



CASTRO VALLEY

MUNICIPAL
ADVISORY

COUNCIL 224 W. Winton Avenue, Suite 111, Hayward, CA 94544 (510) 670-5400 FAX (510) 785-8793

GENERAL PURPOSE MEETING

Monday, May 21, 2018
6:00 p.m.

Council members present: Marc Crawford, Chair, Ken Carbone, Vice Chair, Sheila Cunha, Chuck Moore, Linda Tangren, Ted Riche

Excused: Dave Sadoff

Location: Castro Valley Library – 3600 Norbridge Avenue, Castro Valley, CA 94646

Summary Minutes

PUBLIC COMMENT

Kelly Abreu stated that the Microbrewery Ordinance needs to be re-drafted. The Castro Valley MAC had reservations about the ordinance in addition to the City of Fremont, the General Manager of East Bay Regional Park District and the Sierra Club. Mr. Abreu suggested that the Castro Valley MAC look into the ordinance.

I. Approval of Minutes

A motion was made by Chuck Moore and seconded by Sheila Cunha that the minutes of March 19, 2018, be accepted as submitted.

Motion passed 5/0

1 – abstention Ken Carbone

A motion was made by Sheila Cunha and seconded by Chuck Moore that the minutes of April 16, 2018, be accepted as submitted.

Motion passed 5/0

1 abstention – Marc Crawford

II. Waiver of Cumulative Traffic Impact Mitigation Fees (CTIM) related to Castro Valley Marketplace and Shared Parking Improvements (3295 Castro Valley Boulevard) – Action Item [Attachment](#)

Ken Carbone, Vice Chair, Castro Valley Municipal Advisory Council, recused himself from discussion and deliberation on this item.

Eileen Dalton, Director, Economic and Civic Development, Community Development Agency, presented a memorandum on Waive of Cumulative Traffic Impact Mitigation Fees (CTIM) related to Castro Valley Marketplace and Shared Parking Improvements (3295 Castro Valley Boulevard).

The County has an ordinance that requires new development projects to pay traffic mitigation fees, however it does not account for public-private partnerships. In order to address this gap, the Community Development Agency (CDA) is proposing a new policy, guidelines and a procedure to provide a mechanism to waive fees for public-private partnerships which inherently serve special public needs.

The proposed waiver excludes new construction on vacant land and only applies to new development projects where all of the following apply:

1. The affected parcel or parcels were acquired by the former Alameda County Redevelopment Agency for the purpose of commercial redevelopment OR are subject to the Board of Supervisors' approved June 14, 2016 Agreement Establishing Reciprocal Easements for Shared Parking and Access.
 2. Parcels with an executed Development and Disposition Agreement (DDA) or Owner Participation Agreement (OPA) with the County that provides for specific public benefits OR requires the installation of roadway improvements.
 3. Parcels where the County or former Redevelopment Agency funded public improvements on-site or adjacent to the parcel that resulted in traffic mitigation.
- Determination on any waiver pursuant to these guidelines will be made by the Board of Supervisors.

Two properties acquired by the former Redevelopment Agency could be subject to the proposed waiver. They are: 3295 Castro Valley Boulevard, which is subject to a Board-approved DDA for the Castro Valley Marketplace (CV Marketplace) development; and the Lorenzo Theatre, which is planned for public or commercial use. The proposed waiver could also apply to the three properties that are signatories to the Board-approved June 14, 2016 Agreement Establishing Reciprocal Easements for Shared Parking and Access. The first project requesting a fee waiver is the CV Marketplace.

CDA will seek the Board of Supervisors' approval of a Resolution and proposed policy, guidelines, and procedure which would allow for the waiver of CTIM fees for the Castro Valley Marketplace project. Waivers for the other properties, if requested in the future, would require Board of Supervisors approval. Waiving the CTIM fee will allow the CV Marketplace to proceed on schedule with the goal of welcoming new customers by March of 2019.

Bill Lepere, Deputy Director, Public Works Agency, expressed the Agency's disapproval with waiving the Cumulative Traffic Impact Mitigation fees, as it is a potential loss of between \$200,000 and \$800,000 dollars for the County. The developer has been given credits for improvements that were already in place.

Speakers

Donna Layborn, owner, Castro Valley Natural Grocery, and partner in the Shared Parking Program, requested that the project not be delayed any further and supports the fee waiver.

Peter Rosen, Castro Valley resident, asked if the CTIM Fees being considered for waiver, are funds that would have gone towards Castro Valley projects such as sidewalks. Mr. Rosen stated that fees should be consistently applied, and was not aware of fees applying to existing buildings.

Castro Valley MAC Discussion

Linda Tangren stated that she does not support waiving the CTIM fees, as other developers had to pay the fees, and the County does not have money to give away.

Sheila Cunha stated that with the benefits from the developer, she supports waiving the CTIM fees.

Chuck Moore supports the CTIM fee waiver.

Ted Riche stated that Castro Valley cannot afford to lose such a strong candidate for this project. Marc Crawford made a motion that the MAC recommend approval of the Waiver of Cumulative Traffic Mitigation Fees for the Castro Valley Marketplace and Shared Parking Improvements.

Motion passed 4/1

Ayes: Crawford, Cunha, Moore, Riche

Noes: Tangren

III. Alameda County Bicycle and Pedestrian Master Plan Update – Action Item

[Attachment](#)

Paul Keener, Senior Transportation Planner, Public Works Agency, presented introductory comments and introduced Brook Dubose from Toole Design Group who specializes in bicycle and pedestrian plans.

Ms. Dubose presented a PowerPoint presentation on the Alameda County Bicycle and Pedestrian Master Plan.

The Bicycle and Pedestrian Master Plan Project began in the Spring of 2017 with ongoing community outreach, including Castro Valley MAC, Rural Roads Committee, Fairview MAC, Cherryland Community Association, Ashland Community Association, Sunol Citizens Advisory Committee, Unincorporated Services Committee and the Agricultural Advisory Committee.

The presentation included information on existing networks and the classes of various bicycle lanes proposed for Castro Valley streets. There were six goals that guided the development of the plan:

- 1) Connectivity – connected and continuous bicycle and pedestrian network
- 2) Access – Access for all users
- 3) Safety – Improved safety for all modes of transportation
- 4) Comfort – A pleasant walking and biking experience through the provision of support amenities
- 5) Awareness – Community awareness of the benefits of walking and biking as an alternative
- 6) Land Use Integration – Land use support and promote walking and bicycling

The next steps include developing the draft Bicycle and Pedestrian Master Plan for input and to bring the Final Master Plan to the Board of Supervisors for adoption in the Fall of 2018.

Castro Valley MAC Discussion

Chuck Moore stated that some roads are just not safe for bicyclists; there needs to be more work on some of the roads and the priority should be on pedestrian access.

Linda Tangren – agreement on how much road willing to give up for bike lanes; find a site for multilevel parking structure;

Sheila Cunha stated that safe routes to school should be the priority.

Marc Crawford, can get language in the plan that the map will prevail over the list of streets to add bicycle lanes.

Barbara Dughi, BikeWalk Castro Valley, presented a PowerPoint presentation regarding active transport in Castro Valley in addition to specific requests in the new Bicycle Pedestrian Master Plan.

Active Transport

There are Government initiatives to increase active transport, as well as a public demand for it. The benefits to non-users includes: safety improvement, good for business, improved space efficiency (reduced congestion) improved health and it is good for the environment.

Requests for Bicycle Pedestrian Master Plan

Plan should

- Include multi-use trail along San Lorenzo Creek
- Reflect protected bike lanes on Lake Chabot Road (from Castro Valley Blvd to the lake) , A Street (from Trader Joe's to Hayward) and Center street (from Grove to Castro Valley Blvd.)
- Reflect Class 3 (sharrows) on the following streets: Berdina, San Miguel, Wilson and Christensen
- Include input from all road users

Castro Valley MAC Discussion

Chuck Moore stated that some roads are just not safe for bicyclists; needs to be more work on some of the roads, prioritize pedestrian access, including sidewalks.

Linda Tangren stated that she was in agreement that some roads are not for bicyclists. She asked how much road are people willing to give up for bike lanes? She encouraged staff to find a site for a multilevel parking structure.

Ken Carbone stated that sidewalks should be prioritized and does a bicycle lane get priority over sidewalks?

Sheila Cunha stated that Safe Routes to School should be a priority.

Ted Riche stated that he would not like to lose anymore downtown parking and sidewalks should be a priority.

Marc Crawford stated that he would like to see the entire plan before making a recommendation. Concerned about item in the PowerPoint presentation "proposed projects that impact parking are subject to further study and community review/support prior to implementation. In the interim, these streets will be Class III Bicycle Route Facilities." In addition he requested language in the ordinance that any changes in the roadway should come to the MAC first.

Speakers

There were several speakers that spoke in support of the Bike Pedestrian Master Plan, and also stressed the importance of sidewalks, especially around schools and accessibility for persons with disabilities and advocating for safer streets. There were also some speakers who oppose additional bike lanes on some Castro Valley streets.

This item was informational only and required no Council action.

IV. Status Update on the Stanton Avenue Sidewalk Project – Informational Item

[Attachment](#)

Maurice Kaufman, Public Works Agency, presented a PowerPoint presentation on the Stanton Avenue Sidewalk Project.

The goals for the Stanton Avenue Sidewalk Project include:
Provide for a Complete Streets Design

- Provide Safe Route to Schools
- Improve Connectivity for all Roadway Users
- Improve Storm Water Quality

The project is on Stanton Avenue from Castro Valley Boulevard to Miramar Avenue. The features of the project include:

1. Close Gaps in Sidewalk & Improve Connectivity
2. Curb Ramps and Bulb-outs
3. School Crosswalks
4. Rapid Rectangular Flashing Beacons/Signs at Crosswalk
5. Transit Stops
6. Stormwater Treatment Planters
7. Trees
8. Add Bikeway Facilities

The design will be finalized by Spring 2019 with construction beginning in the Summer of 2019.

Speakers

Several speakers spoke in support of the Stanton Avenue Sidewalk Project, in addition to expanding to other streets.

The Castro Valley MAC Council requested that this item come back to the Council to address concerns of the Council.

V. Council/Staff Comments and Announcements

None.

ADJOURN

The meeting was adjourned to July 16, 2018.