



## Legislation Text

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Facilities and Transportation Committee Meeting Highlights of November 8, 2011  
**CITY OF SAN LEANDRO**

### **CITY COUNCIL FACILITIES AND TRANSPORTATION COMMITTEE**

**November 8, 2011  
4:00 p.m. - 5:30 p.m.**

**San Leandro City Hall  
835 East 14<sup>th</sup> Street  
San Leandro, California  
Sister Cities Gallery**

### **HIGHLIGHTS**

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

**City staff present:** Mike Bakaldin, Cynthia Battenberg, Keith Cooke, Jacqui Diaz, Ken Joseph, Kathy Ornelas, Tara Peterson, Tim Ricard, Luke Sims, Uche Udemezue

**Outside Presenters:** None

**Public present:** None

The meeting was called to order at 4:03 p.m.

**Jacqui Diaz requested that Item 2 be moved to Item 1 on the agenda.**

**1. Discussion Regarding Relocation of Traffic Controller Box - Acquisition of 67.5 sq. ft. from 501 - 143<sup>rd</sup> Avenue for Sidewalk Widening**

Tara Peterson discussed the property of interest and explained why staff recommends that the City acquire it. Tara explained that the traffic controller box is fairly close to the curb and keeps getting hit by trucks. To save down time and maintenance costs, staff is proposing to move the box back behind the sidewalk. Staff requests a recommendation of the Committee to Council that staff begin the acquisition process with Public Storage.

Discussion ensued. Staff responded to questions from the Committee. Councilmember Cutter asked what the process is, and how much it costs. Tara explained that the property value is approximately \$3,000 and would come from appropriation in a General Fund project

account. No conversations with the property owner will commence until there is Council approval. Mike Bakaldin stated that every time the box needs to be replaced it costs approximately \$15,000.

#### Committee Recommendation

The Committee recommends that staff proceed with presenting the acquisition of the property from Public Storage to the City Council.

## **2. Discussion Regarding Proposed Estudillo Parking Garage Rates**

Cynthia Battenberg gave a presentation regarding the Proposed Estudillo Parking Garage Rates. Cynthia explained that the ground floor will continue to be limited time parking, including 20-minute parking for Wells Fargo, and 2-hour parking for retail customers. The second and third levels will be monthly permit parking, and the top level will be dedicated to daily paid parking. Cynthia reviewed the current and proposed rates, and explained that there have been approximately 60 lost permit holders since the start of construction. In order to utilize the new garage capacity, rates should be set to encourage the 60 permit parkers to return to the garage as well as attract additional parkers to the 134 new spaces.

Cynthia explained that maintenance of the garage will be approximately \$125,000, including keeping it clean and well lit. Staff requests a recommendation to bring the proposed reserved parking fee of \$70/month, the unreserved parking permit fee of \$45/month and a new daily parking fee of \$2.50/day to the City Council for adoption. The estimate is that these rates will generate \$156,000 the first year. Assuming the garage is at full capacity the years following, it will generate \$178,000 - \$225,000 annually.

Discussion ensued. Staff responded to questions from the Committee. Councilmember Starosciak asked if the Chamber of Commerce is a factor. Cynthia stated that the Chamber was given 3 designated covered parking spaces on top of their condominium unit. Councilmember Starosciak asked if the Chamber is responsible for its utilities. Cynthia stated that it is responsible for its own utilities and water. Outside graffiti will be the responsibility of the City. Councilmember Starosciak asked if fees could be adjusted by Council if they are not sufficient. Cynthia stated that Council can adjust fees and make necessary modifications. Cynthia explained that vehicle license recognition technology will be used at the garage to monitor permit holders and those parking for \$2.50 a day. A request for proposals for the parking equipment and software is currently being drafted.

Councilmember Souza asked what would happen if someone objected to a parking ticket. Cynthia explained that the same parking rules apply and the driver would contact the police department. Councilmember Starosciak stated that she thinks there should be 3-hour parking because we want to encourage people to spend more time downtown. Council members Cutter and Souza agreed that 3-hour parking is a good idea.

#### Committee Recommendation

The Committee recommends that staff proceed with presenting the proposed parking rates to the City Council for consideration.

**Jacqui Diaz requested that Item 4 be moved to Item 3 on the agenda.**

### **3. Discussion Regarding Transfer of Property Storm Water Pump Station**

Tara Peterson stated that the Transfer of Property Storm Water Pump Station was discussed at the previous Facilities and Transportation Committee Meeting on October 11, 2011 and asked that it be removed from the agenda.

### **4. Discussion Regarding San Leandro Sports Complex - Land Use Agreement with San Leandro Unified School District**

Tara Peterson gave a presentation regarding San Leandro Sports Complex - Land Use Agreement with San Leandro Unified School District. She explained that the San Leandro Unified School District has asked the City to enter into an agreement for construction of the parking lots adjacent to the San Leandro Ball Park. It is strictly for construction activities. There will be a separate use and maintenance agreement developed later. There is no cost associated, it is temporary, and no permanent property rights are being transferred from the City to the District. The District will be doing the majority of its construction in the main parking area. Staff is asking for Committee recommendation that Council approve the agreement once consensus is reached with the District.

Discussion ensued. Staff responded to questions from the Committee. Councilmember Cutter stated that it should be noted that the facility is going to be called the Pacific Sports Complex to honor Pacific High School. Councilmember Souza asked if there is a final version of the proposed plan. Councilmember Starosciak asked for clarification on what the Committee is being asked to recommend. Uche Udemezue explained that a joint-use agreement is being drawn up between the District and the City that identifies the use and who will be responsible for what. The agreement will address the majority of these issues. For now, the proposed agreement is intended to only give the District rights to construct the parking facilities on City property. There will be different types of construction taking place at the same time. Council approval of this agreement is requested to allow the District to build on City property.

#### Committee Recommendation

The Committee recommends that Council approve the agreement between the City of San Leandro and the San Leandro Unified School District regarding the use of City land to construct parking lots at the San Leandro Sports Complex.

### **5. Discussion Regarding Authorization to Hear Resolutions of Necessity for Caltrans**

Tara Peterson gave a presentation regarding the Authorization to Hear Resolutions of Necessity for Caltrans. This is an administrative action. Additional property needs to be acquired for the East 14<sup>th</sup> Street/Hesperian Blvd//150<sup>th</sup> Avenue "Triangle" Project from Harry's Hof Brau, Pep Boys, CVS and Western Dental. The City needs temporary construction easements for reconfiguration of parking areas and permanent easements are required where street improvements will be installed.

Uche Udemezue asked Ken Joseph to explain the project. Ken explained that the project is to add a second left turn lane from southbound East 14<sup>th</sup> Street to 150<sup>th</sup> Avenue and move current

lanes to accommodate the additional lane and realign the intersection. The project will reconstruct the three signals associated with the street.

Discussion ensued. Staff responded to questions from the Committee. Councilmember Cutter asked for clarification of the lane configuration on southbound Bancroft Avenue at East 14<sup>th</sup> Street. Ken explained that the proposed configuration (changing one through lane to a dedicated left turn lane) reduces the amount of right of way that the City would need, and functions basically the way the street functions already. Councilmember Starosciak asked about signal timing. Ken stated that the goal will be to make things as efficient as possible and to make pedestrian crossing safer. Staff is working on the specific details.

Tara stated that since East 14<sup>th</sup> Street is a State highway, the City has to follow Caltrans' rules regarding acquisition, including the hearing of Resolutions of Necessity. Caltrans staff recommended that the City ask Caltrans for permission for our Council to hear the Resolutions of Necessity in case the City is unsuccessful in its negotiations for the acquisition of these properties. Hearing these locally will save both the property owners and the City money and time. Staff requests that the Committee recommend to the Council that it request from Caltrans authorization to hear these resolutions.

#### Committee Recommendation

The Committee recommends that Council approve staff's request for the City to request authorization from Caltrans to hear Resolutions of Necessity for this project.

## **6. Discussion Regarding Countywide Transportation Plan**

Keith Cooke gave a PowerPoint presentation regarding the Countywide Transportation Plan and Transportation Expenditure Plan. He said he is expecting additional information regarding the Transportation Expenditure Plan projects, but it had not been released yet. Keith discussed Measure B - Master Funding Agreements. Programs included in the agreements are Bicycle and Pedestrian Safety, Local Streets and Roads, Mass Transit, Para-Transit, Transit Center Development and Local Transportation Technology. Keith explained the requirements concerning the timely uses of funds. The County wants all jurisdictions to use the funds and not hold on to them. The timely use of funds requires jurisdictions to identify their projects and how they are planning to use any funds they have in reserve. City staff does this regularly and uses all the funds so it has not been a challenge for San Leandro. There is also a new provision for non-transfer of funds, which the City has requested be revised to a certain extent. The County is also adding a clause that allows for advance of funds, particularly Streets and Roads Funds. It allows for near-term improvement.

Discussion ensued. Staff responded to questions from the Committee. Councilmember Starosciak stated that the poll results came back last month. The Measure B extension polled at 79%. The Measure would add a half cent in 2014 and would continue to 2042, at least. It is an exciting response showing that people believe in local government providing local projects. There will be a lot of discussion regarding what to do with the money. She stated the opportunity for the City to improve roads is achievable with the Transportation Expenditure Plan. Councilmember Cutter asked what the poll is based on. Councilmember Starosciak stated that it is based on projects that all cities submitted.

Councilmember Starosciak commented on the non-transfer of funds and stated that it is required by law, so they cannot be substituted and must augment general funds. Keith stated that it has to be written clearly so it is not confusing. Councilmember Starosciak asked if this is something that should be checked through the City Attorney's Office. Keith stated that the City Attorney should certainly review it. At this time, however, staff is trying to work with ACTC staff to ensure that this section reflects what is specified in the State statute without necessarily clouding up what a city can do with its funds.

Councilmember Starosciak asked how much San Leandro is expected to get from the Vehicle License Fee. Keith stated that it is based on the population in the County plus mileage.

## **7. Public Comments**

None

## **8. Committee Member Comments**

Councilmember Starosciak stated that the new Measure B is promising to bring \$40-\$50 million over 20 years for San Leandro streets. This is an exciting time because the City is in line for a lot of funding.

Councilmember Souza commented that the street light at Fairway and Merced near La Piñata looks like someone hit it and asked that staff look into it.

Councilmember Cutter stated that there is a resident who is interested in getting her street onto the street plan for improvements. She wanted to verify that every street is looked at before any streets are put on the list. Keith stated that all streets are on the list and evaluated. It is where you are on the list that really decides what improvements are made.

## **9. Adjourn**

The meeting adjourned at 5:18 p.m.