state prisons.

Implemented October 1, 2011, Realignment shifts responsibilities and funding for non-serious, non-violent, non-sex offenders from the State to the counties, which can more effectively sanction and rehabilitate offenders. It also enables the State to safely reduce the prison population without resorting to a wholesale release of inmates from prison.

On December 28, 2011, the population of California's 33 prisons was 132,887, or 166.8 percent of design capacity. Under the Three-Judge Court's prisoner-reduction order, affirmed by the U.S. Supreme Court in May 2011, the inmate population in California's 33 prisons must be no more than:

- 167 percent of design capacity by December 27, 2011, (133,016 inmates)
- 155 percent by June 27, 2012,
- 147 percent by December 27, 2012, and
- 137.5 percent by June 27, 2013.

Design capacity is the number of inmates a prison can house based on one inmate per cell, single-level bunks in dormitories, and no beds in places not designed for housing. Current design capacity in CDCR's 33 institutions is 79,650.

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Copies of monthly status reports (including the documents filed for the six-month benchmark), a graph tracking the prison population and other information are on CDCR's Three-Judge Court webpage:

http://www.cdcr.ca.gov/News/3_judge_panel_decision.html.

san leandro

community development update

January 2012

Redevelopment and Business Development

Redevelopment was dealt a devastating blow on December 29, 2011 when the State Supreme Court upheld AB1X 26, which dissolves Redevelopment Agencies (Agencies), and struck down AB1X 27, a bill that would have allowed Agencies to pay ransom to the State in order to continue limited redevelopment activities. Agencies will be dissolved as of February 1, 2012 at which time all assets, properties, contracts, and leases of the former Agencies will be transferred to a Successor Agency.

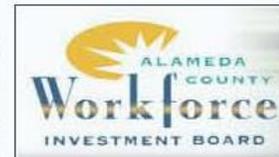
The City of San Leandro will assume the responsibilities of the Successor Agency of the City of San Leandro Redevelopment Agency. Successor Agencies' responsibilities include preparation of administrative budgets and Recognized Obligation Payment Schedules, payment of Enforceable Obligations (such as bonds, loans, payments required by court judgments and settlements, legal contracts and agreements and contracts necessary for continued administration), maintenance of reserves, and disposal of assets and property. Successor Agencies are entitled to a small administrative allowance and are overseen by a seven member Oversight Board which approves actions of the Successor Agency and the Recognized Payment Obligation Payment Schedule.

A City Council work session has been scheduled for 5:00 p.m. January 23, 2012 to discuss the impact of the elimination of Redevelopment Agencies on the City, including details regarding the loss of revenue and impacts on business development and affordable/workforce housing programs and services. (Citywide)

Business Tip: Alameda County Workforce Investment Board

The Alameda County Workforce Investment Board, a division of Eastbay Works, is a unique joint venture of public entities, non-profit agencies, and private organizations in Alameda and Contra Costa Counties helping businesses and job seekers meet their employment needs. Eastbay Works operates One Stop Career Centers to assist job seekers and offers recruitment and training services, along with financial incentives, for businesses looking to hire. For more information call (510) 259-3842 or visit:

<https://www.eastbayworks.com/alamedacounty>



Planning, Zoning and Building Updates

- **eCullet, Inc.**, based in Palo Alto and with plants in Oakland as well as in the states of Washington, Minnesota and New York, met with Planning staff in December and will be submitting a planning application in early 2012 for a Conditional Use Permit. It proposes to occupy a portion of the existing warehouse building at 1940 Fairway Drive for the purpose of processing recycled glass. eCullet processes recycled glass from curbside collection programs using clean, environmentally safer, high-tech equipment. Glass is processed using an optical

sorting system which includes optics, image recognition and compressed air. The sorted glass will be sold to glass container manufacturers and made into new bottles. (District 3)

- Current Planning Calendar (as of December 31, 2011 and subject to change):

Event	Date/Address/Project Description/Approval Type (District #)
Board of Zoning Adjustments	January 5, 2012 <ul style="list-style-type: none"> • 2661 Alvarado St, Unit 22/Use permit revocation hearing for C&M Trailers (D3) • Zoning Code amendments/miscellaneous residential clean-up (City) February 2, 2012 <ul style="list-style-type: none"> • 15100 Hesperian/Foot Spa/ CUP (D2)
Planning Commission	January 19, 2012 <ul style="list-style-type: none"> • Zoning Code amendments/miscellaneous residential clean-up (City) February 16, 2012 <ul style="list-style-type: none"> • E. 14th St & Juana Ave/Village Marketplace/PD (D1)
City Council	February 23, 2012 <ul style="list-style-type: none"> • Zoning Code amendments/miscellaneous residential clean-up (City) March 19, 2012 <ul style="list-style-type: none"> • E. 14th St & Juana Ave/Village Marketplace/PD (D1)
Administrative Review (AR)	<ul style="list-style-type: none"> • 14800 Washington Ave/T-Mobile wireless telecomm in ROW/AR (D3) • 130 Greenhouse Market/McDonalds 2nd drive-thru/PD mod (D4)

Notes: CUP (conditional use permit); PD (Planned Development); SPR (site plan review); TUP (temporary use permit); GPCF (General Plan conformity finding)

- The Building Division has continued implementing the very successful **Energy Efficiency and Conservation Block Grant Program**. This program provides classes for San Leandro residents on practical and inexpensive ways to reduce energy use at home. Every resident of San Leandro that attends the class is eligible for a no-cost home energy audit. This audit includes depressurizing the house and testing the heating system for duct leakage, and suggestions on how to improve the energy efficiency of the home. If the homeowner seals the leaks and sets up a retest (no charge) and a 15% or more improvement is made, they are eligible for up to \$400 in reimbursement for their out-of-pocket expenses. In the past year, the Building Division staff has tested over 40 houses; 13 in November and December alone. Over 30 people attended November's class and the next class is scheduled for January 25th. Staff is looking forward to staying busy with the program until the grant runs out in September. (Citywide)
- Phase 2 of the **Airport Noise Insulation Program** has restarted. Contractor's measurement verifications have begun with anticipated completion of construction by July 2, 2012. This will complete the program until such time as the Port of Oakland is fiscally able to continue insulating more homes. (District 6)

Housing and CDBG

- On December 19, the City Council approved an amendment to the FY 2011-2012 U.S. Department of Housing and Urban Development (HUD) **Annual Action Plan**. The amendment involves the allocation of \$35,000 in Community Development Block Grants funds to the nonprofit Eden Housing, Inc, for the acquisition and rehabilitation of the Surf Apartment located at 15320 Tropic Court. The loan agreement and related documents for the Surf Apartments acquisition/rehabilitation will be reviewed by the City Council for final approval on January 17, 2012. (Citywide)

- Standard Property Company, a private developer based in Los Angeles, was recently awarded federal low income housing tax credits from the State Tax Credit Allocation Committee to acquire and rehabilitate the 840 unit **Lakeside Village Apartments** at 4170 Springlake Drive. The developer intends to renovate the existing buildings and make the rental units 100% affordable including lowered rents. The developer does not need any City or Redevelopment Agency subsidy. The potential conversion of the existing 840 units from market rate to affordable will help assist the City meet its State and federal affordable housing goals, particularly for low income renters. Construction is expected to begin in June 2012. (District 2)

Economic Trends

- Through December of the 2011-12 fiscal year, the Division of Building and Safety issued 1,251 permits, with a total project valuation of \$117 million. The number of permits issued was up 1.96% from the same period of the prior year; however the valuation of the projects was up by 526%. This significant increase in project valuation is due to the construction of the Kaiser Medical Center and improvements at the City's Water Pollution Control Plant. (Citywide)



CEO to ‘Light Up’ San Leandro with Fiber Optics

By Shane Bond
Politics Editor

Thursday, January 12th, 2012

Patrick Kennedy, CEO of OSIsoft, is linking San Leandro to the world this first quarter of 2012 through high-speed optic fiber, which the city claims will bring new high tech industry into the city’s industrial fold.

“We are very optimistic for what this can do,” said Jeff Kay, business development analyst for City of San Leandro. “We want to control our expectations a little bit but it can be a tool to help attract new businesses and keep the businesses we already have here growing. We are excited for the potential it brings.”

Cynthia Battenberg, business development manager for the City of San Leandro, agrees with Kennedy, emphasizing San Leandro’s geographic advantage and henceforth its unique opportunity in the Bay Area.

“We have seen a decline in industrial land in the Bay Area but in San Leandro we retained 90 percent of our industrial land, so there is a real support for businesses to move in,” explained Battenberg.

San Leandro’s unemployment rating was recorded at a 9.9 percent in October, a decrease from the previous month and the first time it has been below 10 percent since April 2009. San Leandro’s unemployment rating remains a step ahead of California’s 11.2 percent rating, and Kay believes that Kennedy’s fiber optics can help retain this lead.

Kennedy lists many industries, such as teleconference studios, genomic services and private clouds to service industries such as gaming, architects, design firms and video editing, as only a small portion of the many industries for San Leandro to expand economic growth.

Kennedy believes his system could be an important facilitation to economic growth, placing an emphasis on manufacturing.

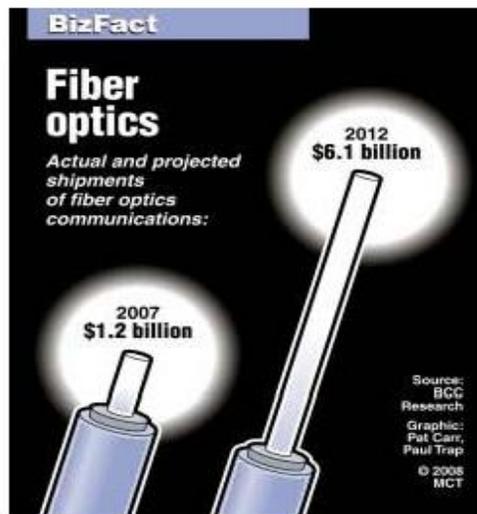
“I believe that building manufacturing design to work within the digital era is the only way to build back the employment in the current economic environment,” said Kennedy.

“We can not give up on manufacturing,” continued Kennedy. “It is such a huge job creator in the U.S that it will always be one of our largest job creators. Some sort of goods has to be exported from San Leandro to bring money to San Leandro.”

Kennedy is referring to industries that can be tapped with a high speed communication network like hybrid manufacturing, which Kennedy exclaims could be an early adopter of his system.

“I predict that one of the early adopters will be hybrid manufacturing that ‘wrap the steel’ in areas of low cost labor, but bring the partial assembly to the US for the addition of sophisticated electronics, computers, and the ‘all glass’ dashboards,” said Kennedy.

Kennedy says that if one wanted to create jobs that give space to people to work beside the graduate software producers, then one can create an assembly line that needs skilled manual labor. Fiber optics, Kennedy points out, will invite industries to make these new assembly lines a reality in the digital age.



Fiber optics is a flexible, transparent fiberglass typically used in high-capacity communications, which allows transmission over longer distances and at higher bandwidths, according to Kennedy's blog.

Kennedy aims to “light up San Leandro” with his new optical fiber system that industries can tap into.

The fiber optic installation will be headed and overseen by two companies Kennedy developed for the project: Lit San Leandro and San Leandro Dark Fiber.

The entire project will be paid for by Lit San Leandro and will provide 10 percent of the optical fiber to the City of San Leandro to help broaden broadband services for the community and facilitate an expansion of the city's internal communications.

The project will be relatively cost effective, according to Kennedy, because the conduit is pre-existing.

The fiber system will connect to the outside world via leased fiber lines by BART's telecommunications division. Businesses will be able to utilize the fiber lines to connect to external services like data centers, hubs and other offices at high speeds.

The resolution to lease conduit use to Patrick Kennedy to run fiber optics through came last October when the city unanimously approved Kennedy's project.

Kennedy said while he started speaking with industries in November, no customers have been set yet for Kennedy's optical fiber system other than his own company, OSIsoft.

Nevertheless, he will be running broker courses with city officials in February to train brokers on how to recognize companies that could benefit from private fiber fabric.

Kennedy emphasizes his commitment to San Leandro because it gave him a place to build his businesses and he owes his city something in return. In this sense, fiber optics is Kennedy's return to San Leandro.

This entry was published in The Pioneer Online on Thursday, January 12th, 2012 at 11:30 am.