



Legislation Details (With Text)

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Title: ACCEPT: Facilities and Transportation Committee Meeting Highlights of October 11, 2011

COMMITTEE RECOMMENDATION: Schedule approval of the proposed lease of City property at 2512 Davis Street to SJ Amoroso, provided the City Attorney's office finds that the lease will not be in violation of any State statutes

COMMITTEE RECOMMENDATION: Schedule approval of the proposed transfer of City real property at 2048 Farallon Drive to Alameda County Public Works

Sponsors: Uchenna Udemezue

Indexes:

Code sections:

Attachments: 1. Facilities Committee Meeting

Date	Ver.	Action By	Action	Result
11/7/2011	3	City Council	Accepted as Submitted	Pass

Facilities and Transportation Committee Meeting Highlights of October 11, 2011

**CITY OF SAN LEANDRO
CITY COUNCIL FACILITIES AND TRANSPORTATION COMMITTEE**

**October 11, 2011
4:00 p.m. - 5:30 p.m.**

**San Leandro City Hall
835 East 14th Street
San Leandro, California
Sister Cities Gallery**

HIGHLIGHTS

Committee Members: Councilmember Cutter, Councilmember Souza (Chair), Councilmember Starosciak (Absent)

City staff present: Mike Bakaldin, Reh-Lin Chen, Keith Cooke, Ken Joseph, Lianne Marshall, Maureen O'Callaghan, Austine Osakwe, Tara Peterson, Nick Thom, Uche Udemezue

Outside Presenters: None

Public present: None

The meeting was called to order at 4:05 p.m.

1. Discussion Regarding Street Pavement Rehabilitation Issues

Ken Joseph gave a PowerPoint presentation regarding Street Pavement Rehabilitation Issues. He discussed San Leandro street facts, current conditions of streets, preliminary street selection process and creating the final list of streets requiring rehabilitation. Ken explained the goals of the street selection process, alternatives and funding.

Discussion ensued. Staff responded to questions from the Committee. Councilmember Souza asked how much in grants has been secured and how the grant reserve is divided. Ken explained that approximately \$1 million has been received annually in the past years and stated that funding is project specific. Grant money is focused on arterial / collector rehabilitation streets based on high traffic volume. For 2011-2012 \$587,000 will be allocated from Measure B Streets and Roads funds to the East 14th/Hesperian Boulevard/150th Avenue Triangle project. Total funding for 2011-2012 is \$2,587,200. Councilmember Cutter asked if it will be announced which streets will be paved. Ken stated that a list will be compiled by the end of November. Prep work will begin in March 2012. Uche Udemezue stated that staff wanted to present this information today so that Council understands how this process works and how the list is developed, and Councilmembers can share the information with constituents.

Councilmember Cutter asked if ambulance traffic is taken into account on a street. Uche explained that the overall philosophy is to move as many cars as possible through safe streets. Public safety issues add more credence to objectives.

2. Discussion Regarding Kaiser Project

Nick Thom gave a PowerPoint presentation regarding the Kaiser Project. He explained the off-site improvements that are currently in progress. At present, staff is working with Kaiser to minimize the impacts to traffic at the intersection of Fairway and Merced. Kaiser has put a concrete divider up on the frontage of Fairway and pushed the traffic to the south side of Fairway. Kaiser is preparing to widen roads and is preparing streets for underground utilities. Staff is working closely with Kaiser on the traffic issues and adjusts traffic signal timing to optimize traffic flow and get cars through as quickly as possible. Impacts are winding down for the year. Utilities companies will be coming in for short term projects.

Discussion ensued. Staff responded to questions from the Committee. Councilmember Souza suggested that staff explore making a dedicated right turn lane on Merced at Republic during construction periods. She stated that it may alleviate traffic waiting to get to Fairway to make a right turn and eliminate back up. Nick stated that staff will explore that option. Councilmember Souza stated that she noticed that traffic is cutting through the business at Merced and Fairway to make a right turn on Fairway. Keith Cooke stated that staff will notify the police department to explore targeted enforcement in that area.

Lianne Marshall requested that Items 4 and 5 be moved up in the agenda.

3. Discussion Regarding Proposed Lease of City Property at 2512 Davis Street to SJ Amoroso

Tara Peterson gave a PowerPoint presentation regarding the Lease of City Property at 2512 Davis Street to SJ Amoroso. She explained that the City was approached by SJ Amoroso, the contractor for the WPCP project, who asked if the vacant building at 2512 Davis Street is available to lease to store construction items during the WPCP project. The building was purchased by the Redevelopment Agency in 2009 in anticipation of the Eden Road extension project. It has been vacant since the City acquired it and was vacant for some time prior to that. Redevelopment Agency transferred the property to the City. Leasing the property would bring income of \$2,664 per month to the City and eliminate the attractive nuisance. There has been vandalism and theft at the property. SJ Amoroso would like to lease the property for 18 months and possibly longer based on the project.

Discussion ensued. Councilmember Souza asked if SJ Amoroso would be making any changes to the building. Ken stated that SJ Amoroso will be securing the building at its expense. The building would be used for storage of construction equipment. Uche stated that the property was acquired for the Eden Road project and would be demolished. The Eden Road project will start in 18 months at the earliest, so staff sees positives all around. Councilmember Cutter asked if there is a clause in the contract that SJ Amoroso cannot lease the property to someone else, and that they cannot have parties. Lianne stated that there should be something in the lease that states the restrictions. One area that is being discussed is restricting property use in industrial areas related to entertainment purposes. Councilmember Souza asked if the money from the lease would go to the general fund. Lianne stated that staff needs to get clarification on the status of Redevelopment and the restrictions to legally do anything with the property right now. Tara stated that she mentioned that the property was transferred to the City back in March. Lianne stated that the transfer is now considered invalid as of the first of the year. This should be discussed with the City Attorney's office to determine if the City can enter into a lease for a property that was acquired with Redevelopment Funds. Otherwise, the State could potentially seize the property. Councilmember Souza stated that, pending City Attorney approval, she would like to know where the revenue will go if Council approves the lease agreement.

Committee Recommendation

The Committee recommended the lease for Council approval, provided the City Attorney's office finds that the lease will not be in violation of any State statutes.

4. Discussion Regarding Proposed Transfer of City Real Property to Alameda County Public Works Associated with an Alameda County Flood Control Storm Water Pump Station

Tara Peterson gave a PowerPoint presentation regarding a proposed transfer of City real property to Alameda County Public Works associated with an Alameda County Flood Control Storm Water Pump Station. The property was acquired by the City in 1970. In 1972 the City asked Alameda County to take over the operation and maintenance of the facility because it is part of the Alameda County Flood Control system. Alameda County has operated and maintained the facility since 1973. Recently the owner of the adjacent property asked for financial assistance to repair the driveway. Uche explained that Alameda County has

suggested that the City give up all rights to the property and turn everything over to the County to limit the City's liability. The County will continue to maintain and operate the facility but with full responsibility for the property.

Discussion ensued. Staff responded to questions from the Committee. Councilmember Souza asked how the transfer of rights would affect the property owner. Uche explained that it will have no impact on the owner. He will just work directly with Alameda County. Councilmember Cutter asked if the pump station will be affected. Uche explained that it will not as it is part of the Flood District. Councilmember Souza asked if it will cost the City anything to transfer the property to Alameda County. Uche stated that it will not. Staff would like to present this to Council.

Committee Recommendation

The Committee recommended the City Council schedule approval of the action to transfer the property at 2048 Farallon Drive to Alameda County.

5. Discussion Regarding Countywide Transportation Plan and Transportation Expenditure Plan

Keith Cooke gave a presentation regarding the Countywide Transportation Plan and Transportation Expenditure Plan. He gave an update of the plans, reviewed the projects that were submitted, and discussed upcoming items. Projects included in the Countywide Transportation plan are: San Leandro Local Street and Road Rehabilitation; I-880/Marina Boulevard Interchange; I-880/Davis Street Interchange; Downtown San Leandro TOD; East 14th / Hesperian / 150th Triangle Improvements; East 14th Street Streetscape Improvements; San Leandro Streetscape and Pedestrian Improvements; Lake Chabot Road Stabilization; Street Capacity and Connection Improvements (Eden Road); East Bay Greenway/UPRR Rail to Trail; Traffic Signal System Upgrade; and Bayfair BART TOD. Staff is pursuing funding to continue to make improvements. Projects have to be identified in the Countywide Transportation Plan to be eligible for other funding. If projects are not identified, they will not get funding. Keith stated that over the next month, staff expects feedback from ACTC on the priority of projects and how it plans to move forward from the Countywide Transportation Plan into the Transportation Expenditure Plan, and then into MTC Regional Transportation Plan.

Discussion ensued. Staff responded to questions from the Committee. Councilmember Cutter stated that she just read that Alameda County has loosened its parking restrictions. There is less parking available for buildings near Lewelling and it is hard to rent them out. Alameda County is going to adjust the restrictions to allow for more parking. She asked if that will affect the TOD. Keith explained that staff is seeing that in some downtown projects as well. As long as City zoning states that a certain parking rate is desired, most of the funding agencies will allow it. Councilmember Souza commended staff on finding funding for projects.

6. Project Updates / Discussion

Committee members reviewed the Project Updates summary. Staff responded to questions from the Committee.

Councilmember Souza asked about the progress of the Par Course. Austine Osakwe stated that the project is on schedule for paving work. There will be a delay with the exercise

equipment, which will arrive early next year. The path will be open once paving is completed and equipment will be installed when it arrives.

Councilmember Cutter asked about the San Leandro BART / Streetscape project. She stated that she is concerned that BART is doing its improvements to the station and the City is doing improvements to the streetscape. She asked how BART's improvements will affect what the City is doing. Austine stated that staff will meet with BART to discuss coordination and make adjustments as necessary. Councilmember Cutter stated that she would like to see the pedestrian waiting area fixed if BART is not going to have the entrance on San Leandro Boulevard anymore. She is concerned about heavier traffic in the area and hopes that BART will take that into consideration. Councilmember Souza stated that the streetscape project is going to proceed due to funding even if BART isn't committed to its improvement projects. Uche stated that the City will proceed, as grant funding is in place.

Councilmember Souza asked if the completion date for the Estudillo-Callan garage is Fall 2012. Uche stated that staff is hoping to finish it early, but the scheduled completion is Fall 2012.

7. Public Comments

None

8. Committee Member Comments

Councilmember Cutter would like to discuss adjusting the days and times of the Facilities Committee Meeting. Councilmember Souza said that there will be discussion at the beginning of next year.

7. Adjourn

The meeting adjourned at 5:31 p.m.