



# City Manager's Weekly Update

Week ending April 6, 2012

## UPCOMING MEETINGS

- 4/9** City Council Work Session, 7:00 p.m., Council Chambers
- 4/10** Facilities Committee, 4:00 p.m., Sister Cities Gallery
- 4/12** Community Development Committee, 4:00 p.m., Sister Cities Gallery
- 4/16** City Council Meeting, 7:00 p.m., Council Chambers
- 4/23** Ad Hoc Committee to Review Future of San Leandro Hospital and Health Care, 4:30 p.m., Sister Cities Gallery
- 4/23** City Council Work Session, 7:00 p.m., Location TBD
- 4/25** Rules and Communications Committee Meeting, 4:30 p.m., Sister Cities Gallery
- 4/27** Disaster Council, 8:30 a.m., Senior Community Center
- 5/1** Shoreline-Marina Committee Meeting, 4:00 p.m., Sister Cities Gallery
- 5/4** Finance Committee Meeting, 8:15 a.m., Sister Cities Gallery
- 5/7** City Council Meeting, 7:00 p.m., Council Chambers
- 5/8** Facilities Committee Meeting, 4:00 p.m., Sister Cities Gallery

**To:** City Council  
**From:** Chris Zapata, City Manager

## Mark Your Calendar

### Spring Book Sale

#### **Saturday, April 7, 9:00 a.m. – 4:00 p.m., Main Library**

- The Friends of the San Leandro Library are proud to announce their upcoming Spring Book Sale, slated for tomorrow, **April 7**. The sale will be huge, offering a fantastic selection of over 10,000 quality books at bargain prices.
- Friends of the San Leandro Library Members Preview – 9:00 – 11:00 a.m.
- Open to the General Public – 11:00 a.m. – 4:00 p.m.

### 2012 Egg Hunt (reminder)

#### **Saturday, April 7, 10:00 a.m., Marina Park**

- The Recreation and Human Services Department is hosting the annual Egg Hunt for children under the age of 10 on **April 7**. The Egg Hunt will begin at 10:00 a.m. sharp, rain or shine. Children should bring a basket, and egg hunters will be divided into age appropriate groups. We are expecting a visit from the Bunny and an EGGciting Egg Hunt! The event, which is free and open to the public, is made possible by a generous donation from the San Leandro Optimist Club.

### Coffee with the Cops (reminder)

#### **Tuesday, April 10, 8:30 – 9:30 a.m., Senior Community Center, 13909 East 14<sup>th</sup> Street**

- Police Officers, Detectives and the Police Chief will be discussing crime trends in neighborhoods. They will be available to answer questions, offer tips and provide information on topics of interest. Members of the Police Department's Crime Prevention Unit and Code Enforcement Section will be on hand to speak with residents about enhancing Neighborhood Watch Programs and other strategies to reduce crime.

### Spring Forum on Children and Teens (flyer attached)

#### **Saturday, April 21, 8:30 a.m. to 12:30 p.m., Main Library, 300 Estudillo Avenue**

- The City will join with the San Leandro Unified School District, the San Lorenzo Unified School District, and the San Leandro Education Foundation (SLED) to co-sponsor a free "Forum on Children and Teens" on **April 21**. Former California Superintendent of Public Instruction, Delaine Eastin will be the keynote speaker.
- The theme of the Forum is "Putting the Pieces Together to Build Strong Families." The topics will include youth wellness, teens and technology, parenting education, job training and mentoring resources, and more.

#### Police Department Swearing In/Recognition Ceremony (flyer attached)

#### **Thursday, April 26, 3:00 p.m., Senior Community Center, 13909 East 14th Street**

- The Police Department's Promotion/Recognition Ceremony will take place on **April 26**. The Department will welcome its newest members and recognize employees for their extraordinary efforts.
- The Police Department hopes that City Councilmembers will be available to attend the ceremony. If you would like to attend, please notify Yolanda Carrasco.

#### Bike To Work Day (staff report attached)

#### **Thursday, May 10, 7:00 a.m. to 9:00 a.m., San Leandro BART Station**

- The Engineering and Transportation Department will once again host an Energizer Station for the 18<sup>th</sup> Annual Bike to Work Day on **May 10**, during the morning commute from 7:00 a.m. to 9:00 a.m. at the main entrance to the San Leandro BART Station. The San Leandro event site will be one of many located throughout the Bay Area that day.
- The East Bay Bicycle Coalition (EBBC) will provide City staff with 75 tote bags to distribute containing energy bars, coupons, some goodies, and some printed information. Staff will take this opportunity to make available City non-bike related brochures in support of other programs the City sponsors.
- Free water, juice, coffee and pastries will be provided for bicyclists.
- In preparation for the event, EBBC has been offering free bike safety classes for the past few months. Anyone interested can visit the EBBC website at [www.ebbc.org/safety](http://www.ebbc.org/safety) to register to enter the free Bike to Work Day Raffle for a chance to win a new bike and other great prizes and to get information and register for Team Bike Challenge.

## **Council Information**

#### Siempre Verde Park Grant Application Status

- The Recreation and Human Services Department received notification from California State Park's Office of Grants and Local Services that the Siempre Verde Park project was not selected to receive money from the Proposition 84 Statewide Park Program. We will continue to look for grants to work towards implementing the conceptual design of Siempre Verde Park created by the community.

#### San Leandro High School Boys Spring Golf Classic (staff report attached)

- This year's San Leandro High School Boys Spring Golf Classic was played at Monarch Bay Golf Club on March 26. High School Boys Golf Teams from around the Bay Area participate in this annual one-day event.
- Runner-up was Irvington High School, posting a score of 389 and in third place was Miramonte High School with a score of 404. San Leandro High School had a team score of 444. Low medalist, with a score of 72, was Brandon Dizon from San Leandro High School. This is the first time in the Classic's 14-year history that a player from San Leandro High School has won top honors. Runner-up medalists were Jaskaran Sihota and Isaiah Antoine, both from Deer Valley High School, with scores of 73.
- The Public Works Department and American Golf continue to grow the game of golf by hosting various junior golf competitions and golf camps at Monarch Bay on an annual basis.

#### Fargo Senior Center Acquisition and Rehabilitation (868 Fargo Avenue)

- Fargo Senior Center, which is in the process of being purchased by the nonprofit Christian Church Homes (CCH), is a 75-unit multifamily housing rental facility for low-income seniors age 62 years and older. This senior affordable housing complex was built in 1973 and received HUD financing in the past, but no City or Redevelopment funding.
- CCH is requesting that the California Municipal Finance Authority serve as the municipal issuer of \$16,000,000 in tax-exempt revenue bonds to be used for the acquisition and rehabilitation of this project. In order for the bonds to qualify for tax-exemption, the City must conduct a public hearing to gather community input about the financing of the project. The public hearing is required under the Tax and Equity Fiscal Responsibility Act (TEFRA) and will be held on April 16 in the City Council Chambers. There are no costs, financial liability or indebtedness by the City in undertaking the TEFRA hearing.

- CCH is in the process of preparing a request for the City's federal HOME Program funds to assist with rehabilitation costs associated with Fargo Apartments. Approval of HOME funds for affordable housing project will require future review by the City Council.

#### Los Angeles Police Department (LAPD) Leadership Program

- I am pleased to announce that Sgt. Mike Sobek successfully completed the four-week LAPD Leadership Program. The course is modeled after the core leadership training at the United States Military Academy at West Point and designed for mid managers and Command Staff.
- Mike is the second supervisor to complete this course. Sgt Doug Calcagno completed the course at the end of last year.

#### Community Development Update – April 2012 (attached)

- An update on projects and happenings in the Community Development Department during the month of March 2012 is attached for your information. Highlighted articles include: the increased sale and leasing activity in San Leandro, deconstruction of the former Quality Tune Up update from the International Council of Shopping Centers (ICSC), a preview of planning activities for April, May and June, 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.

## **Correspondence from Other Agencies**

#### Stopwaste.org – Bring 'Em Back – Recycle Your Fluorescent Lights Program

- Buying compact fluorescent bulbs is a bright idea, both for the home and for the environment. But when bulbs go dark, they should not be thrown into the trash or recycling bins. Bring 'Em Back, StopWaste.Org's new campaign allows individuals to return their old compact fluorescents and tubes back to a local participating retail store.
- The program is partially funded by PG&E as part of efforts to keep compact fluorescent bulbs out of the landfill. For more information and to find a retailer near you, go to [www.BringEmBackAC.org](http://www.BringEmBackAC.org).

# Spring Forum on Children and Teens

## Putting the Pieces Together to Build Strong Families

Sponsored by the City of San Leandro and the San Leandro and San Lorenzo Unified School Districts  
and the San Leandro Education Foundation (SLED)

**Saturday • April 21, 2012**

**8:30 a.m. - 12:30 p.m.**

**San Leandro Main Library**

**300 Estudillo Avenue, San Leandro**

*This event is FREE!*

*Childcare provided, must be potty-trained, space is limited and child must be registered in advance  
To register, email: [childrensforum@sanleandro.org](mailto:childrensforum@sanleandro.org) or call 510-577-3351*

Join us for a lively forum on issues facing the families and youth of San Leandro:  
Technology and Teens • Youth and Wellness Issues  
Job Training and Mentoring Resources • Parenting Education • And Much More!

**Keynote speaker:**

**Delaine Eastin, Former State Superintendent of Public Instruction**

*Other speakers include:*

*Mayor Stephen Cassidy*

*Alameda County Supervisor, Wilma Chan • Dale Gregory, MPH*

*Dr. Ammar Saheli, Director of Student Services SLzUSD*

*San Leandro Police Department*





You are invited to the  
San Leandro Police  
Department's



## **SWEARING IN/RECOGNITION CEREMONY**

**APRIL 26, 2012**

**3:00 P.M.**

**SENIOR COMMUNITY CENTER**

**WE HOPE YOU CAN JOIN US AS WE WELCOME OUR  
NEWEST MEMBERS AND AS WE RECOGNIZE  
EMPLOYEES FOR THEIR EXTRAORDINARY EFFORTS.  
PLEASE CONFIRM YOUR ATTENDANCE BY CALLING  
YOLANDA CARRASCO SO WE MAY ACKNOWLEDGE  
YOUR PRESENCE.**

***Sandra R. Spagnoli***  
***Chief of Police***

# CITY OF SAN LEANDRO

## STAFF REPORT

**Date:** April 2, 2012

**To:** Chris Zapata, City Manager

**From:** Uchenna Udemezue, P.E., Director  
Engineering and Transportation Department

**By:** Reh-Lin N. Chen, P.E., Senior Transportation Engineer

**Subject:** BIKE TO WORK DAY - MAY 10, 2012

---

### SUMMARY AND RECOMMENDATION

Engineering and Transportation Department will be hosting one of many Energizer Stations located throughout the Bay Area during the *18<sup>th</sup> Annual Bike to Work Day* scheduled for May 10, 2012. The San Leandro Energizer Station will be located at the main entrance to the San Leandro BART station and will operate during the morning commute from 7:00 a.m. to 9:00 a.m. This report is for information only, and no action is required.

### BACKGROUND AND DISCUSSION

Engineering and Transportation Department will host one of many Energizer Stations in the Bay Area during the *18<sup>th</sup> Annual Bike to Work Day* on May 10, 2012. San Leandro's Energizer Station will be located at the main entrance to the San Leandro BART station.

The East Bay Bicycle Coalition (EBBC) will provide City staff with 75 or more Tote / Musette Bags to be distributed to the public at the station. Each Tote / Musette Bag contains energy bars, coupons, some goodies, and some printed information. Staff will take this opportunity to make available City non-bike related brochures in support of other programs the City sponsors. In addition, staff will provide free water, juice, coffee, and pastries to bicyclists.

In preparation for the event, EBBC has been offering free bike safety classes for the past few months. Anyone interested can visit the EBBC website at [www.ebbc.org/safety](http://www.ebbc.org/safety) to register to enter the free Bike to Work Day Raffle for a chance to win a new bike and other great prizes and to get information and register for Team Bike Challenge.



# **CITY OF SAN LEANDRO**

## **STAFF REPORT**

**Date:** April 5, 2012  
**To:** Chris Zapata, City Manager  
**From:** Michael Bakaldin, Public Works Director  
**Subject:** SAN LEANDRO HIGH SCHOOL BOYS SPRING GOLF CLASSIC

---

### **SUMMARY AND RECOMMENDATION**

This report is for information only, and no action is required.

### **BACKGROUND**

Each March, since 1999, the San Leandro High School Boys Spring Golf Classic has been played at Monarch Bay Golf Club. High School Boys Golf Teams from around the Bay Area participate in this annual one-day event. The event was originally organized by the Public Works Department to showcase the newly renovated Marina Golf Course and help raise funds for the San Leandro High School Golf Team. In 2001, the tournament moved to the renovated Tony Lema Course, where it continues to be played today. Public Works and American Golf Corporation continue to assist the San Leandro High School Boys Golf Team in hosting this event.

### **DISCUSSION**

This year, the San Leandro High School Boys Spring Golf Classic was held on March 26. A total of 15 teams participated in this year's event. This year's team champion was Deer Valley High School with a score of 378. Runner-up was Irvington High School, posting a score of 389 and in third place was Miramonte High School with a score of 404. San Leandro High School had a team score of 444. Low medalist, with a score of 72, was Brandon Dizon from San Leandro High School. This is the first time in the Classic's 14-year history that a player from San Leandro High School has won top honors. Runner-up medalists were Jaskaran Sihota and Isaiah Antoine, both from Deer Valley High School, with scores of 73.

### **CONCLUSION**

The San Leandro High School Boys Spring Golf Classic continues to be a very important part of the San Leandro High School Boys Golf Team schedule and funding. The Public Works Department and American Golf continue to grow the game of golf by hosting various junior golf competitions and golf camps at Monarch Bay on an annual basis. Other junior events include the San Leandro High School Girls Fall Golf Classic which is played every September, and the San Leandro City Junior Golf Championship which takes place each August. A combined total of over 700 juniors participate in these events and golf camps each year.

# san leandro

## community development update

April 2012

### Redevelopment and Business Development

#### Increased Property Sales Activity in San Leandro

- The long vacant 150,000 square foot 10.41 acre former **Simpson Strong Tie** facility at 1470-1530 Doolittle Drive was purchased by Scannel Properties. The property owners plan to reposition the property for future tenants including splitting the property into two parcels and demolishing an outdated back and William Spencer Company building on the north portion of the lot. (District 6)
- **King's Asian Gourmet**, a family-owned company that produces ethnic Korean food, purchased 1444-1446 Factor Avenue, from So Family Living Trust for approximately \$83 per square foot or \$2.5 million in cash. The 30,000-square-foot industrial facility is on 0.96 acres. The property features an office area, four dock-high loading doors and one grade-level loading door. (District 3)
- **Lighthouse for the Blind and Visually Impaired** purchased the approximately 60,000 square foot industrial building at 14680 Washington Avenue. Lighthouse will operate its light assembly of paper products in the building space once occupied by Grant Laboratories. At the front of the property, Smiling Jack Station Restaurant (formerly Straw Hat Pizza) will remain. (District 3)

#### Increased Leasing Activity in San Leandro

- **Mi Rancho Tortilla Factory** extended their lease for 85,000 square feet at 425 Hester Street for an additional 5 years. (District 6)
- **Jinny Beauty Supply** a large scale, multicultural beauty supply business leased 30,000 square feet at 1501 Doolittle Drive. (District 6)
- **The Annex** expanded into the former Stericycle, the provider of medical and bio-hazardous waste disposal and incineration services, has moved from its location at 1345 Doolittle Drive to a new facility in Hayward. The company cited an expiring lease and desire for a larger space with more dock doors as the reason for the move. The space has been leased by the Annex warehouse and distribution specialists. (District 6)
- **Pretty in Pink**, a local women and girl's fashion store with eight locations in the Bay Area, has signed a lease for the 1,900 square foot space at Pelton Plaza previously occupied by World of Books. The store is planning an extensive interior remodel and is scheduled to open in approximately three months. (District 1)



- The former **Quality Tune Up** building at the intersection of East 14th Street, Hesperian Boulevard and 150th Avenue was demolished on Monday March 5. The Redevelopment Agency funded the property acquisition and relocation of Quality Tune Up to 1693 Washington Avenue. The site is cordoned off by a decorative four foot high fence and the contaminated soil will be remediated. City staff is working with Caltrans on the required approvals and right of way acquisitions to implement the Measure B funded improvements to the site. These improvements include lane adjustments and signal modifications to improve traffic flow and enhance safety. This is a multiyear project with construction estimated to begin in 2014. Beautification to the site is planned, and will be designed once funding has been identified. (District 2)



- **Energy Recovery Inc.** has been awarded its second-largest contract ever to build energy-saving pumps that will lie at the heart of a new desalination plant in Israel, according to a report from the Reuters news agency, which was picked up by Patch as part of their TechLeandro series. "We are very encouraged to see the increased level of activity in the desalination industry this year," ERI CEO Tom Rooney said in a statement. (District 5)



- Office of Business Development staff attended the **International Conference of Shopping Center (ICSC)** Northern California deal-making conference in Monterey this week. The City of San Leandro had a table on the deal-making floor and spoke with numerous brokers who are looking to bring tenants to San Leandro. There was significant energy and interest in locations close to Village Marketplace as other retailers have confidence in Peet's, Chipotle's and Fresh & Easy's vetting process and want to co-locate. The City also spoke with retailers regarding opportunities at Bayfair Center and took the opportunity to inform retail brokers and developers about the exciting projects happening in San Leandro right now, such as Lit San Leandro, Kaiser and the Shoreline development.

**Business Tip: Small Business Administration (SBA) Commercial Property Refinancing Programs**

Until recently, the SBA 504 financing loan program was available only for the new purchase of commercial property or for business expansion. Beginning in April 2011, the program is available to refinance existing commercial real estate loans, with the specific purpose of helping businesses that got caught in the real estate downturn. Recognizing that small businesses fuel economic growth and that commercial real estate loans can pose a potential risk to their success, the federal government, through the Small Business Administration (SBA) has committed up to \$15 billion to this program. These SBA-backed loans are obtained by working with third party lenders and SBA-approved Certified Development Companies (CDCs). You can speak directly with a local SBA representative by calling 415-744-6820 or find more information at [www.sba.gov](http://www.sba.gov)

U.S. Small Business Administration  
  
 Your Small Business Resource

## Planning, Zoning and Building Updates

- On March 1, the Planning Commission approved a conditional use permit for eCullett Inc. located at 1940 Fairway Drive. eCullett Inc. has an innovative high tech and clean glass process that is more environmentally sustainable and has processing facilities nationwide in cities like Oakland (California), Seattle (Washington) and St. Paul (Minnesota). (District 3)

- On March 15, the Planning Commission approved Zoning Code amendments to Article 19 (Landscaping Requirements). The amendments incorporated Bay-Friendly landscaping requirements and updates from StopWaste.org, which is the public agency formed through the merging of the Alameda County Waste Management Authority and the Alameda County Source Reduction and Recycling Board. These amendments will be presented to the City Council for review and approval on April 16. (Citywide)
- On March 19, the City Council held a second public hearing within a one month period to review Zoning Code amendments related to assembly use, commercial recreation and entertainment activity uses in the industrial districts. The City Council approved the industrial district amendments to create the Industrial Limited (Assembly Use Overlay)(IL[AU]), Industrial General (Assembly Use Overlay) (IG[AU]), and Industrial Park (Assembly Use Overlay)(IP[AU]) Zoning Use Designation Lists and to specify assembly uses, commercial recreation and entertainment activities as conditionally permitted in the use designation lists for these three new industrial overlay districts. In addition, the City Council approved deletion of commercial recreation from the IL and IP districts and deletion of entertainment activities from the IL, IG and IP districts. (Citywide)

- Current Planning Calendar (as of March 31, 2012 and subject to change)**

<b>Event</b>	<b>Date/Address/Project Description/Approval Type (District #)</b>
Board of Zoning Adjustments	April 5, 2012 – no meeting May 3, 2012 – no meeting June 7, 2012 <ul style="list-style-type: none"> <li>2539 Grant Ave/Halus Power Systems/Variance (D4)</li> <li>Roberts Rules of Order Briefing</li> </ul>
Planning Commission	April 19, 2012 <ul style="list-style-type: none"> <li>E. 14<sup>th</sup> St &amp; Juana Ave/Village Marketplace/PD &amp; GPCF (D1)</li> <li>2015 Laura Ave/Sale of Hugo’s Linen site/GPCF (D6)</li> </ul> May 17, 2012 – no meeting
City Council	March 19, 2012 <ul style="list-style-type: none"> <li>Zoning Code amendments/ assembly, commercial recreation uses, &amp; entertainment activities in industrial districts (City)</li> </ul> April 9, 2012 (Work Session) <ul style="list-style-type: none"> <li>San Leandro Crossings update</li> </ul> April 16, 2012 <ul style="list-style-type: none"> <li>2661 Alvarado St/C&amp;M Trailer Rentals CUP Revocation Appeal (D3)</li> <li>Zoning Code amendments re: landscape requirements (City)</li> </ul> May 21, 2012 <ul style="list-style-type: none"> <li>E. 14<sup>th</sup> St &amp; Juana Ave/Village Marketplace/PD (D1)</li> </ul> June 18, 2012 (Work Session) <ul style="list-style-type: none"> <li>Medical marijuana update (KL)</li> </ul>
Administrative Review (AR)	<ul style="list-style-type: none"> <li>14800 Washington Ave/T-Mobile wireless telecomm in ROW/AR (D3)</li> <li>130 Greenhouse Market/McDonalds 2<sup>nd</sup> drive-thru/PD mod (D4)</li> </ul>

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

## Housing and CDBG

- City Council approved release of the City’s draft FY2012-13 U.S. Department of Housing and Urban Development (HUD) Annual Action Plan for a 30 day public review/comment period from March 16 – April 16 and set a final public hearing date for the plan on April 16. Due to significant

cuts in federal Community Development Block Grant Program (CDBG) funding next year by HUD, the draft plan reflected reductions in CDBG allocations for public services, CDBG administration and capital improvements. (Citywide)

- The nonprofit developer, Eden Housing, Inc., held on March 23 a grand re-opening for Eden Lodge, a 143 unit affordable senior rental housing complex located at 400 Springlake Drive. Eden Lodge was originally developed in 1980 with City assistance, but recently required extensive renovations. In 2011, Eden Housing refinanced and completed major rehabilitation (including solar photovoltaic system, solar hot water system, energy efficient hot water boiler, central heating system, and sustainable landscaping), of the apartment complex through HUD and California Housing Finance Agency financing assistance and leveraged private lending funding. Eden did not need any City subsidy on this project. (District 2)

## Economic Trends

- Through February of the 2011-12 fiscal year, the Division of Building and Safety issued 1,635 permits, with a total project valuation of \$140 million. The number of permits issued was up 1.05% from the same period of the prior year; however the valuation of the projects was up by 506%. 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)