



COUNCIL INFRASTRUCTURE COMMITTEE MEETING

Hayward City Hall – Conference Room 2A
777 B Street, Hayward, CA 94541-5007

May 23, 2018
Special Meeting
4:00 p.m. – 6:00 p.m.

MEETING MINUTES

CALL TO ORDER: Meeting called to order at 4:01 PM by Chair Elisa Márquez

PLEDGE OF ALLEGIANCE: Led by Chair Elisa Márquez

ROLL CALL:

Members Present: Elisa Márquez, Chair; Al Mendall, City Council Member; Marvin Peixoto, City Council Member

Staff Present: Maria Hurtado, Assistant City Manager; Alex Ameri, Interim Director of Public Works; Fred Kelley, Transportation Manager; Dave Hung, Senior Civil Engineer; Sai Midididdi, Associate Transportation Engineer; Yama Farouqi, Associate Civil Engineer; Kevin Briggs, Senior Civil Engineer; Lucky Narain, Senior Management Analyst; Colleen Kamai, Executive Assistant; Qiana London, Administrative Secretary (Recorder)

Members of the Public: Gary Dotson, Jerry Becker, Aldo Gonzalez, Mark Branco, Caryl Mahar

PUBLIC COMMENTS: None.

REPORTS/ACTION ITEMS:

1. Mission Boulevard Corridor Improvements Phase 3 Project Update:

Interim Director of Public Works Ameri introduced the report and presentation. Mr. Ameri provided an update on the Mission Boulevard project and indicated that three alternatives would be presented by Senior Civil Engineer Dave Hung for consideration. Upon completion of the presentation, Mr. Ameri asked for Committee feedback and recommendation.

PUBLIC COMMENTS/DISCUSSION

CM Mendall inquired if there was a significant cost difference between the Alternatives. In response, Mr. Hung explained that based on the consultant's estimate for each alternative, the costs do not vary greatly.

CM Mendall expressed concern regarding the tree planting bulb outs along the sidewalk, and its effect on parking. He inquired how much of the bulb outs could be reclaimed to recover some of the parking. In response, Mr. Ameri clarified that some of the bulb outs were related to driveways. He also added that the bulb outs could be made smaller to gain approximately five additional parking spots.

CM Mendall appreciated the accommodation, but indicated it would not radically change the issue. He asked for additional clarification on Alternative 3 and its effects on parking. In response, Mr. Hung explained that the west side of the street provided an adequate amount of private off-street parking. While not a Municipal Lot, there is parking available for businesses near Rose Street.

CM Peixoto asked for clarification on whether staff had a recommendation on any of the Alternatives. In response, Mr. Ameri indicated that when the Committee originally recommended pursuing one lane in each direction, the suggestion seemed promising and staff asked the consultant to explore that (Alternative 1). Once an analysis was done, it was determined that going from a two-lane highway to one lane north of the City limits was not acceptable because of the reduction on the number of lanes. The change would cause major traffic delays and could divert traffic to local streets. As a result, staff does not recommend Alternative 1.

Mr. Ameri further explained that Alternatives 2 and 3 both have limitations. Specifically, they have loss of parking and narrower sidewalks. He clarified that Alternative 2 could be a viable option and, while the amount of available parking goes from approximately 102 to 50, a parking utilization study would need to be conducted to determine the amount of parking currently actually used in the area. If the parking analysis determined that only half of the parking is used then the change will not have a significant impact. However, a thorough analysis will need to be completed to accurately determine the effects the Alternative would have.

CM Peixoto asked for clarification on the reasoning for alternate parking on either side of the street if existing on-site parking is available. In response, Mr. Ameri clarified that the reasoning for providing parking on both sides of the street is to eliminate users' need to cross Mission Boulevard to conduct business.

CM Peixoto expressed concern for patrons being required to cross the street. He also agreed that Alternative 1 would cause major traffic delays and appreciated staff's depiction of the effects by compactor modelling. He indicated that he was not in favor of Alternative 1.

CM Mendall inquired whether property and business owners in the area were aware of the proposed changes or that this meeting was taking place. In response, Mr. Hung explained that both were aware of the project based on previous public meetings that were held, but they were not aware of these specific designs.

CM Mendall asked if the property and business owners provided any feedback that would be pertinent to the Committee's decision today. In response, Mr. Hung indicated there was no feedback that he was aware of. Mr. Ameri added that staff intends to conduct extensive outreach once an Alternative has been selected.

CM Mendall inquired if there were existing parking limitations in the area. He added that if there were currently no restrictions then parking utilization would be greatly impacted as well. In response, Transportation Manager Fred Kelley, explained that the area in question was not included in the area under consideration for the Downtown Parking Program and therefore not subject to new time restrictions.

CM Mendall indicated that there are a lot of abandoned vehicles in the area. He expressed interest in determining how many of the parking spaces could be alleviated by implementing

time restrictions. By implementing time restrictions, a lot of the parking impacts could be mitigated.

Chair Márquez thanked staff for the option of conducting a parking utilization study and inquired how soon it could be completed. In response, Mr. Kelley explained that it would need to be conducted over several days. He indicated that it could be completed within a couple of weeks.

Chair Márquez asked whether various times and days of the week would be taken into consideration during the utilization analysis. In response, Mr. Kelley confirmed that various days and times would be included in the parking study.

Chair Márquez asked if there were currently any neighborhoods enrolled in the parking permit program. In response, Mr. Kelley clarified that there was not a permit parking program in the area.

Chair Márquez asked for clarification on outreach to Bike East Bay. She mentioned that they did not indicate a preference, but offered feedback. She inquired whether any other concerns were expressed regarding the impacts on traffic. In response, Mr. Ameri indicated that staff had not contacted them since the last meeting.

Chair Márquez inquired about the anticipated timeline to coordinate these efforts with PG&E. In response, Mr. Hung explained that PG&E has been unable to commit to a start date for Phase 3 of the project. She asked if staff would also have to coordinate with Comcast. In response, Mr. Hung confirmed that staff would have to coordinate with both Comcast and AT&T. Chair Márquez inquired if PG&E was the primary focus due to the undergrounding of the utilities. In response, Mr. Hung confirmed that was correct.

Chair Márquez requested that the minutes reflect that correspondence was received from Bike East Bay. She also requested Committee feedback and recommendation.

CM Mendall expressed appreciation for staff's thorough exploration of Alternative 1 and agrees with CM Peixoto that it is not a viable option. He indicated that he prefers Alternative 2, but does have some reservations about impacts on parking. However, he stated that Alternative 3 does seem to be better, but he is concerned about property owners' responses, and the potential to have to conduct more work.

Chair Márquez also expressed appreciation for staff's analysis of Alternative 1. She mentioned that she would like to see the results of the parking utilization study before moving forward to make an informed decision on which of the remaining Alternatives would be best. She indicated that Alternative 3 does seem best. However, one more step is necessary before making a final decision.

CM Mendall indicated that obtaining the additional information from the parking utilization study would not be very informative since there currently is not a limit on parking in the area.

Chair Márquez expressed her concerns regarding parking spill-over into other areas and the impacts it would have on nearby neighborhoods.

CM Peixoto indicated that the spill-over impact is an excellent consideration for the surrounding communities. He also inquired on the purpose of the proposed changes, and if the intention was to attract more business in the area or to resolve a traffic circulation issue. In response, Mr. Ameri indicated that staff wants to implement Council's direction for Complete Streets. The intention is to incorporate multi-modal lanes, and determine between the two remaining Alternatives which one is best.

Chair Márquez indicated that Alternative 3 appeared to be the most viable option. She inquired if the Committee would be comfortable with moving forward with that option since staff already conducted a thorough analysis of the impacts each Alternative would have.

CM Mendall responded that he was in favor of moving forward with Alternative 3, and made a motion to move forward with Alternative 3 so that staff could move forward with the process.

Chair Márquez requested that staff make all efforts to maximize parking where possible.

CM Peixoto inquired if there was a previous staff recommendation. In response, Mr. Ameri explained that the project was presented to the Committee a couple of times in the past year when 35% and 65% of the design had already been completed. Staff presented the shared bike lane option which was later determined to not be ideal.

Chair Márquez indicated that staff had already gone above and beyond with conducting analysis and presenting information, and seconded CM Mendall's motion to move forward with Alternative 3.

The Committee unanimously voted to move forward with Alternative 3.

2. Neighborhood Traffic Calming Program Update:

Interim Director of Public Works Alex Ameri introduced the report and presentation, and turned it over to Transportation Manager Fred Kelley. Mr. Kelley reiterated that the item had been presented previously to Council during a work session in the latter portion of 2016, but was postponed due to other strategic priorities. The item was also previously presented to the Committee. He provided a general overview to the Committee.

Mr. Kelley described the 4Es of traffic calming: Education, Enforcement, Engineering, and Empowerment.

PUBLIC COMMENTS/DISCUSSION

A member of the public, Mark Branco, expressed concern over the City's implementation of rubber speed lumps throughout the City. He indicated that they are hazardous and difficult to maintain and requested that they be removed. In response, Mr. Kelley indicated that the inclusion of the rubber speed lumps was as a result of Council sustainability policies. He acknowledged that there are maintenance challenges and indicated that staff continuously looks for new, improved products, and when they become available staff will utilize them.

Chair Márquez asked if staff wanted Committee feedback and inquired if the item would be presented to Council for adoption. In response, Mr. Kelley confirmed that staff sought Committee feedback and that the item would go to Council on July 3 for final adoption.

CM Mendall expressed his appreciation for the plan and is supportive of prioritizing the engineering for the Tier 2 and 3 projects. He added that there should be a process for determining which projects should occur first, and acknowledged that there would be some challenges in making the determinations. He also indicated his support in obtaining grant funding and acknowledged that doing so might present delays. However, obtaining grant money would allow staff to implement more improvements.

CM Peixoto agreed the importance of understanding where the priorities are and address them utilizing the 4Es.

Chair Márquez expressed her appreciation for staff's diligence with community outreach efforts. She indicated her excitement for the Education component of the program. She suggested that staff partner with the Mt. Eden Entrepreneurship Program. She also agreed that there are some engineering issues that need to be resolved.

CM Peixoto added that the implementation of the Downtown Specific Plan is a good start in addressing some of the engineering issues, and applauded staff for their efforts.

3. FY 2018 and FY 2019 New Sidewalks Project – Review of Muir Street Issues:

Interim Director of Public Works, Alex Ameri, introduced the report and turned the presentation over to Associate Civil Engineer, Yama Farouqi. Mr. Farouqi presented the project and described the scope of work for Muir Street which is part of the FY 2018 and FY 2019 New Sidewalks Project.

PUBLIC COMMENTS/DISCUSSION

A member of the public, Gary Dotson, indicated that he was completely in favor of the improvement. He stated that it is a necessity for safety and should be pushed forward for those who utilize the street.

An area resident, Jerry Becker, indicated that he was speaking on behalf of the Muir Street residents whose names appear on the petition to the City Council. Mr. Becker stated that the residents welcome the project, but object to the intrusion on their properties, particularly on the east side of the street. He specified that there were three main problems with the proposed project. First, is the issue of tapered sidewalk installation. These types of sidewalks are throughout the City and can be provided on Muir Street as well. Second, is the issue of the power pole within a resident's driveway. Lastly, is the lack of room for the sidewalks on the east side of the street. He requested that the City be fair when considering this project and not impose on residents' properties.

CM Mendall asked Mr. Becker how many residents he represents on Muir Street. Mr. Becker responded that he represents approximately 15 of the 18 residents.

CM Mendall asked Mr. Becker for clarification on whether the residents were opposed to the project as presented. Mr. Becker replied that the residents were not opposed but requested that considerations be considered.

CM Mendall inquired again if the residents had a preference of no work being completed at all or accepting the work as proposed. Mr. Becker replied that the residents welcomed the project with conditions.

Another member of the public, Aldo Gonzalez, specified that he is the owner of a property with a power pole in the driveway. He indicated that he is in favor of the project as it will increase the property value for the residents. However, he would like to have the pole in the middle of his driveway moved to the fence line as that is his primary concern.

Another member of the public, Caryl Mahar, inquired why the measurements of the sidewalks changed from 4ft to 5ft. Mr. Farouqi explained that if the sidewalk is attached to curb and gutter then it is City standard to be a minimum of 5-feet for safety purposes. However, in some cases, special exceptions can be made to allow for 4-feet. In all cases, ADA compliance must be met.

Mr. Gonzalez expressed concerns regarding narrow streets and asked that speeding concerns be taken into consideration. In response, Mr. Ameri clarified that narrowing the street would help mitigate speeding problems.

Chair Márquez asked for clarification which issues staff wanted the Committee to address. In response, Mr. Farouqi clarified that staff wanted direction on how to proceed with the resident who does not want the driveway disturbed, and direction for the driveways containing utility poles.

CM Mendall indicated that he is not in favor of voiding the deferred agreements. However, he is willing to discuss the amount in question and meet somewhere in the middle. It cannot be zero. He is in favor of moving forward if the residents in the neighborhood want it, even if that means that all the requested accommodations are not included. If not, he proposed selecting another street that needs the improvements. In the event the project is postponed then the utility poles can still be moved.

CM Peixoto indicated that he does not see a problem with deferring the two agreements, and agrees with the staff's recommendation. He also agreed with CM Mendall and stated that the residents need to decide if they want the improvements and, if not, choose another street.

Chair Márquez requested that staff have a meeting with the residents to determine how many of them are in favor of the proposed changes before making a decision. She also indicated that she was not in favor of waiving the deferred agreement, but would be open to finding a middle ground price, and offer some flexibility with payments.

Mr. Farouqi provided final clarification on property lines and City right-of-way.

CM Mendall asked if staff had other streets for consideration in the event Muir Street was not selected. In response, Mr. Ameri indicated that there is a list of streets ready to replace Muir Street if necessary.

4. Update on CIP Project(s) (Oral Report):

Interim Director of Public Works, Alex Ameri introduced the Mission Boulevard Phase 2 construction update, and turned it over to Senior Civil Engineer, Dave Hung. He indicated that construction will begin in the southbound and northbound directions in the next weeks.

CM Mendall inquired whether the timeline for completion is still September 2019. In response, Mr. Hung indicated that the timeline is optimistic so it could potentially be delayed due to unforeseen circumstances.

CM Peixoto asked if determinations were made on which side of Mission Boulevard were within City limits. In response, Mr. Ameri indicated that the issue was still not resolved.

Chair Márquez expressed her appreciation for staff keeping the public informed.

CM Mendall requested that Council be provided with updates as well over the course of the project.

Mr. Ameri introduced Senior Civil Engineer, Kevin Briggs, who provided an update on the 21st Century Library. Mr. Briggs explained that substantial completion of the project is expected to be done by July 31, and a temporary occupancy permit can be issued at that time. Completion is expected at the beginning of September 2018.

Chair Márquez asked if a ribbon cutting ceremony would take place in mid-August. In response, Mr. Ameri clarified that it would take place in September.

Mr. Ameri introduced the update on Fire Stations 1-5, which was provided by Mr. Hung. He indicated that Fire Stations 1-3 were substantially completed, and construction will continue for Fire Stations 4 and 5. Substantial completion for Fire Station 4 should happen by mid-June, and Fire Station 5 in late August.

Mr. Ameri offered an update on Fire Station 6 and the Fire Training Center, which was provided by Mr. Hung. He indicated that both were awaiting FAA approvals and shared use with Chabot College.

Mr. Ameri introduced, Deputy Director of Public Works, Kathy Garcia, who provided an update on Municipal Lots 1 and 2 improvements and construction. Ms. Garcia explained that the Chamber of Commerce and several business owners expressed concern over the unavailability of parking spaces during construction in Municipal Lot 2. As a result, staff decided to complete construction in sections at night. Bids will be received in July, award the contract in August, and begin construction in September 2018 which should last for approximately one month.

CM Mendall inquired about the cost associated with completing construction at night. In response, Ms. Garcia stated that it would be 20% of the total project. She also indicated that the project was court ordered.

CM Mendall indicated that construction did not have to take place at night. In response, Mr. Ameri explained the importance of maintaining a positive relationship with the merchants in the area.

Ms. Garcia added that design for Municipal Lot 1 will begin in August, bids will be received in November, and construction will begin in Spring 2019.

PUBLIC COMMENTS/DISCUSSION

None.

5. FUTURE AGENDA ITEMS:

Chair Márquez asked for clarification on the next Committee meeting. In response, Mr. Ameri indicated that the next meeting would be the regularly scheduled one taking place in July.

CM Mendall asked if the 5-year Proposed Agenda Planning Calendar is available. In response, Mr. Ameri indicated that staff is working on it, and it will be provided at the next regularly scheduled meeting.

6. COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS:

None.

ADJOURNMENT: 5:56 p.m.