



AGENDA

SPECIAL CITY COUNCIL MEETING – CLOSED SESSION

Tuesday, November 5, 2013 – 6:00 p.m.

Hillside Conference Room

CITY COUNCIL MEETING

Tuesday, November 5, 2013 – 7:00 p.m.

City Council Chambers

Meeting Location

El Cerrito City Hall

10890 San Pablo Avenue, El Cerrito

Greg Lyman – Mayor

Mayor Pro Tem Janet Abelson
Councilmember Jan Bridges

Councilmember Rebecca Benassini
Councilmember Mark Friedman

6:00 p.m.

ROLL CALL

CONVENE SPECIAL CITY COUNCIL MEETING – CLOSED SESSION

ANNOUNCEMENT OF CLOSED SESSION

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION – *Pursuant to Government Code Section 54957*

Title: City Manager

B. CONFERENCE WITH LABOR NEGOTIATORS – *Pursuant to Government Code Section 54957.6*

Agency Designated Representatives: City Council Subcommittee on City Manager Performance

Designated Employee: City Manager

ORAL COMMUNICATIONS FROM THE PUBLIC – *Comments limited to three minutes per person and to the item on this special meeting agenda only.*

RECESS INTO CLOSED SESSION

ADJOURN SPECIAL CITY COUNCIL – CLOSED SESSION

ROLL CALL

7:00 p.m.

CONVENE CITY COUNCIL MEETING

1. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF

MOMENT OF SILENCE – Councilmember Jan Bridges.

2. COUNCIL / STAFF COMMUNICATIONS (*Reports of Closed Session, commission appointments and informational reports on matters of general interest which are announced by the City Council & City Staff.*)

3. ORAL COMMUNICATIONS FROM THE PUBLIC

All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person. The Mayor may reduce the time limit per speaker depending upon the number of speakers. Kindly state your name and city of residence for the record. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda are taken up at the time the City Council deliberates each action item. Individuals wishing to comment on any closed session scheduled after the regular meeting may do so during this public comment period or after formal announcement of the closed session.

4. PRESENTATIONS

International City Managers Association (ICMA) Voice of the People Awards – Presentation by Suzanne Iarla, Public Information Outreach Specialist.

Introduction to the Contra Costa Civic Theatre’s mission, season, shows and programs.

5. ADOPTION OF THE CONSENT CALENDAR – Item Nos. 5A through 5D

Consent Calendar items are considered to be routine by the City Council and will be enacted by one motion unless a request for removal for discussion or explanation is received prior to the time Council votes on the motion to adopt the Consent Calendar.

A. Minutes for Approval

Approve the October 15, 2013 Regular City Council meeting minutes.

B. Ohlone Greenway Crosswalk Improvements Project, City Project No. C-3046-1, Federal Project No. HSIPL-5239 (015)

Adopt a resolution which takes the following actions: 1) Approves plans for the Ohlone Greenway Crosswalk Improvement Project. City Project No. C-3046-1, Federal Project No. HSIPL-5239 (015); 2) Accepts all submitted bids; and 3) Authorizes the City Manager to execute a contract in the amount of \$437,080.00 with Tennyson Electric, Inc. and approves change orders in an additional amount not to exceed \$22,620 for the construction of the Ohlone Greenway Crosswalk Improvements Project.

C. Low and Moderate Income Housing Asset Fund Budget Adjustment

Adopt a resolution approving the following actions: 1) Acknowledging the receipt of \$531,152 in Redevelopment Property Tax Trust Fund (RPTTF) proceeds from the El Cerrito Successor Agency to the City Low and Moderate Income Housing Asset Fund (Fund 232) to be held as restricted funds to fund approved housing loan obligations pursuant to the Redevelopment Property Tax Trust Fund (RPTTF) proceeds from the El Cerrito Successor Agency to the City Low and Moderate Income Housing Asset Fund (Fund 232) to be held as restricted funds to fund approved housing loan obligations pursuant to the Recognized Obligation Payment Schedule (ROPS) 13-14A; and 2) Authorizing the appropriation of \$531,152 from the City Low and Moderate Income Housing Asset Fund from funds received through the Successor Agency pursuant to ROPS 13-14A, to fund a loan commitment to Ohlone Gardens L.P. in the amount of \$471,152 in accordance with the terms of the existing housing loan agreements.

D. 2013-2014 Winter Break and Holiday Closure

With the exception of Monday, December 30, City Hall and the Community Center will be closed for the winter holiday period beginning Tuesday, December 24, 2013 through Friday, January 3, 2014 to facilitate the consolidation of employee vacation schedules and to save energy. Regular operating hours will resume on Monday, January 6, 2014. More information and schedules will be posted on the City's website www.ci.el-cerrito.org.

6. PUBLIC HEARINGS – None

7. POLICY MATTERS

San Pablo Avenue Specific Plan and Complete Streets Update and Study Session

Receive a presentation regarding the development of the San Pablo Avenue Specific Plan and provide comment and direction regarding proposed Development Standards, Complete Streets infrastructure improvements and Multimodal Level of Service approach.

8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

A. Mayor Lyman Assignments: Commission/Committee Rules Subcommittee, Contra Costa County Mayors' Conference, Crime Prevention Committee, East Bay Green Corridor Principal, Human Relations Commission, Municipal Services Corporation Chair, Pension Trust Board Chair, Public Financing Authority Chair, San Pablo Avenue Area Specific Plan Committee, Successor Agency to the Former Redevelopment Agency Chair, Tree Committee, West Contra Costa Transportation Advisory Committee Alternate, West County Mayors' & Supervisors' Association and West County Integrated Waste Management Authority Delegate.

B. Mayor Pro Tem Abelson Assignments: Committee on Aging, Contra Costa County Mayors' Conference Alternate, Contra Costa Transportation Authority Board Chair, League of California Cities East Bay Division Delegate (also attends as the Council's Delegate to the Annual League Conference), Environmental Quality Committee, Municipal Services Corporation Vice-Chair, Pension Trust Board Vice-Chair, Successor Agency to the Former Redevelopment Agency Vice-Chair, West Contra Costa Transportation Advisory Committee Delegate and West County Mayors' & Supervisors' Association Alternate.

C. Councilmember Benassini Assignments: Association of Bay Area Governments General Assembly Delegate, Financial Advisory Board, Planning Commission, San Pablo Avenue Area Specific Plan Committee and Tom Bates Regional Sports Field Joint Powers Authority Alternate.

D. Councilmember Bridges Assignments: Tom Bates Regional Sports Field Joint Powers Authority Delegate and Design Review Board, Park and Recreation Commission.

E. Councilmember Friedman Assignments: Arts and Culture Commission, Association of Bay Area Governments General Assembly Alternate, Economic Development Board, Commission/Committee Rules Subcommittee, League of California Cities East Bay Division Alternate and West County Integrated Waste Management Authority Alternate.

9. ADJOURN REGULAR CITY COUNCIL MEETING

The next City Council meeting is Tuesday, November 19, 2013 at 7:00 p.m. in the City Council Chambers, 10890 San Pablo Avenue, El Cerrito, California.

- Council Meetings can be heard live on FM Radio, KECG – 88.1 and 97.7 FM and viewed live on Cable TV - KCRT-Channel 28 and AT&T Uverse Channel 99. The meetings are rebroadcast on Channel 28 the following Thursday and Monday at 12 noon, except on holidays. Live and On-Demand Webcast of the Council Meetings can be accessed from the City's website <http://www.el-cerrito.org/ind-ex.aspx?NID=114>. Copies of the agenda bills and other written documentation relating to items of business referred to on the agenda are on file and available for public inspection in the Office of the City Clerk, at the El Cerrito Library and posted on the City's website at www.el-cerrito.org prior to the meeting.

- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk, (510) 215-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).
- ***The Deadline for agenda items and communications*** is eight days prior to the next meeting by 12 noon, City Clerk's Office, 10890 San Pablo Avenue, El Cerrito, CA. Tel: 215-4305 Fax: 215-4379, email cmorse@ci.el-cerrito.ca.us
- IF YOU CHALLENGE A DECISION OF THE CITY COUNCIL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE COUNCIL MEETING. ACTIONS CHALLENGING CITY COUNCIL DECISIONS SHALL BE SUBJECT TO THE TIME LIMITATIONS CONTAINED IN CODE OF CIVIL PROCEDURE SECTION 1094.6.
- The City Council believes that late night meetings deter public participation, can affect the Council's decision-making ability, and can be a burden to staff. City Council Meetings shall be adjourned by 10:30 p.m., unless extended to a specific time determined by a majority of the Council.

Voice of the People Awards

Presented by
International City/County Management
Association (ICMA)
&
National Research Center, Inc.

at the ICMA Annual Conference
in September 2013 in Boston, MA.



- ▶ Communities receiving these awards showed the biggest improvement in service ratings and/or had the highest rated services according to a representative sample of their own residents.
 - ▶ Nationwide, 16 communities received Awards for 2012.
- 

National Citizen Survey (NCS)

- ▶ NCS is a collaborative effort between National Research Center and the International City/County Management Association (ICMA).
 - ▶ NCS is a statistically valid survey of resident opinions about community and services.
 - ▶ 2012 was the fourth citizen survey the City has conducted through NCS.
(2004, 2005 & 2007).
- 

Award of Excellence

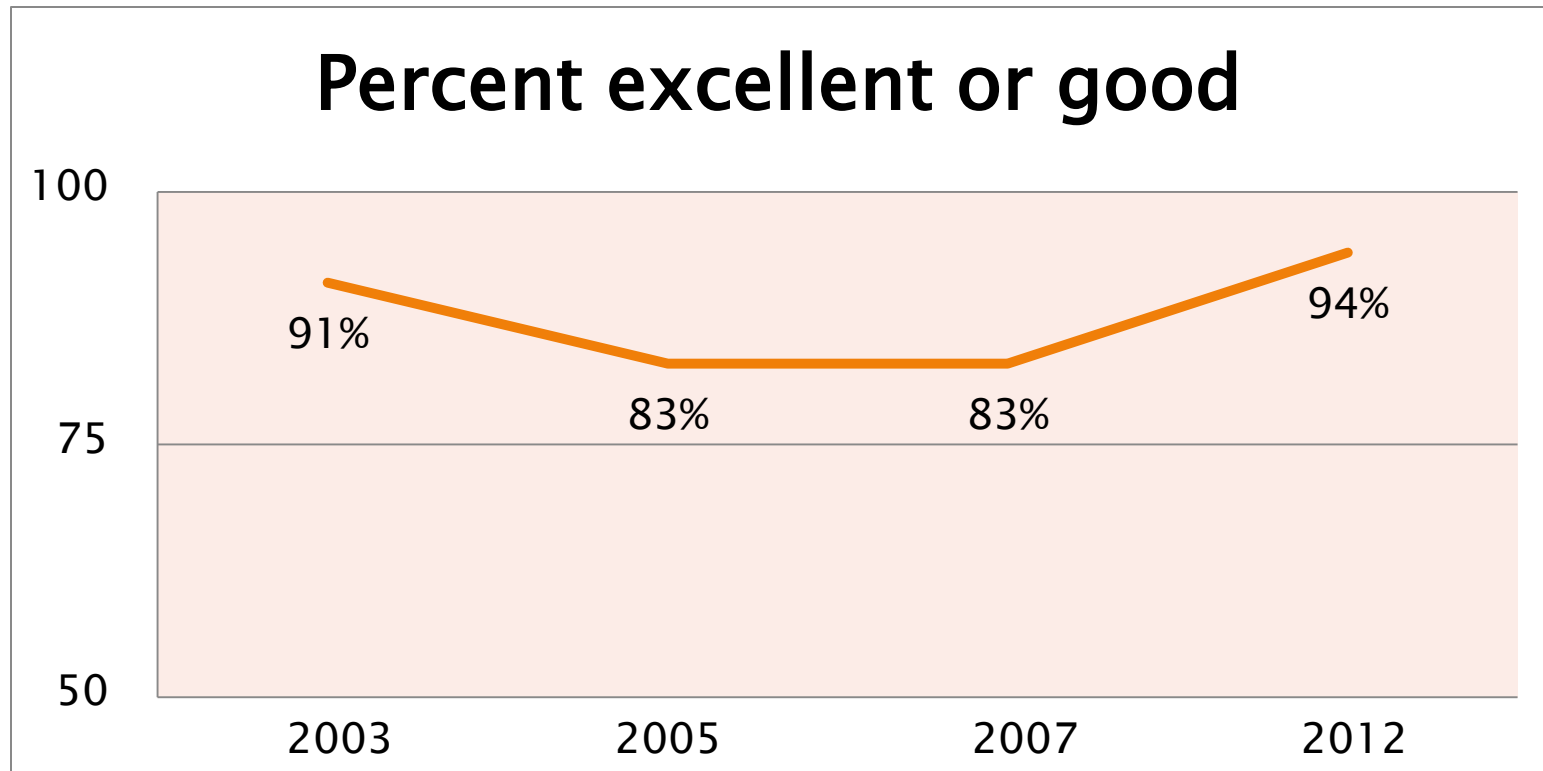
The City received an Award of Excellence for:
Recycling Services



Award for Excellence

- ▶ Service quality rating in the top three among eligible jurisdictions
- ▶ AND be in the top 10% among over 500 jurisdictions in the NRC database of citizen surveys.

Recycling Services



Transformation Awards

The City received a transformation award for:
City Parks



Transformation Awards

The City received a transformation award for:
Recreation Programs or Services



Transformation Awards

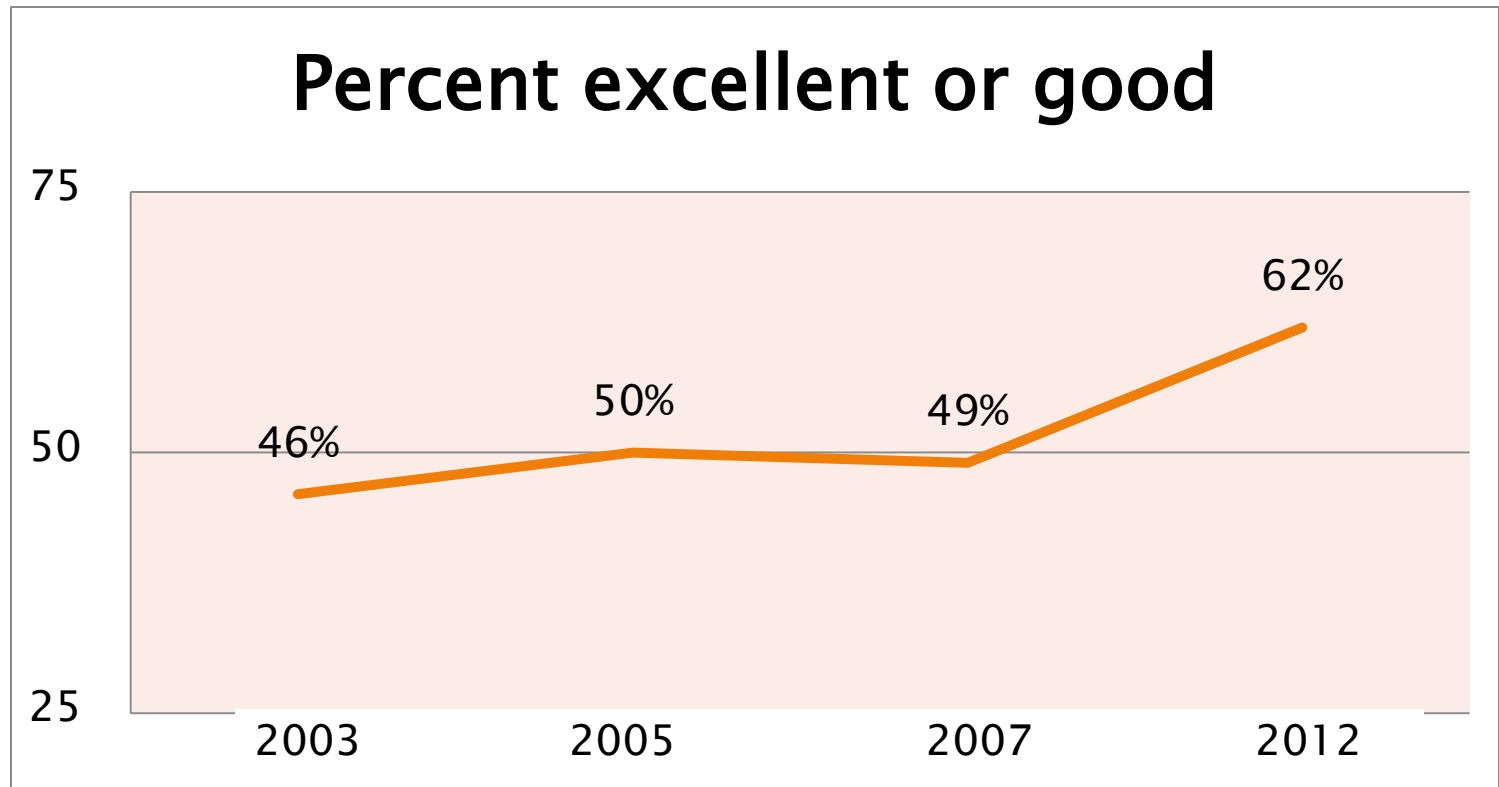
The City received a transformation award for:
Street Repair Services



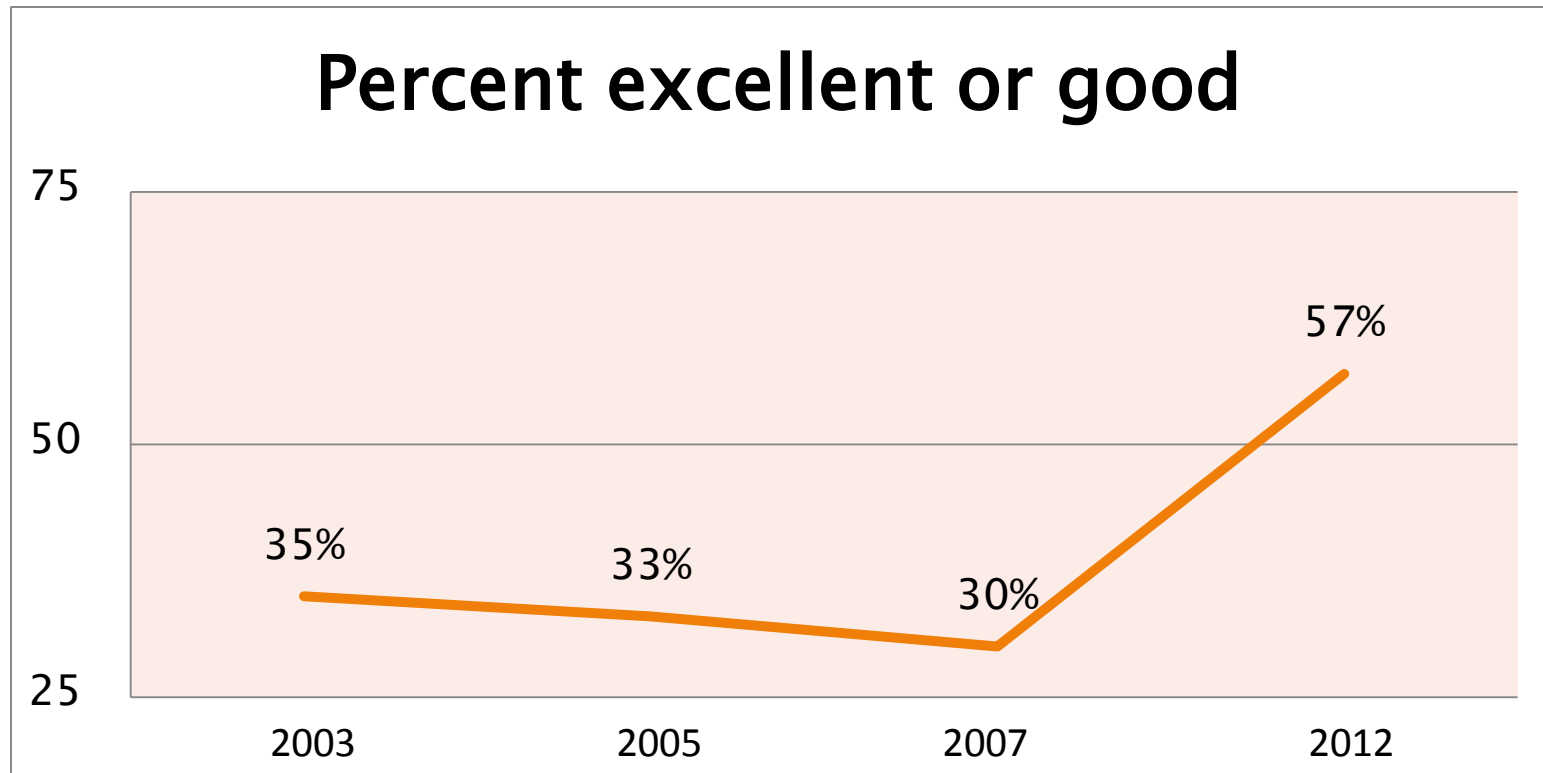
Award for Transformation

- ▶ Service quality rating improvement significantly higher than the rating from their most recent prior survey
 - ▶ AND larger than improvements shown in all other eligible jurisdictions in 2012.
- 

Parks & Recreation Opportunities



Street Repair



EL CERRITO CITY COUNCIL

MINUTES

CITY COUNCIL MEETING
Tuesday, October 15, 2013 – 7:00 p.m.
City Council Chambers

Meeting Location
El Cerrito City Hall
10890 San Pablo Avenue, El Cerrito

Greg Lyman – Mayor

Mayor Pro Tem Janet Abelson
Councilmember Jan Bridges

Councilmember Rebecca Benassini
Councilmember Mark Friedman

ROLL CALL

Councilmembers Abelson, Benassini, Bridges, Friedman and Mayor Lyman all present.

7:00 p.m.

CONVENE CITY COUNCIL MEETING

Mayor Lyman convened the regular City Council meeting at 7:03 p.m.

1. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF MOMENT OF SILENCE was led by Mayor Pro Tem Abelson.

2. COUNCIL / STAFF COMMUNICATIONS

Councilmember Friedman stated that he attended a RecycleMore meeting regarding the post collection services agreement with Republic Services. The agreement was approved unanimously however there were some issues that were not resolved and will come back to the Integrated Waste Management Authority in the future.

Councilmember Benassini congratulated El Cerrito resident and UC Berkeley professor, Dr. Randy Schekman, for his achievement in the sharing of the 2013 Nobel Prize for Medicine and for his work in revealing the machinery that regulates the transport and secretion of proteins.

Mayor Pro Tem Abelson attended the El Cerrito Historical Society's presentation on the old El Cerrito Plaza in which a number of early merchants attended, including an individual who was in charge of the old Capwells Emporium store. The meeting was interesting, fun and very well attended.

Mayor Lyman announced that families with young children are invited to attend the Trunk-or-Treat event at the Community Center parking lot on Halloween, October 31, where treats

are available from the back of cars. The cars are decorated. There are also two haunted houses, a dog costume contest and a parade at Cerrito Vista Park. More information on all the Halloween events is available from the City's website www.el-cerrito.org.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Nicholas Arzio, El Cerrito, asked the City Council to adopt a resolution prohibiting parking along San Pablo Avenue on Monday evenings during street sweeping to enhance debris removal, particularly on the east side of San Pablo between Fairmont and Central Avenues.

Sherry Drobner, El Cerrito, Rockaway Avenue, stated that she is representing neighbors on Rockaway Avenue. Ms. Drobner expressed concerns with demolition that will be conducted by the School District as part of the last phase of the Stadium Project. The demolition poses hazards to residents, specifically potential migration of hazardous materials, diesel exhaust, and rats onto private property. The neighbors will be presenting a letter to the School District outlining its concerns. Ms. Drobner also stated that neighbors are also concerned with slope stability.

Claudia Bugato, El Cerrito, Rockaway Avenue neighborhood, stated that Ms. Drober covered all of the issues in her statement and added that the neighbors were not notified about the project and would like the School District to talk to the neighbors about the project to have input and resolve impacts on residents. Ms. Bugato expressed her hope that the School District will follow city ordinances.

4. PRESENTATIONS

Contra Costa Civic Theatre – *Presentation by Kimberly Mayer, Contra Costa Civic Theatre Board President and Marilyn Langbehn, Artistic Director.*

Introduction to the Contra Costa Civic Theatre's mission, season, shows and programs.

Action: Received presentation.

5. ADOPTION OF THE CONSENT CALENDAR – Item Nos. 5A through 5D

Moved, seconded (Bridges/Abelson) and carried unanimously to approve Consent Calendar Item Nos. 5A through 5D as indicated below.

A. Minutes for Approval

Approve the October 1, 2013, Special City Council, Regular City Council and Special City Council – Closed Session meeting minutes.

Action: Approved minutes.

B. Shelter in Place Day Proclamation

Approve a proclamation declaring November 6, 2013 as "Shelter-in-Place Education Day" and recognizing the importance of preparing for emergencies and encouraging participation in the Contra Costa Community Awareness Emergency Response Group's (CAER) public education efforts and supporting the parents, teachers, students and staff that will be participating with hundreds of other school and childcare centers in the Shelter-in-Place Drill.

Action: Approved proclamation.

C. Regional Federal Emergency Management Agency Grant for the Purchase of Self Contained Breathing Apparatus from Allstar Fire Equipment, Inc.

Staff requests that the City Council adopt a resolution taking the following actions:

- 1) Authorize the participation of the Fire Department in a County-wide Regional Federal Emergency Management Agency (FEMA) grant with the Contra Costa County Fire Protection District (CCCFPD) for the purchase of 36 Self Contained Breathing Apparatus

(SCBA) devices;

- 2) Approve the use of \$46,685 in matching funds, of which \$15,561 will be received from a contribution from the Kensington Fire Protection District (KFPD) and the remaining \$31,124 in matching funds from the Vehicle/Equipment Replacement Fund; and
- 3) Authorize payment of \$46,685 to CCCFPD for the required match to purchase thirty-six SCBAs from Allstar Fire Equipment, Inc.

Action: Adopted Resolution No. 2013–56.

D. City Manager Performance Evaluation Subcommittee

Appoint Mayor Lyman and Mayor Pro Tem Abelson to a City Council Subcommittee to meet with the City Manager regarding his performance evaluation and review of his contract.

Action: Approved appointment of Mayor Lyman and Mayor Pro Tem Abelson to the City Council Subcommittee.

6. PUBLIC HEARINGS – None

7. POLICY MATTERS

A. Proposed Sixth Amendment to the Franchise Agreement between East Bay Sanitary Company, Inc. and the City of El Cerrito

Adopt a resolution approving the proposed Sixth amendment to the Franchise Agreement (Agreement) between the City of El Cerrito (City) and East Bay Sanitary Company, Inc. for Fleet Management and Maintenance Services (Fleet Services), effective October 16, 2013 through December 31, 2014.

Presenter: Garth Schultz, Operations and Environmental Services Manager.

Action: Moved, seconded (Friedman/Abelson) and carried unanimously to adopt Resolution No. 2013–57.

B. Building Code and Fire Code Ordinance Update

Staff requests that the City Council take the following actions this evening:

- 1) Adopt a Resolution which makes findings justifying changes or modifications due to local climatic, geologic and topographic conditions in the 2013 California Building Standards Code, which includes the California Green Code, Building Code, Fire Code, Residential Code and related Construction Codes; and
- 2) Introduce by title, waive any further reading, and approve an ordinance which adopts the 2013 California Green Code, Administrative, Building, Fire, Plumbing, Mechanical, Electrical, Energy, Residential Code and related Construction Codes as applicable to all construction within the City of El Cerrito, with local modifications as outlined in the Ordinance.

Presenters: Margaret Kavanaugh-Lynch, Development Services Manager and Fred Cullum, Interim Building Official.

Ms. Kavanaugh-Lynch introduced a revised resolution and ordinance at the meeting. The revised documents corrected typographical and numbering errors and also corrected the date of the public hearing to read November 19, 2013 at 7:00 p.m.

Actions: Moved, seconded (Friedman/Abelson) and carried unanimously to adopt Resolution No. 2013–58 as revised.

Moved, seconded (Friedman/Abelson) and carried unanimously to introduce by title, waive any further reading, and approve a revised ordinance which adopts the 2013 California Green Code, Administrative, Building, Fire, Plumbing, Mechanical, Electrical, Energy, Residential Code and related Construction Codes as applicable to all construction within the City of El Cerrito, with local modifications as outlined in the Ordinance.

C. Boards, Commissions and Committees Study Session

Discuss the current status of City of El Cerrito Boards, Commissions and Committees and provide direction to the subcommittee and/or staff regarding recommended changes and revisions.

Presenters: Mayor Lyman and Councilmember Friedman.

Speakers: Tom Panas, El Cerrito, stated that he has always felt conflicted by the Council's role when they come to a board, commission or committee meeting because he looks to them in an advisory role when he is supposed to be working independently. Mr. Panas said the commission application does not make a lot of sense to him. He never felt like he could express himself and his qualifications or why he wanted to be on the commission. Mr. Panas said he would welcome enhancements to the application.

Action: Discussion held. The City Council provided direction for follow up action as indicated below:

Efficient and Appropriate Communications

The City Council considered each of the options presented and developed a policy based on a modification of Options A (Eliminate specific assignments), B (Attend meetings quarterly) and D (Liaisons leave meetings following their report). The City Council, by mutual consensus, did not want to eliminate the liaison role entirely but chose to update its policy by rotating individual Council Liaison assignments on an annual basis with the exception of the Committee on Aging because it meets during the day. There is an expectation and recommendation for each Councilmember assigned as a liaison to a Board, Commission or Committee to deliver a report to the advisory body on a quarterly basis at the beginning of the meeting and either leave or remove themselves to the audience and not participate in the meeting after the report. Council Liaisons to the Arts and Culture Commission, Design Review Board, Financial Advisory Board, Parks and Recreation Commission and the Planning Commission are expected to leave the room after their report is delivered.

Sky Woodruff, City Attorney, clarified that although Councilmembers do not give up their first amendment rights when they are elected and can speak on an issue as an individual, Councilmembers need to understand that if they express a view on an item that they are interested in that is potentially appealable or will come to the entire Council for review, they may be precluded from participating in the issue when it comes before the Council for a decision.

Development of Future Leaders

The City Council by mutual consensus agreed that the chairperson of an advisory body, will work with the Staff Liaison to develop periodic work plans that will be reviewed on an annual basis. The advisory body chair or designee will present the body's plan to the City Council on an annual basis.

Standardization of Advisory Bodies

The City Council by mutual consensus, agreed that the Economic Development Board should be changed to an Economic Development Committee of fifteen members that meets monthly instead of quarterly.

Vacancy and Terms

After much discussion and consideration, Mayor Lyman stated that the Council Subcommittee would return to the City Council at a future date with legislation to change terms from January 1 to March 1 and re-distribute commissioner termination dates. The

Subcommittee will also return to the City Council with a recommendation regarding the concept of alternate or pending appointments or appointments to be made in the event of an unexpected vacancy.

Other Considerations

By mutual consensus, the City Council agreed to require Assembly Bill 1234 training to all members of the Arts and Culture Commission, Design Review Board, Financial Advisory Board and the Planning Commission.

The City Council also agreed that chairs of advisory bodies serve no more than two consecutive years to encourage rotation of this role. The City Council also discussed problems arising from lack of quorum and discussed options for defining a quorum. This issue was deferred to the subcommittee for more research and information. The City Council distinguished between whether a quorum could differ in terms of the number of advisory body members needed to meet versus the number needed to take action. The subcommittee will return to the City Council at a future date with options to consider.

The City Council directed the City Attorney to identify direct conflicts of interest regarding simultaneous service on two or more advisory bodies and asked that the application be updated to include a statement regarding any conflicts and to also research any conflicts resulting from two members from the same address serving on two different advisory bodies or on advisory bodies that might pose a conflict of interest.

Additional changes proposed based on the 2005 subcommittee recommendations are:

- 1) Eliminate the requirement for two business owners on the new Economic Development Committee by changing the language from “must be” to “can be;”
- 2) Update ECMC Section 2.04.220 to include the statement, “City boards, commissions and committees are intended to provide a valuable service to the community by providing in-depth advice to the City Council on a variety of topics and assume some of the workload from Council to research issues or gather public input;” and
- 3) Increase communication between the City Council and advisory bodies by facilitating the exchange of minutes between both entities. [The City Clerk suggested that this can be achieved by enhancing the functionality and navigation of an electronic subscription service on the City’s website].

Additionally, direction was given to update the City Council policy regarding staff relations with City Commissions, Boards, Committees and Task Forces based upon the Council’s direction to staff this evening. Mayor Lyman also noted the need for staff to revise the application as requested by the Council, view the application as a dynamic document and continue to improve the application as needed in the future.

8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

A. Mayor Lyman reported that a subcommittee of the West Contra Costa County Integrated Waste Management Authority gave direction to the executive director to develop a budget for Fiscal Year 2014-15 that provides a minimum number of services. The direction was to reduce services to the bare minimum required by Assembly Bill 939 and whatever is required by regulation. This budget will be presented soon. The Contra Costa Mayors Conference received a presentation on how real estate is doing throughout the county. East County is not doing as well as Central and West County. The Contra Costa Mayors also received a presentation on a broadband initiative that is trying to promote competition for better broadband services throughout Alameda and Contra Costa Counties.

One member and one alternate position on the East Bay Regional Communication System

(EBRCS) Authority Board will be available and considered for appointment by the Contra Costa Mayors. The deadline for submitting an application is October 21.

B. Mayor Pro Tem Abelson reported that the Environmental Quality Committee (EQC) has come a long way in developing an identity. At its last meeting, each subcommittee reported out on activities. Mayor Pro Tem Abelson said she was proud of the EQC for its presentation and the work it is doing. The EQC is planning activities around Earth Hour and discussed Green Team activities, fundraising related to the Madera property and also discussed the eco-film series and hosting speaker events. The EQC is very active at the moment.

C. Councilmember Benassini reported that the Financial Advisory Board is close to approving a liquidity policy that will be recommended to the City Council. Approval is expected next month.

D. Councilmember Bridges reported that the Design Review Board (DRB) met on Oct 2 to consider modifications to the exterior of the Ohlone Gardens project located on Portola Drive behind the Marshalls store. The DRB also discussed the proposed Eden Housing mixed-use project which will be located on San Pablo Avenue during a study session. Additionally, the applicant from Verizon returned regarding a project located at 6238 Stockton Avenue, a cell antenna on a church. The application was denied because the plans that were given to the DRB from the applicant did not work architecturally. The other issue with the project involved placement of a generator on the roof which was deemed too large by the DRB.

E. Councilmember Friedman reported on his attendance at the Executive Committee of the East Bay Development Alliance. It was a very interesting presentation by Lawrence Livermore Lab. Everyone is pleased with the work of the interim director and expects that the group will become more effective in the future.

SUPPLEMENTAL REPORTS

Item No. 4: Contra Costa Civic Theatre

1. Contra Costa Civic Theatre. You are the community. We are your theatre – *Submitted by Kimberly Mayer, Contra Costa Civic Theatre Board President.*

Item No. 7(B): Adoption of Building/Fire/Green Building and related Construction Codes

2. Summary of changes to proposed resolution – *Submitted by Margaret Kavanaugh-Lynch, Development Services Manager.*

3. Revised resolution – *Submitted by Margaret Kavanaugh-Lynch, Development Services Manager.*

4. Summary of changes to proposed ordinance – *Submitted by Margaret Kavanaugh-Lynch, Development Services Manager.*

5. Revised Ordinance – *Submitted by Margaret Kavanaugh-Lynch, Development Services Manager.*

9. ADJOURNED REGULAR CITY COUNCIL MEETING at 10:13 p.m.



AGENDA BILL

Agenda Item No. 5(B)

Date: November 5, 2013

To: El Cerrito City Council

From: Yvetteh Ortiz, Interim Public Works Director / City Engineer

Subject: Ohlone Greenway Crosswalk Improvements Project, City Project No. C-3046-1, Federal Project No. HSIPL-5239 (015)

ACTION REQUESTED

Adopt a resolution which takes the following actions:

- 1) Approves plans for the Ohlone Greenway Crosswalk Improvements Project. City Project No. C-3046-1, Federal Project No. HSIPL-5239 (015);
- 2) Accepts all submitted bids; and
- 3) Authorizes the City Manager to execute a contract in the amount of \$437,080.00 with Tennyson Electric, Inc. and approves change orders in an additional amount not to exceed \$22,620 for the construction of the Ohlone Greenway Crosswalk Improvements Project.

BACKGROUND

The City was awarded a Highway Safety Improvement Program (HSIP) grant of \$529,290 for the Ohlone Greenway Crosswalk Improvements Project in June 2008. The original project was intended to improve nine crosswalks along and near the Ohlone Greenway, which serves as an important bicycle and pedestrian corridor and connects the two BART stations in El Cerrito. Along its length in the city, the Greenway currently crosses 14 roadways. The focus of the project is improving the Greenway and nearby crosswalks serving the BART stations on the following seven major roadways: Fairmount Avenue, Central Avenue, Stockton Avenue, Moeser Lane, Potrero Avenue, Hill Street, and Cutting Boulevard.

The project consists of the following specific improvements at each crosswalk:

- In-pavement flashing lights;
- Post-mounted rectangular flashing beacons;
- New crossing signs;
- Pedestrian push buttons or detection bollards, and bicycle detection loops;
- Solar-power equipment;
- System controller and ancillary equipment; and
- Minor traffic striping and pavement marking modifications.

Agenda Item No. 5(B)

The project will also provide the City with collision analysis software.

The project was originally advertised for public bid in Spring 2013. Three bids were received at the time, all exceeding the project budget. At their meeting of June 18, 2013, the City Council approved Resolution No. 2013-30 authorizing City Staff to proceed with value-engineering measures and re-advertise the project for public bid. The project design consultants proceeded to identify several value-engineering measures for the project including redesign of the trenching, pavement restoration, and sidewalk restoration requirements. The bid proposal was also restructured to include base bid items and several additive alternatives to facilitate award of a contract amount within the project budget.

The Base Bid includes five of the original nine crossings. These include:

1. Central Avenue at the Greenway
2. Stockton Avenue at the Greenway
3. Moeser Lane at the Greenway
4. Potrero Avenue at the Greenway
5. Hill Street at the Greenway

The remaining four crossings are included as additive bid alternatives. These are:

- Alternative 1. Fairmount Avenue at the Greenway
- Alternative 2. Central Avenue at Liberty Street next to a BART parking lot
- Alternative 3. Hill Street next to BART and Safeway driveways
- Alternative 4. Cutting Boulevard at the Greenway

The project was re-advertised for bid in the West County Times on September 3 and 9, 2013. Notices were also mailed to our list of plan rooms.

ANALYSIS

Four bids were received on September 25, 2013 with the following results:

<u>Name</u>	<u>Base Bid</u>	<u>Alt 1</u>	<u>Alt 2</u>	<u>Alt 3</u>	<u>Alt 4</u>
Tennyson Electric, Livermore	\$ 385,105	67,475	51,975	56,325	59,725
Giron Construction, San Francisco	\$ 425,965	84,540	67,560	76,725	76,910
Steiny and Company, Vallejo	\$ 434,538	81,019	60,180	70,465	76,300
W. Bradley Electric, Novato	\$ 494,178	78,439	54,825	67,085	85,538
Engineer's Estimate	\$ 396,370	71,300	52,930	42,880	66,650

Given that the bid documents stipulated that the low bidder was to be determined by the Base Bid amount, the low bidder is Tennyson Electric with a Base Bid of \$385,105, which is approximately 3% below the engineer's estimate.

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The project budget allows for a total of approximately \$460,000 for the contract construction plus contingency. To allow for an additional bid alternative to be awarded within the project budget, City Staff proposes a reduction of the contract contingency from the typical 10%. The project design engineers have recommended a five-percent 5% construction contract contingency as their experience suggests a small cost risk during construction of this type of project. With a construction contingency of \$22,620 (slightly above 5%), Additive Alternative No. 2 in the amount of \$51,975 for Central Avenue at Liberty Street can be awarded. This alternative was selected given the project improvements were integrated into the design of the Central Avenue and Liberty Street Streetscape Improvements Project, which began construction this October.

The crosswalks included in the remaining additive alternatives will be improved as part of the Ohlone Greenway Station Access, Safety and Placemaking Improvements Project, for which the City was recently awarded a OneBayArea Grant (OBAG) of approximately \$3.5 million for design and construction. In addition to widening and renovating the Greenway through the two BART stations, the project will also create high-visibility pedestrian zones with special pavement treatments and enhanced signing and striping at the crosswalks severing the stations on Fairmount Avenue, Central Avenue, Hill Street, and Cutting Boulevard. Staff considers that the improvements under the new OBAG project will replace or supplement the flashing light treatments anticipated as part of the current HSIP project. Also, to optimize the access and safety benefits of both projects, Staff, with the cooperation of the low bid contractor, will consider additional value-engineering opportunities. Any changes would be through the issuance of a contract change order after award of the project.

In summary, staff recommends that the City Council award a construction contract in the amount of \$437,080 for the Base Bid plus Additive Alternative No. 2 to Tennyson Electric as the lowest responsive, responsible bidder.

FINANCIAL CONSIDERATIONS

This project is included in the current Capital Improvement Program. The primary funding for this project is provided by the HSIP grant of \$529,290 with local matching funds provided by Measure J Return to Source funds of \$58,810. The total budget of \$588,100 is shown below.

<i>Design</i>	<i>\$66,400</i>
<i>Construction</i>	<i>\$437,080</i>
<i>Construction Contingency</i>	<i>\$22,620</i>
<i>Const Mgt/Admin</i>	<i>\$62,000</i>
<i>Total</i>	<i>\$588,100</i>

Reviewed by:

A handwritten signature in black ink, appearing to be 'SH', is written over a horizontal line.

Scott Hanin, City Manager

Attachment:

1. Accompanying Resolution

RESOLUTION 2013-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO APPROVING PLANS FOR THE OHLONE GREENWAY CROSSWALK IMPROVEMENTS PROJECT; ACCEPTING ALL SUBMITTED BIDS; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$437,080.00 WITH TENNYSON ELECTRIC, INC. AND TO APPROVE CHANGE ORDERS IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$22,620.00 FOR THE CONSTRUCTION OF OHLONE GREENWAY CROSSWALK IMPROVEMENTS PROJECT, CITY PROJECT NO. C-3046-1, FEDERAL PROJECT NO. HSIPL-5239 (015)

WHEREAS, in June 2013, the City Council authorized re-advertisement of the project for public bid; and

WHEREAS, the project was re-advertised on September 3 and 9, 2013 and four bids were received on September 25, 2013; and

WHEREAS, the lowest responsive, responsible bidder was Tennyson Electric, Inc., whose Base Bid in the amount of \$385,105 was three percent below the Engineer's Estimate; and

WHEREAS, Tennyson Electric's total bid for the Base Bid plus Alternative No. 2 is in the amount of \$437,080 is within the project budget.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito approves the following:

- 1) Approves plans for the Ohlone Greenway Crosswalk Improvements Project, City Project No. C-3046-1, Federal Project No. HSIPL-5239 (015);
- 2) Accepts all submitted bids; and
- 3) Authorizes the City Manager to execute a contract in the amount of \$437,080.00 with Tennyson Electric, Inc. and approves change orders in an additional amount not to exceed \$22,620 for the construction of the Ohlone Greenway Crosswalk Improvements Project.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on November 5, 2013 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on November XX, 2013.

Cheryl Morse, City Clerk

APPROVED:

Gregory B. Lyman, Mayor



AGENDA BILL

Agenda Item No. 5(C)

Date: November 5, 2013
To: El Cerrito City Council
From: Hilde Myall, Housing Program Manager
Subject: Low and Moderate Income Housing Asset Fund Budget Adjustment for Housing Loan Obligations

ACTION REQUESTED

Staff requests that the City Council adopt a resolution approving the following actions:

- 1) Acknowledging the receipt of \$531,152 in Redevelopment Property Tax Trust Fund (RPTTF) proceeds from the El Cerrito Successor Agency to the City Low and Moderate Income Housing Asset Fund (Fund 232) to be held as restricted funds to fund approved housing loan obligations pursuant to the Recognized Obligation Payment Schedule (ROPS) 13-14A; and
- 2) Authorizing the appropriation of \$531,152 from the City Low and Moderate Income Housing Asset Fund from funds received through the Successor Agency pursuant to ROPS 13-14A, to fund a loan commitment to Eden Housing Inc. in the amount of \$60,000 and a loan commitment to Ohlone Gardens L.P. in the amount of \$471,152 in accordance with the terms of the existing housing loan agreements.

BACKGROUND

Pursuant to the Dissolution Act, the City elected to serve as the housing successor to the dissolved El Cerrito Redevelopment Agency, responsible for affordable housing projects and activities. In Fiscal Year 2012, the City acquired the existing loan agreements with Ohlone Gardens L.P. and Eden Housing Inc. (Housing Loan Agreements) from the El Cerrito Redevelopment Agency in accordance with State law as housing assets. The City has the underlying responsibility for administering the Housing Loan Agreements.

When the El Cerrito Redevelopment Agency dissolved, outstanding housing loan obligations became a liability of the Successor Agency to the former El Cerrito Redevelopment Agency (Successor Agency). On ROPS 13-14A, housing loan obligations were approved in the amount of \$471,152 pursuant to the Ohlone Gardens L.P. housing loan agreement and \$60,000 pursuant to the Eden Housing Inc. housing loan agreement for a total amount of \$531,152. Sufficient funds were available in County-administered RPTTF to fund these obligations. The Successor Agency holds these funds.

ANALYSIS

No appropriations were made in the City Low & Moderate Income Housing Asset Fund during the Fiscal Year 2014 budget process for expenditure of funds related to the Ohlone Gardens L.P. and Eden Housing Inc. loan agreements as the housing loan obligations had not yet been approved through the ROPS process and sufficient funds determined to be available.

Subsequent to the May 2013 approval by the State Department of Finance of ROPS 13-14A, the funds necessary to meet the Ohlone Gardens and Eden obligations were disbursed to the Successor Agency from the Redevelopment Property Tax Trust Fund (RPTTF). The Successor Agency has indicated it has sufficient funds to fund the approved Ohlone Gardens and Eden Housing loan obligations.

As the Housing Loan Agreements are held and administered by the City as housing successor, the Successor Agency proposes to transfer housing loan obligation funds in the amount of \$531,132 to the City Low & Moderate Income Housing Asset Fund to be held for restricted use in payment of the housing loan commitments to Ohlone Gardens L.P. and Eden Housing Inc. in accordance with the requirements of the Housing Loan Agreements. The receipt of funds and subsequent proposed expenditure of City Low & Moderate Income Housing Asset Funds necessitates an amendment to the FY 2013-14 budget.

The total loan amount of the Ohlone Gardens L.P. loan agreement is \$3.5 million. With the funding and disbursement of the \$471,152 approved on ROP 13-14A, the entire \$3.5 million loan commitment will have been disbursed to the project. The Ohlone Gardens housing development has received entitlements and all financing commitments. The project developer, Resources for Community Development, intends to submit for building permits in December 2014 and to begin construction of the project in Spring 2014.

The total amount of the Eden Housing Inc. loan agreement is \$350,000. With the funding and disbursement of the \$60,000 approved on ROP 13-14A, a total of \$100,000 of the loan commitment will have been disbursed to the project. The outstanding balance of \$250,000 is an enforceable obligation of the Successor Agency and has been listed on the Recognized Obligations Schedule for the January through June 2014 period. Pursuant to the terms of the Eden loan agreement, no funds in excess of \$100,000 can be disbursed until Eden has executed a Disposition and Development Agreement with the City for the subject property.

FINANCIAL CONSIDERATIONS

Acceptance of \$531,152 in Successor Agency funds by the City Low & Moderate Income Housing Asset Fund and expenditure of \$531,152 for housing loan commitments is effectively a pass-through of funds to meet the funding obligation to Ohlone Gardens LP and Eden Housing, Inc. and to comply with the terms of the Housing Loan Agreements. The appropriation for expenditure of these funds is consistent with the purpose of the Housing Asset Fund to preserve, improve and increase the supply of affordable housing within the City. This appropriation does not impact the City's General Fund or other City funds.

LEGAL CONSIDERATIONS

The Counsel to the City as housing successor has reviewed this report and the attachments.

Reviewed by:

A handwritten signature in black ink, appearing to read 'S. Hanin', is written over a horizontal line.

Scott Hanin, City Manager

Attachments:

1. Resolution
2. Adopted ROPS 13-14A
3. DOF ROPS 13-14A approval letter

RESOLUTION NO. 2013-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO AS HOUSING SUCCESSOR (THE "CITY") ACKNOWLEDGING THE RECEIPT OF FIVE HUNDRED THIRTY-ONE THOUSAND ONE HUNDRED THIRTY-TWO DOLLARS (\$531,132) IN REDEVELOPMENT PROPERTY TAX TRUST FUND (RPTTF) MONIES FROM THE SUCCESSOR AGENCY TO THE FORMER EL CERRITO REDEVELOPMENT AGENCY FOR THE PURPOSE OF PAYMENT OF APPROVED RECOGNIZED OBLIGATION PAYMENTS 13-14A HOUSING LOAN OBLIGATIONS TO OHLONE GARDENS L.P. AND EDEN HOUSING, INC. AND AUTHORIZING THE APPROPRIATION OF FIVE HUNDRED THIRTY-ONE THOUSAND ONE HUNDRED THIRTY-TWO DOLLARS (\$531,132) FROM FISCAL YEAR 2014 BUDGET OF THE CITY LOW AND MODERATE INCOME HOUSING ASSET FUND FOR THE PURPOSE OF FUNDING APPROVED LOAN COMMITMENTS TO OHLONE GARDENS L.P. AND EDEN HOUSING, INC.

WHEREAS, as part of the 2011-12 State budget bill, AB1x26 (the "Dissolution Act") was enacted and significantly modified the Redevelopment Law to require the dissolution of redevelopment agencies throughout California and the establishment of successor agencies to wind down the former redevelopment agencies' affairs; and

WHEREAS, on August 15, 2011, pursuant to the Dissolution Act, the City elected to serve as the Successor Agency to the El Cerrito Redevelopment Agency (the "Successor Agency"); and

WHEREAS, the City adopted Resolution No. 2012-04 on January 17, 2012 electing to retain the housing assets and functions previously performed by the El Cerrito Redevelopment Agency ("RDA") in accordance with Section 34176 of the Redevelopment Law and becoming the housing successor to the El Cerrito Redevelopment Agency ("Housing Successor"); and

WHEREAS, the RDA was dissolved effective February 1, 2012 pursuant to the State Budget bill ABX1 26 (the "Dissolution Act") and all housing assets, less the unencumbered housing balance, and obligations of the former RDA were transferred to the City as housing successor by operation of law; and all liabilities were transferred to the Successor Agency; and

WHEREAS, the City acquired a loan agreement with Ohlone Gardens L.P. and a loan agreement with Eden Housing, Inc. (the "Housing Loan Agreements") from the El Cerrito Redevelopment Agency in accordance with Health and Safety Code Section 34176(a) as Housing Assets, as defined in Section 34176(e).

Agenda Item No. 5(C)
Attachment 1

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council finds that the above recitals are accurate.
2. The City Council hereby acknowledges receipt of five hundred thirty-one thousand one hundred thirty-two dollars (\$531,132) in RPTTF from the Successor Agency to the former El Cerrito Redevelopment Agency to be held as restricted funds to fund approved housing loan obligations pursuant to the Recognized Obligation Payment Schedule (ROPS) 13-14A.
3. The City Council hereby authorizes the appropriation of \$531,132 in the City Low and Moderate Income Housing Asset Fund for payment of loan obligations to Eden Housing, Inc. and Ohlone Gardens L.P. pursuant to the terms of those respective loan agreements.
4. This Resolution shall become effective immediately upon its adoption.

I CERTIFY that at the regular meeting on November 5, 2013, the City Council of the City of El Cerrito passed this resolution by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

IN WITNESS of this action, I have hereunto set my hand and affixed the official Seal of said City, this ____ day of November, 2013.

Cheryl Morse, City Clerk

Approved:

Gregory B. Lyman, Mayor

Resolution 2013-03
Exhibit A

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: EL CERRITO (CONTRA COSTA)

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$27,435,253
Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$0
B Enforceable Obligations Funded with RPTTF	\$2,040,857
C Administrative Allowance Funded with RPTTF	\$250,000
D Total RPTTF Funded (B + C = D)	\$2,290,857
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) Should be same amount as ROPS form six-month total	\$2,290,857
F Enter Total Six-Month Anticipated RPTTF Funding	\$1,368,492
G Variance (F - D = G) Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding	(\$922,365)

Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
H Enter Estimated Obligations Funded by RPTTF (lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)	\$1,949,250
I Enter Actual Obligations Paid with RPTTF	\$1,949,250
J Enter Actual Administrative Expenses Paid with RPTTF	\$0
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$2,290,857

Certification of Oversight Board Chairman:

Pursuant to Section 34177(m) of the Health and Safety code,

I hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named agency.

WILLIAM C. JONES, III
Name Title
CHAIR
/s/ William C. Jones, III
Signature Date
2.26.2013

EL CERRITO (CONTRA COSTA)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013

Oversight Board Approval Date: _____

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source					
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
							\$27,435,253	\$4,278,777	\$0	\$0	\$250,000	\$2,040,857	\$0	\$2,290,857
1	Tax Allocation Bonds 1997 A	12/17/1997	7/1/2019	Union Bank	Refunding of prior TAB for Redev Projs	City of El Cerrito	3,150,250	563,750	0	0	0	66,875	0	66,875
2	Tax Allocation Bonds 1998 B	12/17/1997	7/1/2015	Union Bank	Refunding of prior TAB for L&M Hsg Projs	City of El Cerrito	437,182	221,788	0	0	0	10,894	0	10,894
3	Tax Allocation Bonds 2004 A	10/21/2004	7/1/2023	Union Bank	Tax-exempt TAB for Infrastructure Projs	City of El Cerrito	12,461,626	1,026,690	0	0	0	213,114	0	213,114
4	Tax Allocation Bonds 2004 B Non-Hsg	10/21/2004	7/1/2012	Union Bank	Taxable TAB for Redev Projs	City of El Cerrito	0	0	0	0	0	0	0	0
5	Tax Allocation Bonds 2004 B Hsg	10/21/2004	7/1/2023	Union Bank	Taxable TAB for L&M Hsg Projs	City of El Cerrito	4,983,212	271,720	0	0	0	98,360	0	98,360
6	2009-10 SERAF Loan	2/16/2010		City L&M Housing Fund	Funds advanced for SERAF payment	City of El Cerrito	995,741	132,776	0	0	0	132,776	0	132,776
7	2005-06 ERAF Loan	4/17/2006		City L&M Housing Fund	Funds advanced for ERAF payment	City of El Cerrito	251,577	33,544	0	0	0	33,544	0	33,544
8	Accrued Vacation Liability	2/1/2012		City of El Cerrito	Accrued Vacation Liability of RDA-funded employees	City of El Cerrito	19,392	19,392	0	0	0	19,392	0	19,392
9	Valente Promissory Note	3/5/2009	3/5/2024	George Valente	Loan for land acquisition	City of El Cerrito	3,170,371	288,215	0	0	0	0	0	0
10	Ohlone Gardens Loan Agreement	6/24/2009		Ohlone Gardens LP	Undisbursed loan commitment	City of El Cerrito	471,152	471,152	0	0	0	471,152	0	471,152
11	Eden Housing Loan Agreement	5/17/2011		Eden Housing	Undisbursed loan commitment	City of El Cerrito	0	0	0	0	0	0	0	0
12	Cooperation Agreement	3/7/2011	11/24/2024	El Cerrito MSC	Implementation of City of El Cerrito Redevelopment Plan	City of El Cerrito	0	0	0	0	0	0	0	0
13	FY 2012-13 Administrative Allowance			City of El Cerrito	Administrative Allowance per AB1x26	City of El Cerrito	0	0	0	0	0	0	0	0
14	Due Diligence Review			NONE	Accountant for AB1484 Due Diligence Review	City of El Cerrito	0	0	0	0	0	0	0	0
15	FY 2013-12 Administrative Allowance			City of El Cerrito	Administrative Allowance per AB1x25	City of El Cerrito	0	0	0	0	0	0	0	0
16	Cash Flow Loan Agreement	2/19/2013	12/31/2012	City of El Cerrito	Cash Flow Loan pursuant to H&S Code Section 34173(h) for ROPS III Items and Successor Agency litigation costs funded by City of El Cerrito	City of El Cerrito	238,000	238,000				238,000		238,000
17	Eden Housing Loan Agreement Pre-DDA	5/17/2011		Eden Housing	Undisbursed loan commitment for pre-development	City of El Cerrito	60,000	60,000				60,000		60,000
18	Eden Housing Loan Agreement Post-DDA	5/17/2011		Eden Housing	Undisbursed loan commitment contingent on DDA	City of El Cerrito	250,000	0				0		0
19	Cooperation Agreement	3/7/2011	11/24/2024	El Cerrito MSC	Implementation of Redevelopment Plan	City of El Cerrito	696,750	696,750				696,750		696,750
20	FY13-14 Administrative Allowance			City of El Cerrito	Administrative Allowance per AB1x26	City of El Cerrito	250,000	250,000			250,000			250,000

July 1, 2012 through December 31, 2012

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMBIF		Bond Proceeds		Reserve Balance		Admin Allowance		BPTTF		Other	
					Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
					\$781,152	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0	\$2,157,137	\$1,949,250	\$0	\$0
1	Tax Allocation Bonds 1997 A	Union Bank	Refunding of prior TAB for Redevel Projs	City of El Cerrito									553,805	553,805		
1	Tax Allocation Bonds 1998 B	Union Bank	Refunding of prior TAB for L&M Hsg Projs	City of El Cerrito									216,751	216,751		
1	Tax Allocation Bonds 2004 A	Union Bank	Tax-exempt TAB for Infrastructure Proje	City of El Cerrito									426,238	426,238		
1	Tax Allocation Bonds 2004 B Non-Hsg	Union Bank	Taxable TAB for Redevel Projs	City of El Cerrito									483,045	483,045		
1	Tax Allocation Bonds 2004 B Hsg	Union Bank	Taxable TAB for L&M Hsg Projs	City of El Cerrito									272,421	272,421		
2	Valente Promissory Note	George Valente	Loan for land acquisition	City of El Cerrito									0	0		
3	Cooperation Agreement	El Cerrito MSC	Redevelopment Plan implementation (non-housing)	City of El Cerrito									0	0		
4	Cooperation Agreement	City of El Cerrito	Redevelopment Plan implementation (housing)	City of El Cerrito									0	0		
5	2009-2010 SERAF Loan	L&M Housing Fund	Funds advanced for SERAF payment	City of El Cerrito									165,957	0		
6	2005-2006 ERAF Loan	L&M Housing Fund	Funds advanced for ERAF payment	City of El Cerrito									41,930	0		
7	FY12-13 Administrative Allowance	City of El Cerrito	Administrative Allowance per AB126	City of El Cerrito							250,000	0	0	0		
8	Ohlone Gardens Loan Agreement	Ohlone Gardens LP	Undisbursed loan commitment	City of El Cerrito	471,152	0							0	0		
9	Eden Housing Loan Agreement	Eden Housing	Undisbursed loan commitment	City of El Cerrito	310,000	0							0	0		
10	Unpaid 2009-2010 SERAF Loan	L&M Housing Fund	Funds advanced for SERAF payment	City of El Cerrito									0	0		
11	Unpaid 2005-2006 ERAF Loan	L&M Housing Fund	Funds advanced for ERAF payment	City of El Cerrito									0	0		
12	FY11-12 Pass-Through Payments	Taxing Entities	Attributable to 12/16/2011 Tax Increment Payment	City of El Cerrito									0	0		
13	Unpaid FY11-12 Admin Allowance	City of El Cerrito	Administrative Allowance per AB126	City of El Cerrito									0	0		
14	SCPS II Pass-Through Promiss	Taxing Entities	Per County Auditor-Controller for 6/1/12 RPT Distribution	City of El Cerrito									0	0		

EL CERRITO (CONTRA COSTA)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
1	Tax Allocation Bonds 1997 A	
2	Tax Allocation Bonds 1998 B	
3	Tax Allocation Bonds 2004 A	
4	Tax Allocation Bonds 2004 B Non-Hsg	The debt service schedule for TAB 2004B was structured such that the portion being paid from tax increment (Item #4) was retired in 2012 and the remainder was an obligation of LMIHF (Item #5). However, this distinction is no longer relevant, as there is no longer LMIHF, so all debt service payments are obligations of RPTTF.
5	Tax Allocation Bonds 2004 B Hsg	The debt service schedule for TAB 2004B was structured such that the portion being paid from tax increment (Item #4) was retired in 2012 and the remainder was an obligation of LMIHF (Item #5). However, this distinction is no longer relevant, as there is no longer LMIHF, so all debt service payments are obligations of RPTTF.
6	2009-10 SERAF Loan	Annual payment is estimated. However, actual payment will be based on calculations in H&S Code Section 34176, once the amount of residual RPTTF if any can be determined.
7	2005-06 ERAF Loan	Annual payment is estimated. However, actual payment will be based on calculations in H&S Code Section 34176, once the amount of residual RPTTF if any can be determined.
8	Accrued Vacation Liability	Due to insufficient RPTTF funding in ROPS III period for this approved item, funding is included on ROPS 13-14A.
9	Valente Promissory Note	Payment due on ROPS 13-14B.
10	Ohlone Gardens Loan Agreement	Due to insufficient RPTTF funding in ROPS III period for this approved item, funding is being included on ROPS 13-14A.
11	Eden Housing Loan Agreement	See Notes 17 and 18 below.
12	Cooperation Agreement	see Note 19 below.
13	FY 2012-13 Administrative Allowance	Funding approved on ROPS III. However, due to insufficient funds, the Successor Agency was unable to pay the City the entire amount. The City advanced funds anticipating approval of a loan agreement pursuant to Health & Safety Code Section 34173 (h). This advance is included in Item #16.
14	Due Diligence Review	Funding approved on ROPS III. However, due to insufficient funds, the Successor Agency was unable to pay the City the entire amount. The City advanced funds anticipating approval of a loan agreement pursuant to Health & Safety Code Section 34173 (h). This advance is included in Item #16.
15	FY 2011-12 Administrative Allowance	Approved ROPS I Item, paid from ROPS I RPTTF subsequent to resolution of True Up Payment litigation.

EL CERRITO (CONTRA COSTA)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)

July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
16	Cash Flow Loan Agreement	Due to insufficient RPTTF, the City of El Cerrito advanced funds to the Successor Agency for approved ROPS III obligations. The City and Successor Agency entered into a loan agreement pursuant to H&S Code Section 34173 (h) for reimbursement of these expenses out of future RPTTF. Per discussions with Department of Finance legal counsel, cost of litigation is an enforceable obligation of RPTTF. The City of El Cerrito advanced funds to the Successor Agency its litigation costs, anticipating reimbursement from RPTTF on ROPS 13-14A.
17	Eden Housing Loan Agreement Pre-DDA	This item was initially an obligation of \$350,000 when included on the Redevelopment Agency's Enforceable Obligation Schedule approved in August 2011. The Redevelopment Agency funded \$40,000 of the obligation prior to dissolution. The balance of \$310,000 was initially disapproved on ROPS I and ROPS II, but then appeared to have been approved on an amended ROPS I to be paid from LMIHF, although the Successor Agency never received an approval letter for its amended ROPS I and ROPS II from DOF. Due to lack of clarity and insufficient funds, the \$310,000 obligation was not paid from ROPS I funds, but was placed on ROPS III to be paid from RPTTF. DOF initially approved \$100,000 in RPTTF on ROPS III, based on the terms of the agreement with Eden Housing (although the balance of the pre-DDA obligation was actually \$60,000). The Successor Agency held a meet and confer with DOF on the item to appeal the disapproval of the remaining \$250,000 obligation due to Eden Housing once a Disposition and Development Agreement (DDA) is negotiated with the Housing Functions Successor. Following the meet and confer, DOF disapproved the entire \$310,000. Disapproval of this item on ROPS I and ROPS II and the subsequent unclear communication from DOF appearing to approve the item from LMIHF on ROPS I was one of several subjects of the Successor Agency's True Up Payment litigation against the County Auditor-Controller and DOF and was addressed in discussions with DOF legal counsel leading up to the stipulated judgment issued by Sacramento County Superior Court on December 21, 2012. Although this item was not directly addressed in the stipulated judgment, the Successor Agency relied upon discussions with DOF legal counsel in determining its use of ROPS I and ROPS III RPTTF and in its request to amend its Housing Due Diligence Review. The \$60,000 balance of the pre-DDA obligation is being listed on ROPS 13-14A for funding with RPTTF consistent with the stipulated judgment discussions and DOF's initial ROPS III approvals.
18	Eden Housing Loan Agreement Post-DDA	As discussed in Note 20, the full \$310,000 obligation to Eden Housing had been placed on ROPS III and initially DOF disapproved \$250,000 of the obligation that was contingent on negotiation of a DDA with Eden Housing, stating that the Successor Agency did not have the authority to negotiate a DDA. However, the Housing Functions Successor does have the authority to negotiate a DDA with Eden Housing on a property that was listed on the DOF-approved Housing Asset Transfer List and the Successor Agency retained the obligation to fund the loan agreement. DOF stated that the Successor Agency can terminate the agreement due to dissolution, but the Successor Agency is not required to terminate under the Dissolution Act and the DOF cannot require the Successor Agency to do so. Eden Housing and the Housing Functions Successor are in the process of negotiating a DDA and anticipate requiring funding of this obligation during FY2013-14.

EL CERRITO (CONTRA COSTA)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)

July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
19	Cooperation Agreement	After a meet and confer on this disputed item, DOF disapproved this item on ROPS III. However, no payment had been requested on ROPS III due to insufficient RPTTF. The Successor Agency intends to continue pursuing funding of this item with RPTTF on ROPS 13-14A. The outstanding obligation has been revised from prior ROPS based on estimated funding requirements under the terms of the agreement.
20	FY13-14 Administrative Allowance	Due to the uneven nature of the Successor Agency's FY2013-14 obligations of RPTTF, the entire administrative allowance is being included on ROPS 13-14A.



**DEPARTMENT OF
FINANCE**

**Agenda Item No. 5(C)
Attachment 3**

EDMUND G. BROWN JR. ■ GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

May 17, 2013

Mr. Scott Hanin, City Manager
City of El Cerrito
10890 San Pablo Avenue
El Cerrito, CA 94530

Dear Mr. Hanin:

Subject: Recognized Obligation Payment Schedule

This letter supersedes the California Department of Finance's (Finance) Recognized Obligation Payment Schedule (ROPS 13-14A) letter dated April 14, 2013. Pursuant to Health and Safety Code (HSC) section 34177 (m), the City of El Cerrito Successor Agency (Agency) submitted a ROPS 13-14A to Finance on March 1, 2013 for the period of July through December 2013. Subsequently, the Agency requested a Meet and Confer session on one or more of the items denied by Finance. The Meet and Confer session was held on May 2, 2013.

Based on a review of additional information and documentation provided to Finance during the Meet and Confer process, Finance has completed its review of the specific item being disputed.

- Item Nos. 6 and 7 – Supplemental Educational Revenue Augmentation Fund (SERAF) and Educational Revenue Augmentation Fund (ERAF) loan repayments totaling \$1,247,318. Finance continues to deny these items at this time. HSC section 34176 (e)(6)(B) specifies loan or deferral repayments to the Low and Moderate Income Housing Fund (LMIHF) shall not be made prior to the 2013-14 fiscal year. While ROPS 13-14A technically falls within fiscal year 2013-14, the repayment of these deferred amounts is subject to the repayment formula outlined in HSC section 34176 (e)(6)(B).

HSC section 34176 (e)(6)(B) allows this repayment to be equal to one-half of the increase between the ROPS residual pass-through distributed to the taxing entities in that fiscal year and the ROPS residual pass-through distributed to the taxing entities in the 2012-13 base year. Since the formula does not allow for estimates, the Agency must wait until the ROPS residual pass-through distributions are known for fiscal year 2013-14 before requesting funding for this obligation. Therefore, the Agency may be able to request funding for the repayment of housing deferred set-aside loans beginning with ROPS 14-15A. As such, this line item is not an enforceable obligation and will not be eligible for Redevelopment Property Tax Trust Fund (RPTTF) funding at this time.

- Item No. 8 – Accrued Vacation Liability in the amount of \$19,392. Finance is no longer reclassifying this item as an administrative cost. During the Meet and Confer process, the Agency stated this cost is associated with the former redevelopment Agency's

employees. The Agency provided the trial balance listing reports showing the expenditure. Pursuant to HSC section 34171 (d) (1) (C), costs incurred in connection with the agencies' employees shall be considered enforceable obligations. Therefore, this item is considered an enforceable obligation and eligible for RPTTF funding on the ROPS.

- Item No. 16 – City Cash Flow Loan Agreement in the amount of \$238,000. Finance no longer objects to this item. During the Meet and Confer process, the Agency provided additional documentation to support \$131,716 for on-going litigation costs. Therefore, this item is eligible for RPTTF funding on the ROPS.
- Item No. 17 – Eden Housing Loan Agreement in the amount of \$60,000. Finance is no longer objecting to this item. It is our understanding the requested amount was part of the Post Development and Disposition Agreement (DDA) costs. During the Meet and Confer process, the Agency provided additional documentation and explained this item pertains to the Pre-DDA costs in the amount of \$100,000. The total \$100,000 Pre-DDA costs minus \$40,000 paid results in a remaining balance of \$60,000. Therefore, this item is an enforceable obligation and eligible for funding on the ROPS.
- Item No. 19 – Cooperation Agreement with El Cerrito Municipal Services Corporation (MSC) in the amount of \$696,750. Finance continues to deny this item. The Cooperation Agreement was previously denied in both the ROPS III determination letter dated October 22, 2012 and the ROPS III Meet and Confer determination letter dated December 18, 2012. HSC section 34171 (d) (2) states that agreements, contracts, or arrangements between the city that created the redevelopment agency (RDA) and the former RDA are not enforceable.

The MSC is considered part of the City per HSC section 34167.10 (a) (3). The Agency contends the MSC is a separate and distinct entity from the City. However, the City of El Cerritos' (City) Comprehensive Annual Financial Report for the Year Ended June 30, 2011, states that "the City, the El Cerrito Redevelopment Agency, the El Cerrito Public Financing Authority, and the El Cerrito Municipal Services Corporation which are legally separate but are component units of the City because they are controlled by the City, which is financially accountable for their activities." Per HSC section 34167.10 (c), it shall not be relevant that the entity is formed as a separate legal entity, nonprofit corporation, or otherwise, or is not subject to the constitution debt limitation otherwise applicable to a city, county, or city and county. Therefore, the MSC is considered part of the City. As noted above, HSC section 34171 (d) (2) applies; therefore, the item is not an enforceable obligation eligible for RPTTF funding on the ROPS.

Except for items denied in whole or in part as enforceable obligations, Finance is not objecting to the remaining items listed on your ROPS 13-14A. Obligations deemed not to be enforceable shall be removed from your ROPS. This is Finance's final determination related to the enforceable obligations reported on your ROPS for July through December 2013. Finance's determination is effective for this time period only and should not be conclusively relied on for future periods. All items listed on a future ROPS are subject to a subsequent review and may be denied even if it was or was not denied on this ROPS or a preceding ROPS.

The Agency's maximum approved Redevelopment Property Tax Trust Fund (RPTTF) distribution for the reporting period is \$1,427,787 as summarized below:

Approved RPTTF Distribution Amount	
For the period of July through December 2013	
Total RPTTF funding requested for obligations	\$ 2,040,857
Minus: Six-month total for items denied or reclassified as administrative cost	
Item 6	132,776
Item 7	33,544
Item 19	696,750
Total approved RPTTF for enforceable obligations	\$ 1,177,787
Plus: Allowable RPTTF distribution for ROPS 13-14A administrative cost	250,000
Minus: ROPS II prior period adjustment	-
Total RPTTF approved for distribution:	\$ 1,427,787

*Reclassified as administrative cost

Pursuant to HSC Section 34186 (a), successor agencies were required to report on the ROPS 13-14A form the estimated obligations and actual payments (prior period adjustments) associated with the July through December 2012 period. The amount of RPTTF approved in the above table includes the prior period adjustment that was self-reported by the Agency. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by successor agencies are subject to audit by the county auditor-controller (CAC) and the State Controller. Any proposed CAC adjustments were not received in time for inclusion in this letter. Therefore, the amount of RPTTF approved in the above table includes only the prior period adjustment that was self-reported by the Agency.

Please refer to the ROPS 13-14A schedule that was used to calculate the approved RPTTF amount:

[http://www.dof.ca.gov/redevelopment/ROPS/ROPS 13-14A Forms by Successor Agency/](http://www.dof.ca.gov/redevelopment/ROPS/ROPS%2013-14A%20Forms%20by%20Successor%20Agency/).

This is Finance's final determination related to the enforceable obligations reported on your ROPS for July 1 through December 31, 2013. Finance's determination is effective for this time period only and should not be conclusively relied upon for future periods. All items listed on a future ROPS are subject to a subsequent review and may be denied even if it was or was not denied on this ROPS or a preceding ROPS. The only exception is for those items that have received a Final and Conclusive determination from Finance pursuant to HSC 34177.5 (i). Finance's review of items that have received a Final and Conclusive determination is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment that was available prior to enactment of ABx1 26 and AB 1484. This amount is not and never was an unlimited funding source. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax is limited to the amount of funding available to the successor agency in the RPTTF.

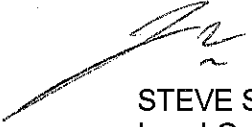
To the extent proceeds from bonds issued after December 31, 2010 exist and are not encumbered by an enforceable obligation pursuant to 34171 (d), HSC section 34191.4 (c)(2)(B)

Mr. Scott Hanin
May 17, 2013
Page 4

requires these proceeds be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation.

Please direct inquiries to Kylie Le, Supervisor or Michael Barr, Lead Analyst at (916) 445-1546.

Sincerely,



STEVE SZALAY
Local Government Consultant

cc: Ms. Lori Trevino, Economic Development Manager, City of El Cerrito
Mr. Bob Campbell, Auditor-Controller, County of Contra Costa
California State Controller's Office



AGENDA BILL

Agenda Item No. 7

Date: November 5, 2013

To: El Cerrito City Council

From: Melanie Mintz, Interim Community Development Director
Yvetteh Ortiz, Interim Public Works Director/City Engineer

Subject: San Pablo Avenue Specific Plan and Complete Streets Update and Study Session

ACTIONS REQUESTED

Receive a presentation regarding the development of the San Pablo Avenue Specific Plan and provide comment and direction regarding proposed Development Standards, Complete Streets infrastructure improvements and Multimodal Level of Service approach.

BACKGROUND

On April 2, 2013 the City Council received an update on the San Pablo Avenue Specific Plan (Plan) and authorized an amendment to the Professional Services Agreement with Moore Iacofano Goltsman, Inc. (MIG) to complete the Plan, including the additional Complete Streets element and Programmatic Environmental Impact Report (EIR). (Resolution 2013-17)

Since that time, Community Development and Public Works staff have been working with MIG and its subconsultant Fehr and Peers (Consultants) to update and complete the draft Plan to respond to previous Council comments and to develop a final Plan that was more implementation focused, better incorporated contemporary land use planning and transportation strategies, and was more market-driven and reflective of Council's current priorities. In addition to responding to previous Council comments, staff has worked to respond to additional policies and direction adopted by the Council since that time, including the City's 2013-17 Strategic Plan (adopted on April 2, 2013) and the Climate Action Plan (adopted May 21, 2013.) The Strategic Plan articulates a vision of El Cerrito as an environmentally-focused destination with vibrant neighborhoods, businesses and public places. The Climate Action Plan (CAP) incorporates a number of land use, transportation and community development goals supportive of higher density housing, multimodal transportation and higher intensity commercial nodes along San Pablo Avenue. The CAP's Sustainable Community Goal #1 is to "encourage more compact, higher density infill development along transportation corridors to reduce vehicle miles traveled in El Cerrito and beyond."

In order to achieve a Specific Plan that fulfills Council's goals, staff and consultants have been operating under the following key principles to prepare the final Plan:

Agenda Item No. 7

1. **Deepen Sense of Place and Community Identity:** Encouraging context-sensitive site design that enhances sense of place for existing and future residents.
2. **Attract Private Development:** Provide clear goals and standards. Provide flexibility and respond to market-economics to leverage private investment and high-quality design.
3. **Build Upon Success:** Build upon previous public and private investments and successes, such as the El Cerrito Plaza, Cerrito Theater, creek restoration and rain garden projects, City Hall, San Pablo Avenue Streetscape, and new bicycle infrastructure to create a sense of place and physical environment that encourages people to want to live and spend time in the City's commercial areas.
4. **Strengthen Partnerships:** Work with other agencies and neighboring jurisdictions, such as Caltrans, BART, AC Transit, Albany and Richmond to assure Plans are implementable and leverage the synergies of other agencies and adjacent places. Partner with businesses and community groups to enliven the corridor.
5. **Enhance the Public Realm:** Assure both public and private investment enhances the public realm for existing and future residents and that each project contributes to a "return on investment."
6. **Foster Environmental Sustainability:** Reduce overall Vehicle Miles Traveled and Green House Gas (GHG) emissions through increased density and increased emphasis on multimodal transportation.

The final Plan will include a Hybrid Form-Based Code, Complete Streets Plan, Multimodal Capital Improvement Program and Environmental Impact Report (EIR). Tonight, staff and consultants will present key proposed provisions of the draft development standards, complete streets infrastructure improvement plans and a Multimodal Level of Service (MMLOS) approach. The proposed provisions and plans are summarized in **Attachment A** and **Attachment B**. Simultaneous with development of the Plan, the consultant team has begun conducting environmental analyses to determine the environmental impact of the proposed standards and improvements.

ANALYSIS

Development Standards and Hybrid Form-Based Code: In developing the proposed development standards, staff and consultants have utilized a number of documents and studies, including the AECOM Development Feasibility Analysis prepared for the City in November 2010 and CHS Parking Study prepared in November 2011; reviewed public and San Pablo Avenue Advisory Committee comments received during the earlier phases of the San Pablo Avenue Specific Plan; incorporated both City Council and Plan Bay Area goals as they relate to smart growth, reduced parking in transit-proximate locations and housing needs; and reviewed and incorporated best-practices of the real estate, urban design and "smart growth" sectors, to develop policies supportive

of the type of residential and commercial development that would result in a more densely populated yet more walkable and vibrant San Pablo Avenue. The proposed Plan will initially only apply to parcels located within the Plan Area, along San Pablo Avenue and adjacent to the two BART stations, as these were originally selected as a part of the earlier phase of the San Pablo Specific Plan planning effort. Some of the proposed development standards, such as reduced parking requirements, might eventually be appropriate to apply to other transit-proximate neighborhoods. At the culmination of this Specific Plan process, the Community Development Department will initiate an update to the General Plan and can consider and incorporate such policies. The Plan Area includes parcels in the cities of both El Cerrito and Richmond. Each City will be responsible for adopting the Plan within their jurisdiction. The Plan and its regulatory components will only become codified within each City when adopted by the respective city's City Council.

Public involvement during this phase of the planning process has consisted of two community workshops (July 23 and October 19, 2013) and comments received during the parallel planning efforts underway, including the citywide Urban Greening and Active Transportation plans. Going forward, after receiving comment and direction from City Council, staff and consultants will host a workshop with developers and architects specializing in urban infill, residential and commercial transit-oriented development to test and verify the feasibility and intended outcomes of the proposed development standards (Hybrid Form-Based Code). A Form-Based Code study session and EIR Scoping session will be held at the November 20 Planning Commission meeting. Additional public meetings will be scheduled to review and comment on the draft Plan and EIR. The final Plan will be brought to both the Planning Commission for a recommendation and City Council for adoption.

The key parameters in zoning ordinances often have to do with height, use and parking. Form-Based Codes differ from traditional zoning, primarily, by lessening the amount of control placed upon *use*, and instead focusing on *form* and how the new development interacts with adjacent properties and the public realm. The draft development standards identify two "zones"-Transit Oriented Higher-Intensity Mixed Use (TOHIMU) and Transit Oriented Mid-Intensity Mixed Use (TOHIMU) and overlays them upon "street types." Together, these two classifications and multiple streets types result in development standards which aim to result in nodes of more concentrated, strollable commercial areas and areas that develop into primarily residential neighborhoods (in proximity) to transit and commercial areas. Attachment A outlines the key draft development parameters and includes a draft Table of Contents for the Hybrid Form-Based Code. Tonight, staff and the consultant team would like to confirm the basic development standards in order to move forward with developing the detailed code. How the code will be administered and how incentives will be provided to leverage the highest quality outcomes are still under development.

Complete Streets Plan: The Complete Streets Plan is intended to increase the amount of transit, pedestrian and bicycle travel along San Pablo Avenue by providing well-connected, safe and convenient multimodal transportation systems that serve travelers of all ages and abilities. This will be accomplished both by introducing new multimodal

performance measures (Multimodal Level of Service/MMLOS) and design standards and by the provision of new bicycle, pedestrian and bicycle infrastructure. The Complete Streets effort will evaluate how accommodating all travel modes within the existing public right-of-way can reduce the need for additional auto-oriented infrastructure projects (e.g., addition of vehicle travel lanes) and instead lead to achieving the various City goals of economic vitality, multimodal mobility and sense of place. To do this, staff and the consultant team are investigating several policy areas including: multimodal performance measures separated by mode to provide for an overall mobility metric for the corridor; new street and intersection design standards that are specifically targeted to improve facilities for transit, pedestrians, and bicycles; and goals and level of investment needed to achieve a future mode share (shifting towards transit, walking and biking). The Complete Streets Plan also contributes to placemaking and aims to be a catalyst for future private development improvements and identifies strategic opportunities to use the public right-of-way for commerce and social gathering.

As a part of the planning process, staff has convened a Technical Advisory Group (TAG) to confer on the proposed San Pablo Avenue Complete Street Plan infrastructure improvements and MMLOS policies. The TAG has consisted of staff from Caltrans, AC Transit, BART, Contra Costa County Health Division, East Bay Bicycle Coalition, Richmond and Albany. City staff has also been actively involved in the update to the WCCTAC Action Plan where Multimodal Transportation Service Objectives (MTSOs) are established for all routes of regional significance, such as San Pablo Avenue.

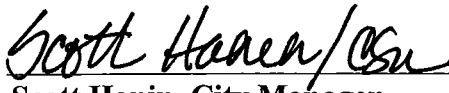
Key policy considerations for the Complete Streets element include prioritization of travel modes and selection of the most appropriate performance metrics for each mode. Attachment B summarizes the multimodal infrastructure improvements and MMLOS methodology. Tonight, staff and the consultant team would like to confirm the basic approach in order to move forward with fully developing the infrastructure improvements and methodology along with input from the TAG.

Schedule: The schedule going forward will be to further refine the development standards, finalize the Form-Based Code and Complete Streets Plan, complete the Plan's Financing Strategy and Capital Improvement Program and develop the Environmental Impact Report. An Environmental Impact Report Public Scoping Meeting and Form-Based Code Study Session is scheduled for the November 20 Planning Commission meeting. Staff anticipates that a draft Specific Plan (including the Complete Streets Plan) and Environmental Impact Report will be ready for circulation in February. Upcoming public meetings related to the Plan will be noticed and posted on the City's Community Development Department's web page: www.el-cerrito.org/commdev.

LEGAL CONSIDERATIONS

The Specific Plan is being prepared pursuant to Government Code §65450 and the Environmental Impact Report pursuant to the California Environmental Quality Act (CEQA). Staff and consultants will evaluate the draft Plan and all of its provisions with the City attorney prior to making a recommendation for adoption.

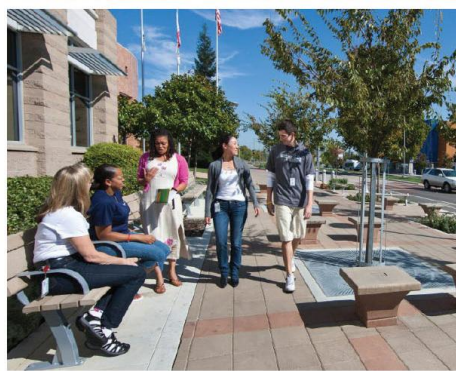
Reviewed by:

A handwritten signature in black ink, appearing to read "Scott Hanin/CSu", written over a horizontal line.

Scott Hanin, City Manager

Attachments:

1. Specific Plan/Hybrid Form-Based Code Key Provisions and Framework and Complete Streets Plan Key Provisions and MMLOS Framework (Powerpoint presentation)



City Council Meeting

November 5th, 2013
Agenda Item No. 7, Attachment 1

Overview

- Purpose of Tonight's Meeting
 - Study session
 - Confirm Major Elements
- Next Steps/Schedule
 - November 20, Planning Commission
 - Form Based Code Study Session
 - December 2013
 - EIR Scoping Meeting
 - February 2014
 - Release Draft Plan & EIR/Host Workshop
 - May/June 2014
 - Adoption and EIR Certification
 - Interim San Pablo Ave Applications
- Post Specific Plan Adoption



Integration With City-Wide Initiatives!



Strategic Action Plan



- Deepen a sense of place and community identity
- Foster environmental sustainability citywide

Urban Greening

Vision Map

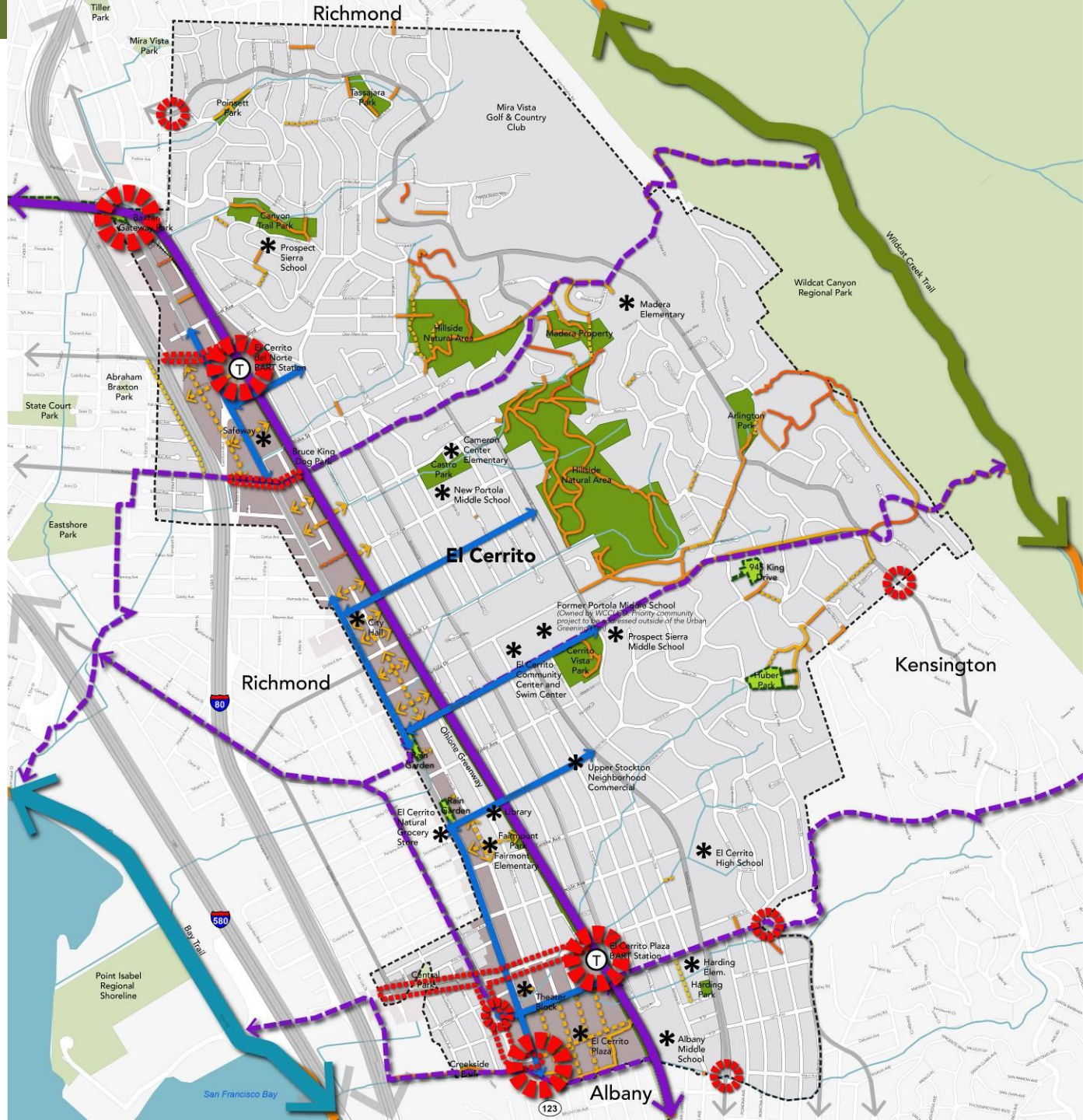
-  City Limit
-  San Pablo Avenue Specific Plan Area
-  El Cerrito Park
-  Park Outside El Cerrito
-  Water
-  Creek
-  Destinations
-  BART Line and Station
-  Arterial Roads
-  Major Gateway
-  Secondary Gateway
-  Gateway Corridor
-  Bay Trail
-  Wildcat Canyon Trail
-  Ohlone Greenway
-  Blue/Green Connection
-  Existing Trail/Connection
-  Potential Trail/Connection
-  Mid-block Connection
-  Strolling Street
-  Planned/Proposed Greening Project

Note: Any opportunities on a private parcel will be dependent on property owner's interest and consent

10.09.2013

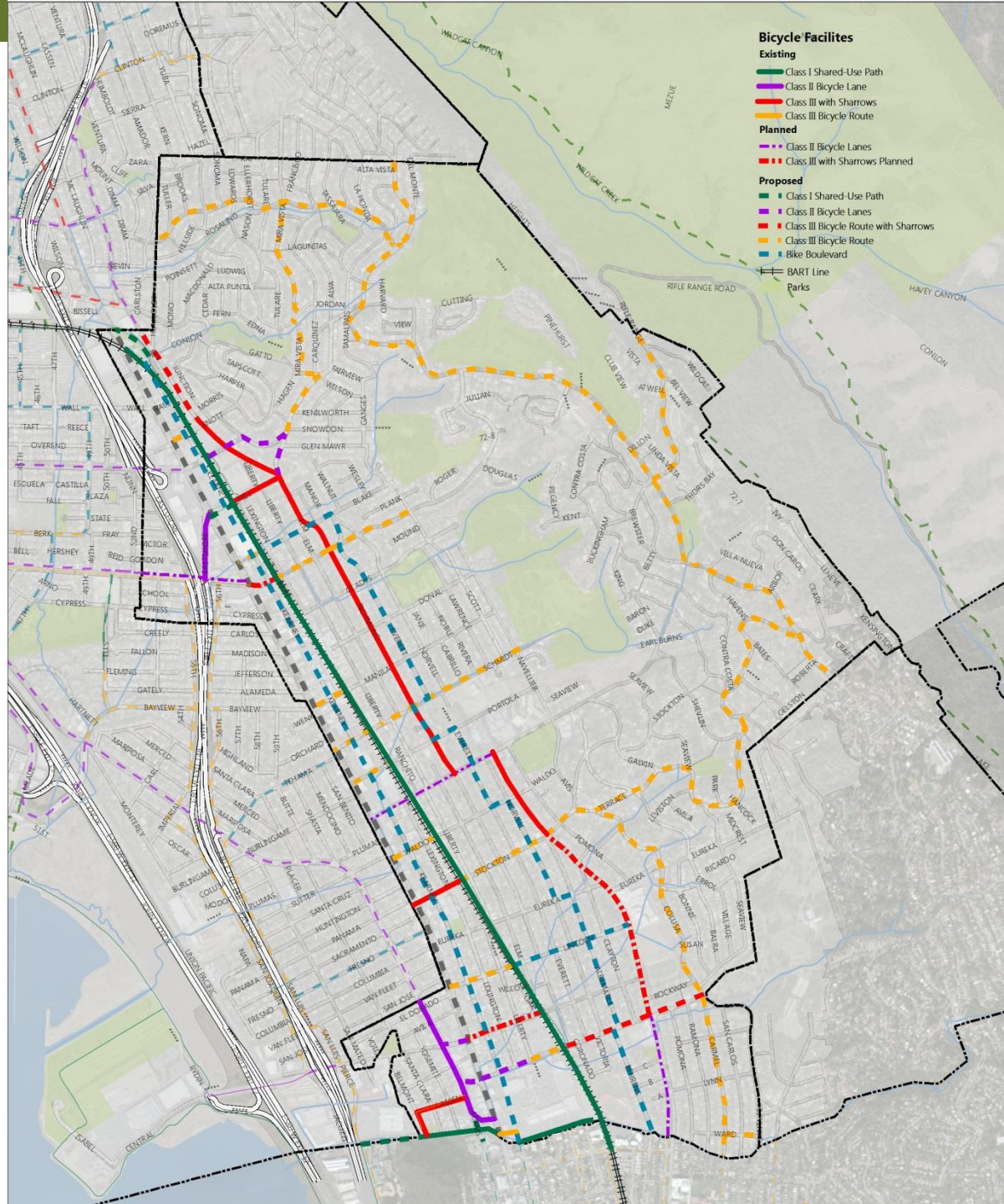
Data sources:

El Cerrito GIS, Alta Planning, City of Berkeley GIS

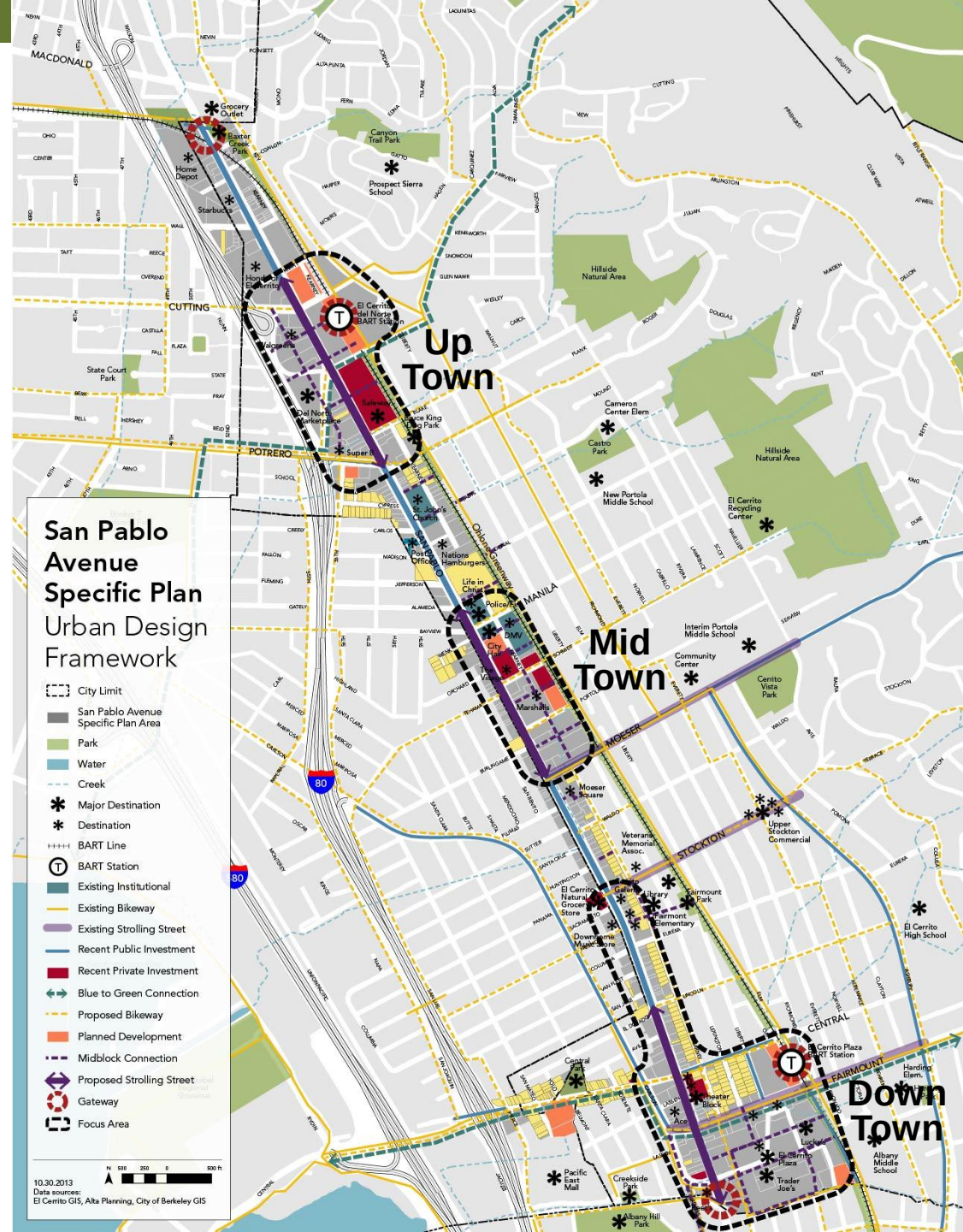


Active Transportation

- Key focus study areas include Key Blvd, Potrero Ave, Fairmount Ave, Bart to Bay, East Side Bicycle Blvd, Kearny Bicycle Blvd, Ohlone Greenway and Citywide Wayfinding
- Improvements include intersection improvements, bike facilities, etc



- Deepen Sense of Place & Community Identity
- Attract Private Development
- Flexibility
- Build Upon Success
- Strengthen Partnerships
- Enhance the Public Realm
- Foster Environmental Sustainability



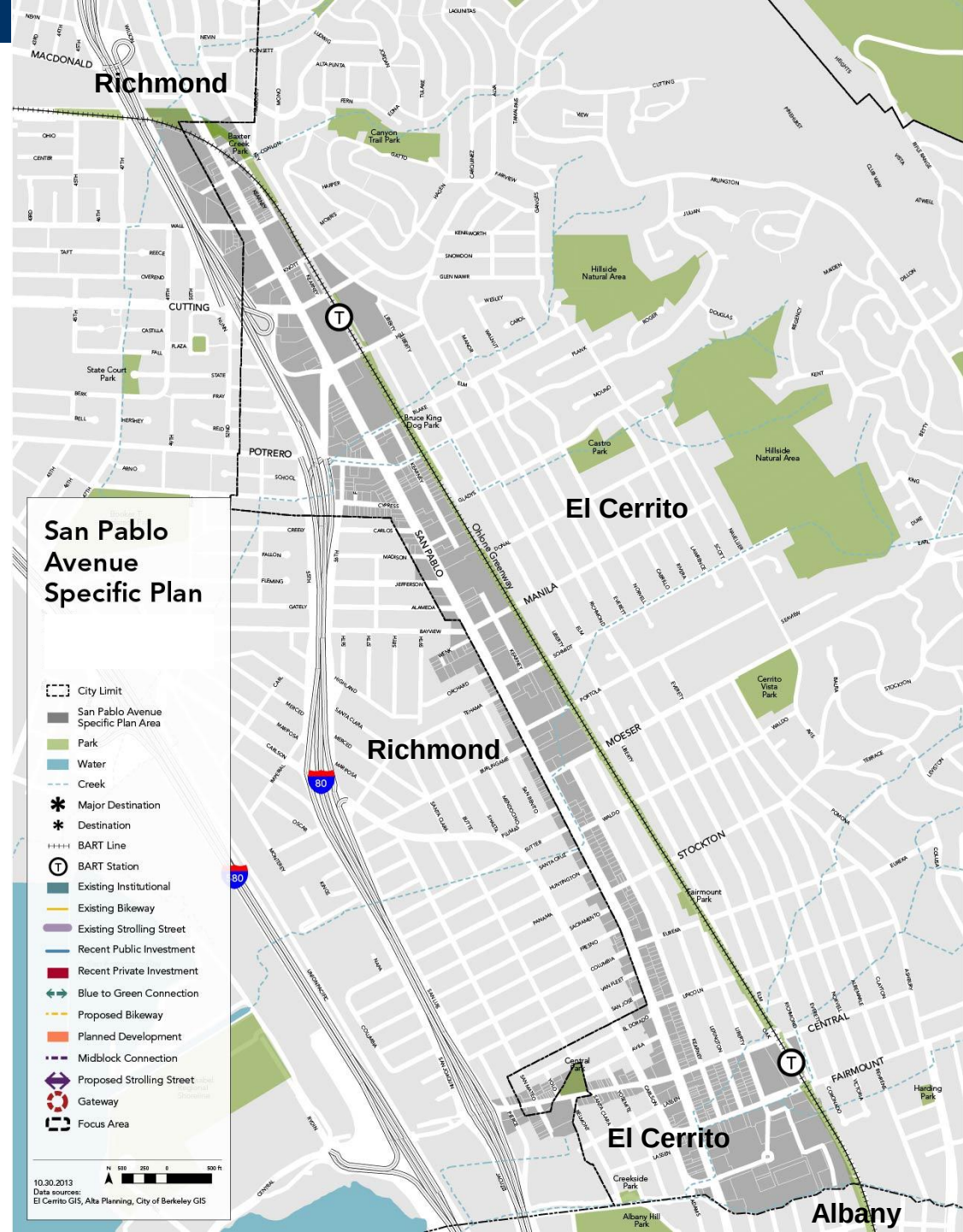


Hybrid Form Based Code



San Pablo Ave Specific Plan

Study Area



Form Based Code Outline*

- Intent & Use of Code
- Overall Urban Design Framework & Vision
- Regulating Plan
 - Regulating Land Use
 - District Types / Transect Zones
 - Street Types
- Approved, Conditional & Prohibited Uses
- Building Development Standards
 - Regulation by Specific Districts
 - Supplemental General Building Development Standards
- General Public and Private Open Space Standards
- Administration of Regulating Code
- Definitions

** Heights and most other requirements will apply to only new buildings.*



San Pablo Ave Urban Design Framework



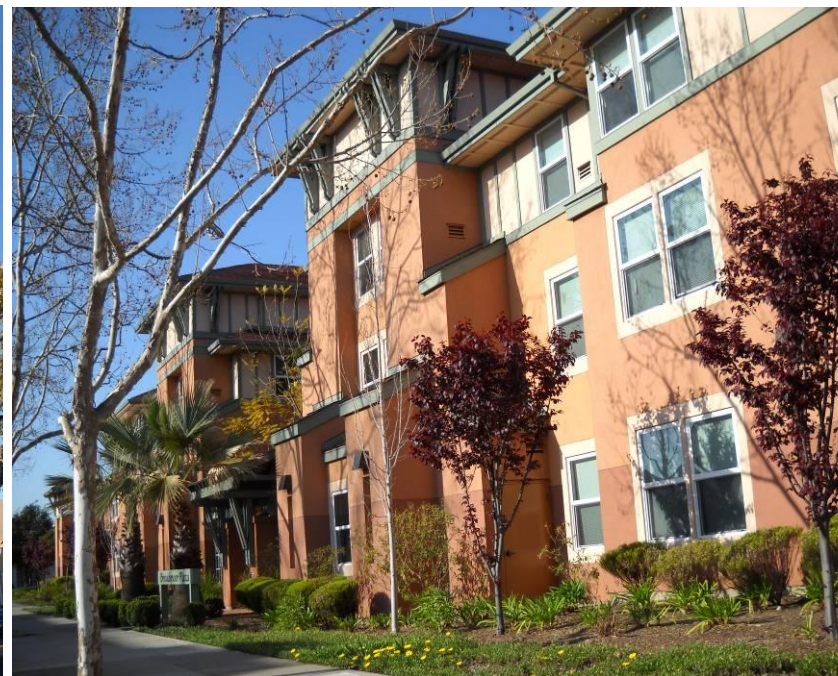
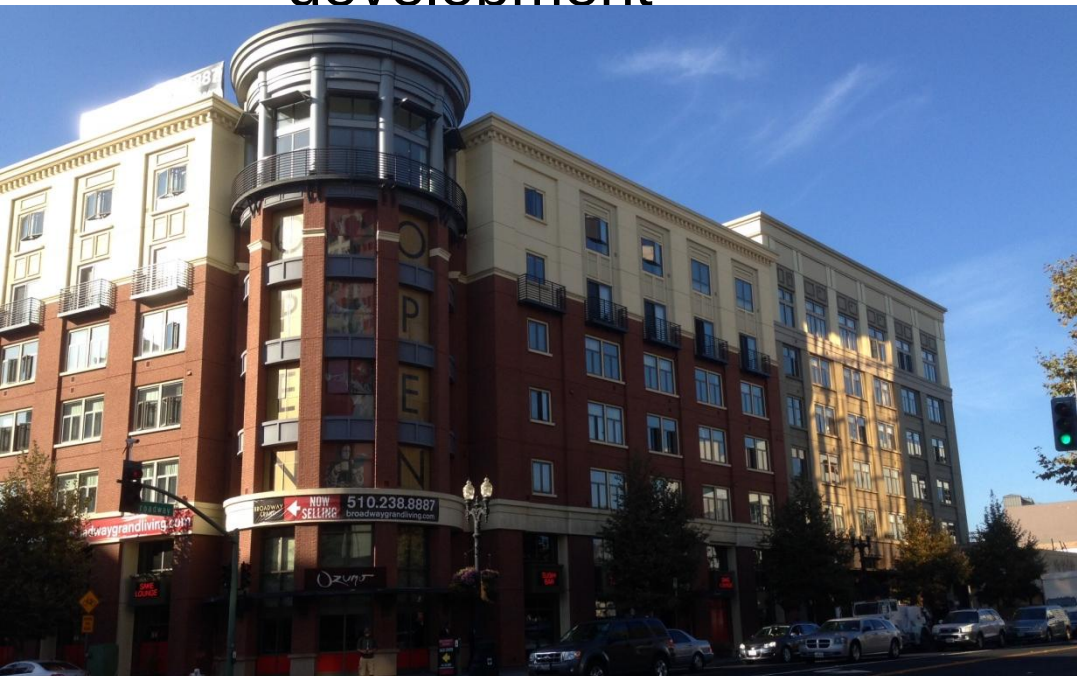
Overarching Planning Strategies

- A. Encourage Practical & Market Friendly Development**
- B. Ensure Return on Investment (ROI)**
- C. Strengthen Sense of Place**
- D. Position as New Environmental and Ecological Destination of Bay Area**
- E. Enhance & Humanize the Public Realm**

Overarching Planning Strategies

A. Encourage Practical & Market Friendly Development

- Provide development clarity to **encourage investment**
- Incorporate **flexible development codes** that respond to constrained parcels, surrounding context, etc
- Allow **ground floor residential development** on most development



Overarching Strategies

B. Ensure ROI (Return on Investment):

- Maximize **TOD potential** (BART & AC Transit)
- Utilize vacant and underutilized **sites at key focus areas**
- **Build on recent and planned private and public investments** (streetscape, private development, etc)
- **Leverage ALL investments** to catalyze new



Overarching Strategies

C. Strengthen Sense of Place

1. **Articulate distinctive role & identity** of each focus area
 - Downtown/Plaza: Entertainment / Southern Gateway
 - Mid-Town: Civic Community
 - Uptown/Del Norte: Northern Gateway
2. Reinforce distinguishing **sense of place** through:
 - Strengthening existing assets: Ohlone Greenway, creeks, etc
 - Integrate views (Albany Hill, Golden Gate, Mt Tamalpais, etc)
3. **Integrate placemaking** in all developments

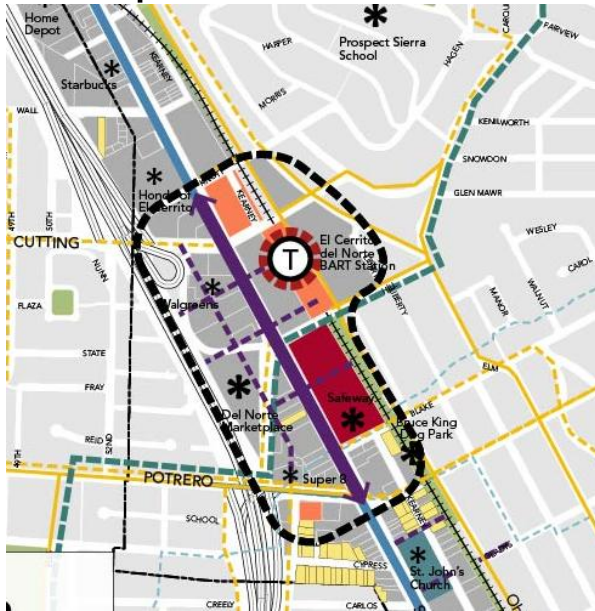


Overarching Strategies

C. Strengthen Sense of Place

Uptown

- Mixed Use Commercial District
- Within ½ mile Bart walkshed
- Northern gateway
- Larger lots & buildings footprints



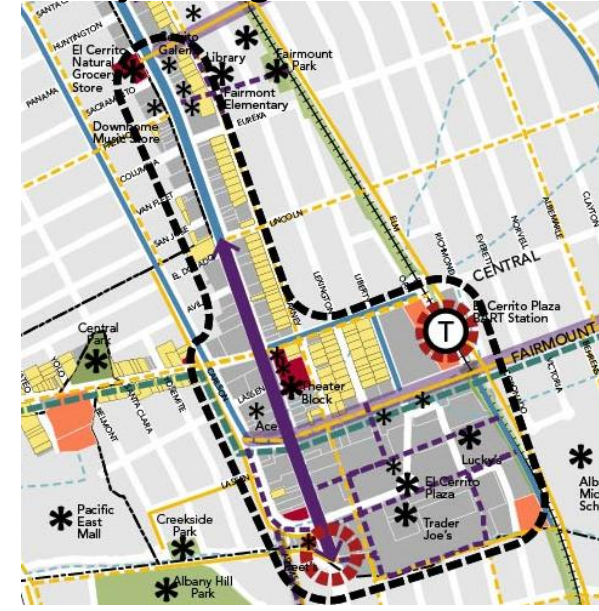
Mid-Town

- Civic & Community District
- Outside ½ mile Bart walkshed
- Recent mixed use
- Larger blocks with adjoining bart tracks



Downtown/Plaza

- Entertainment/ Theater District
- Within ½M Bart walkshed
- Southern gateway
- Constraint lots with adjoining residential



Overarching Planning Strategies

D. Enhance & Humanize Public Realm:

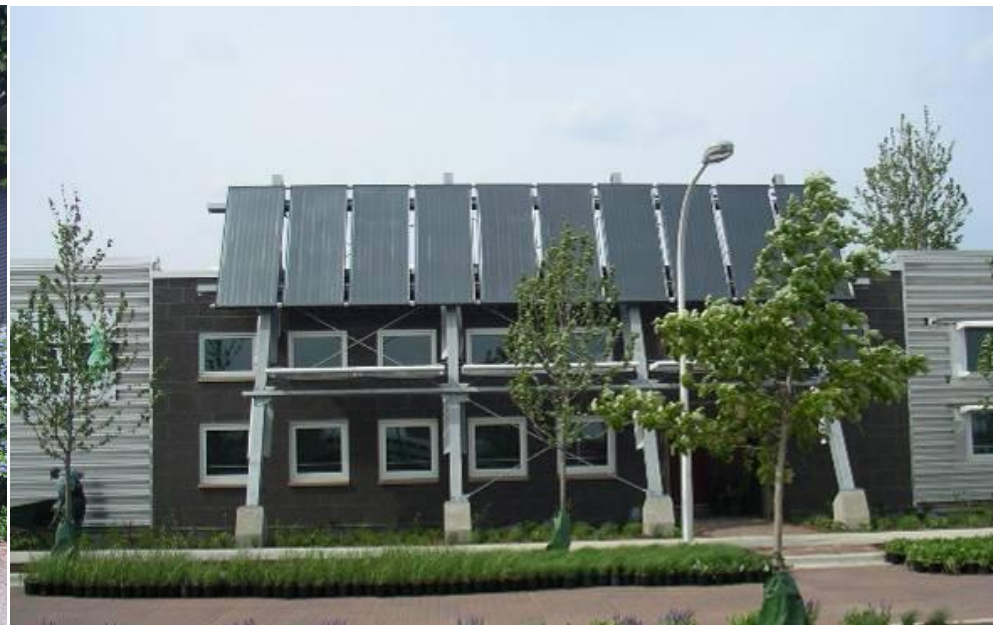
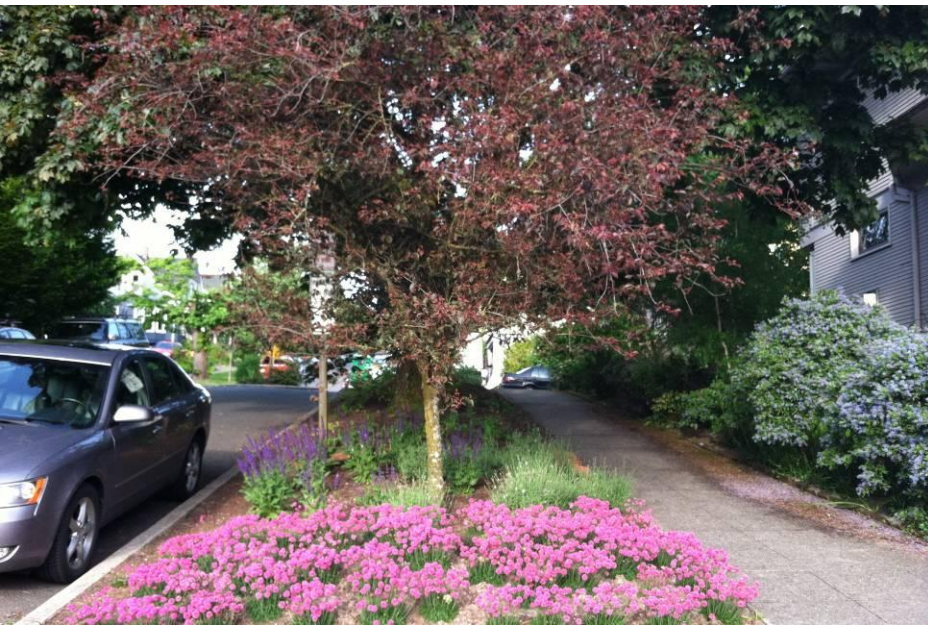
- Strengthen **pedestrian & bicycle connectivity** through existing and new connections
- Integrate Complete streets and **reStreet opportunities**
- **‘Humanize’ big blocks** through mid-block connections
- Explore **new gathering places** to serve the needs of existing and new users



Overarching Planning Strategies

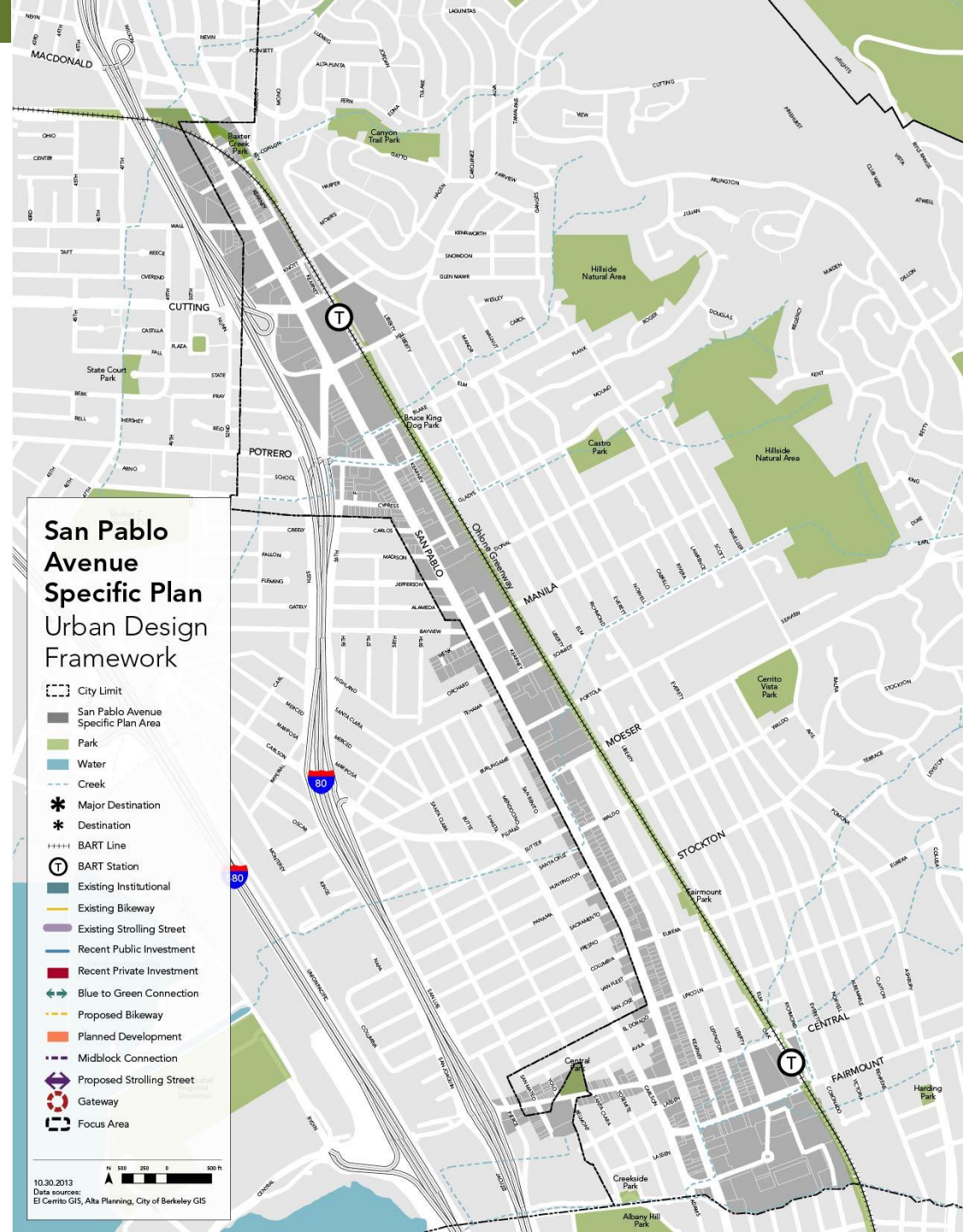
E. Position Avenue as New Environmental & Ecological Destination of Bay Area:

- Utilize opportunities for **Innovation Districts**
- Connect to **Green & Blue Belts**
- Integrate **economic and environmental sustainability**
- Celebrate & strengthen the **unique natural context** (views, creeks, etc)



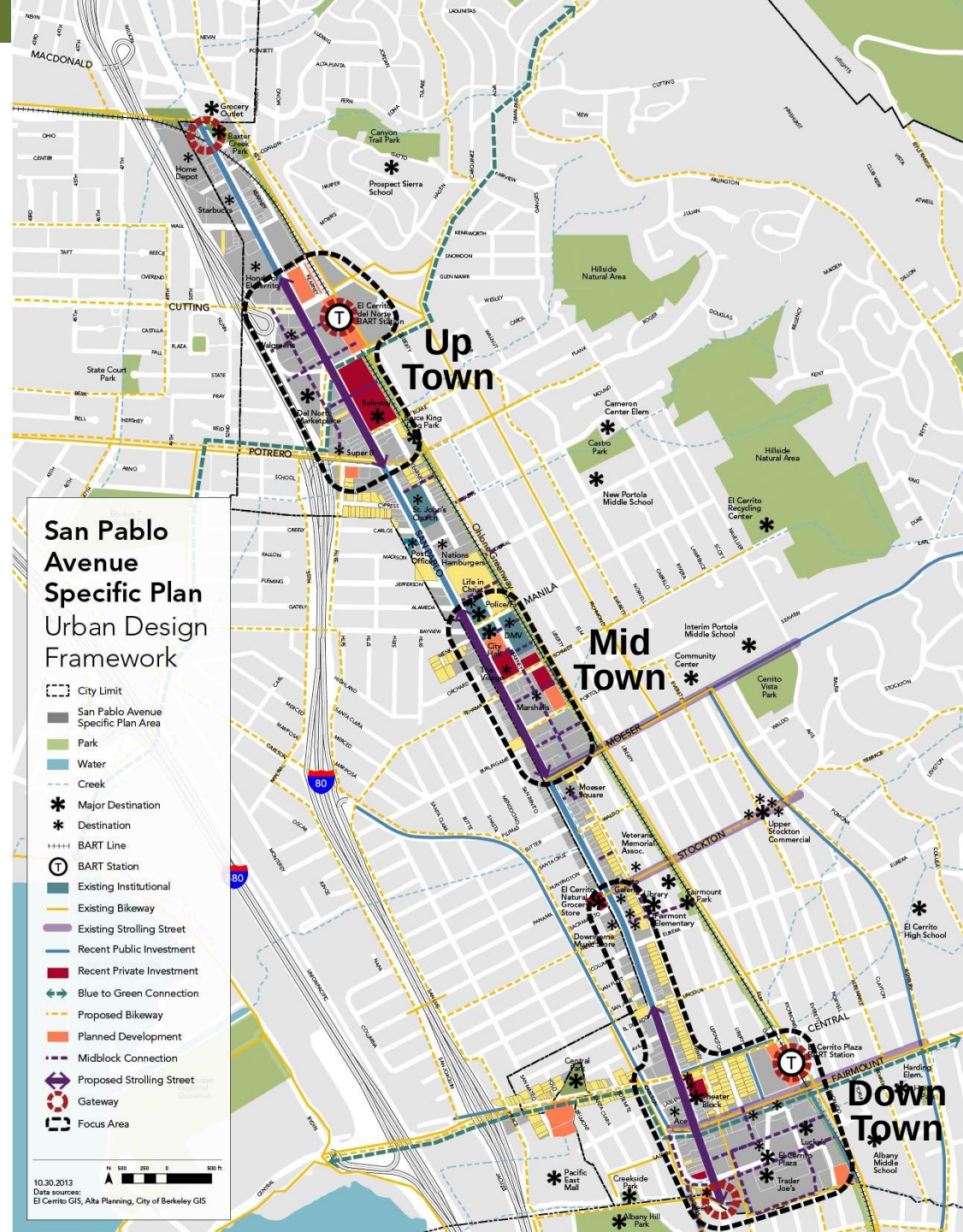
Urban Design Framework

Existing Base



Urban Design Framework

Overall Vision Map





Regulating Plan



Regulating Plan

Transit Oriented High-Intensity Mixed Use



Transit Oriented Mid-Intensity Mixed Use

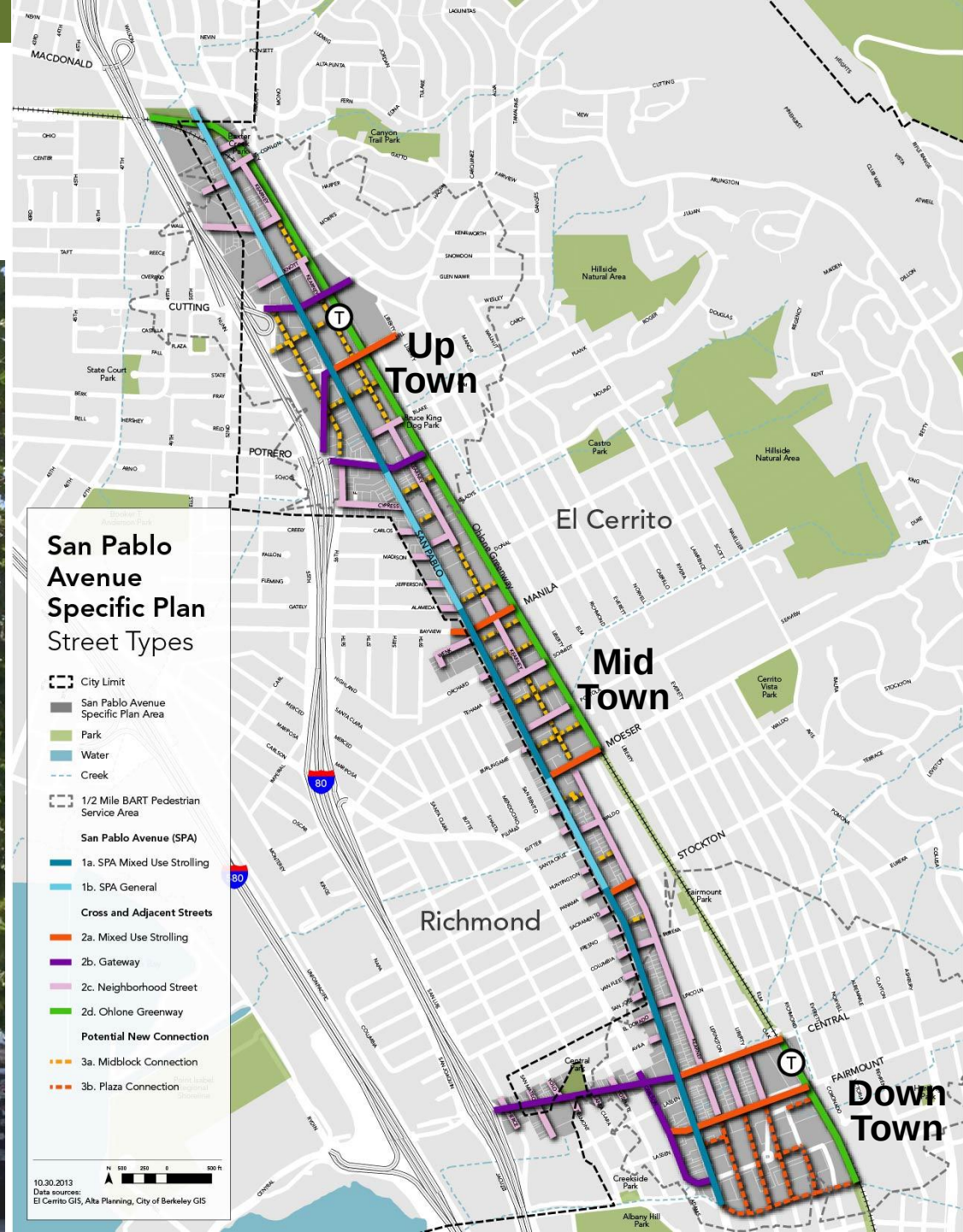


Uses

-
- San Pablo Avenue Specific Plan**
- Street Types**
- City Limit
 - San Pablo Avenue Specific Plan Area
 - Park
 - Water
 - Creek
 - 1/2 Mile BART Pedestrian Service Area
- San Pablo Avenue (SPA)**
- 1a. SPA Mixed Use Strolling
 - 1b. SPA General
- Cross and Adjacent Streets**
- 2a. Mixed Use Strolling
 - 2b. Gateway
 - 2c. Neighborhood Street
 - 2d. Ohlone Greenway
- Potential New Connection**
- 3a. Midblock Connection
 - 3b. Plaza Connection
- The map shows San Pablo Avenue running vertically through three neighborhoods: Up Town, Mid Town, and Down Town. The plan area is highlighted in green. Various street types are indicated by different colors and patterns along the avenue and its cross streets. Key landmarks like Canyon Trail Park, Hillside Natural Area, and Castro Park are shown. Major roads like Highway 80 and Highway 92 are also visible.

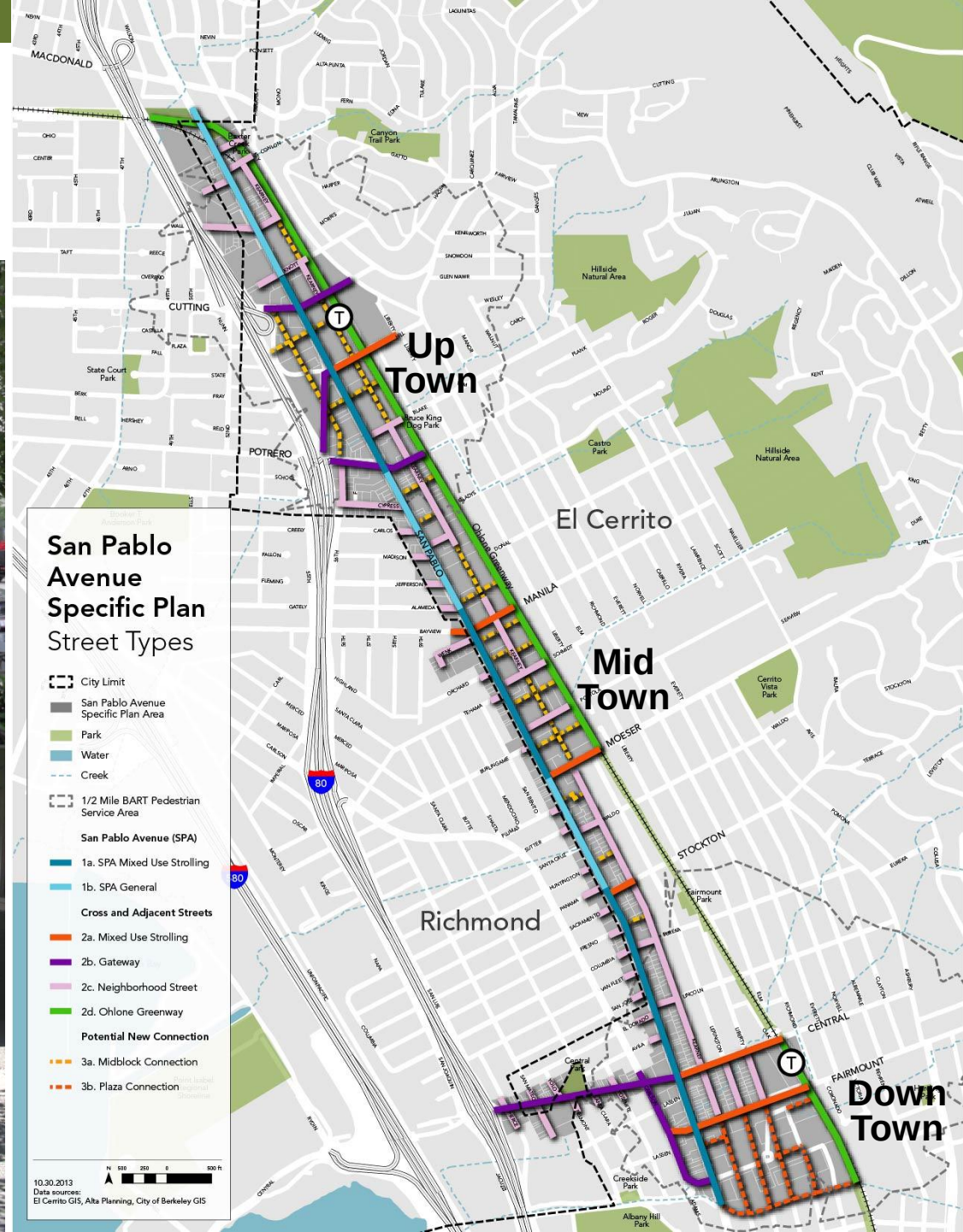
Street Types Plan

San Pablo Ave Strolling Street



Street Types Plan

Mixed Use Strolling Streets

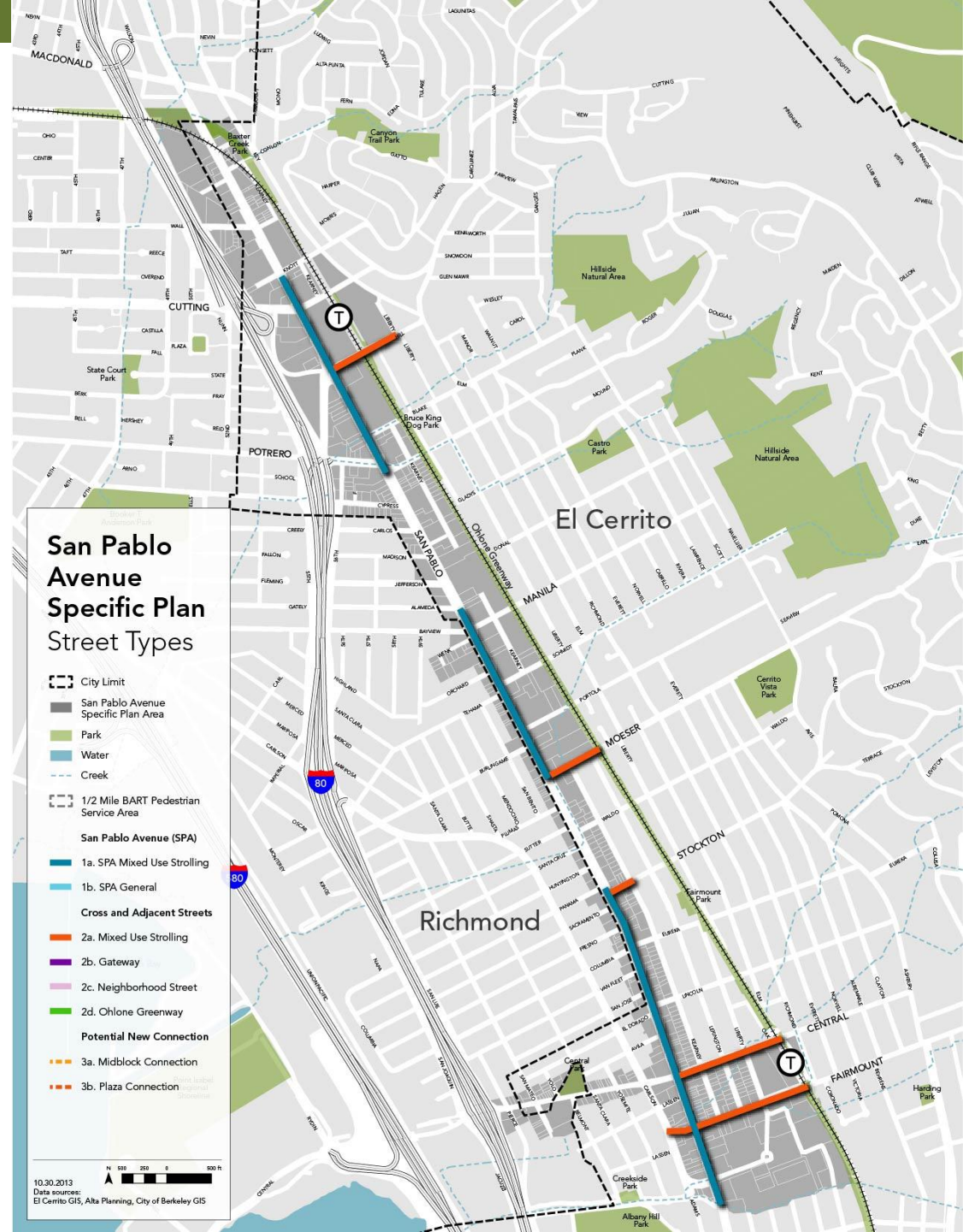


Street Types Plan

Strolling Streets

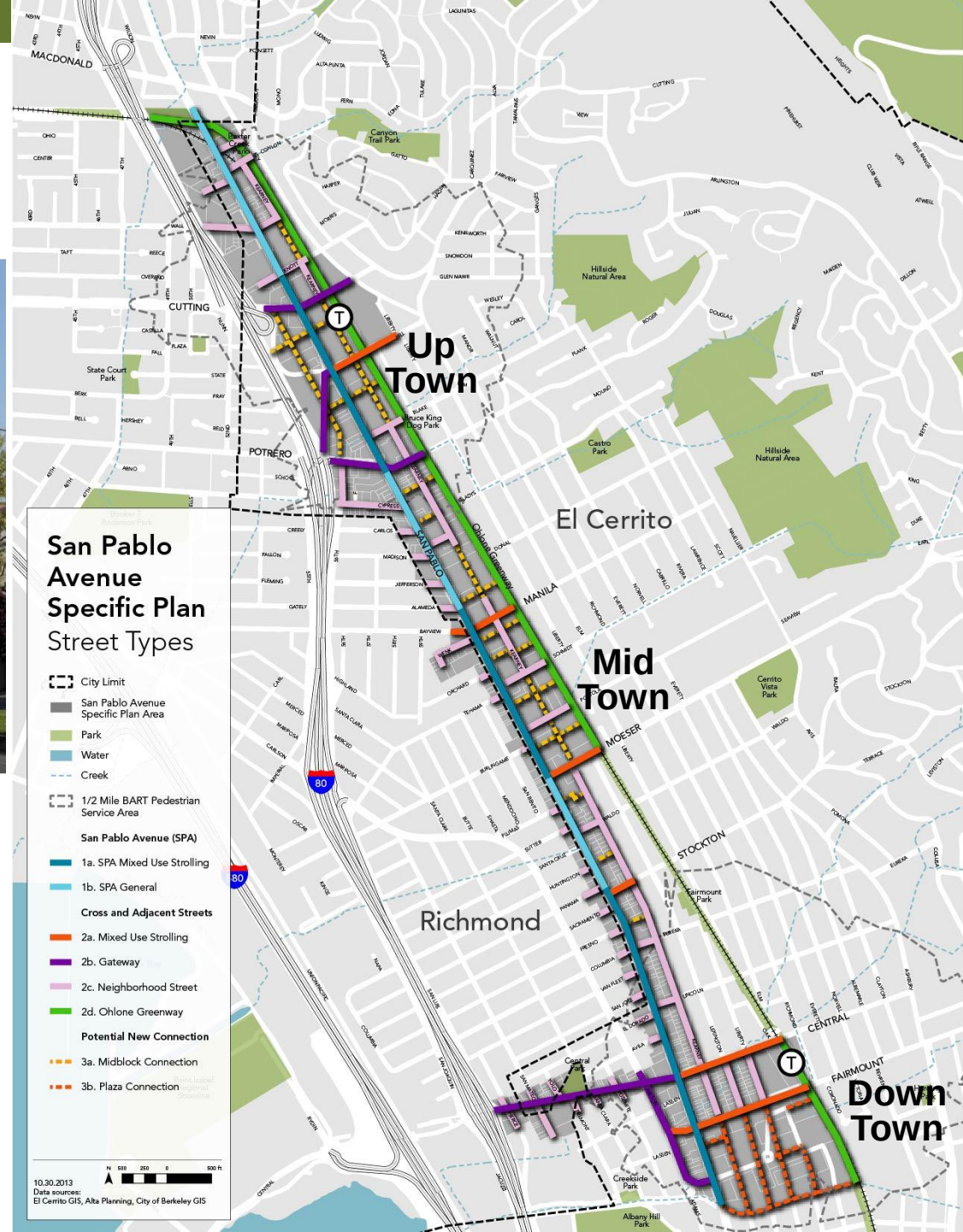
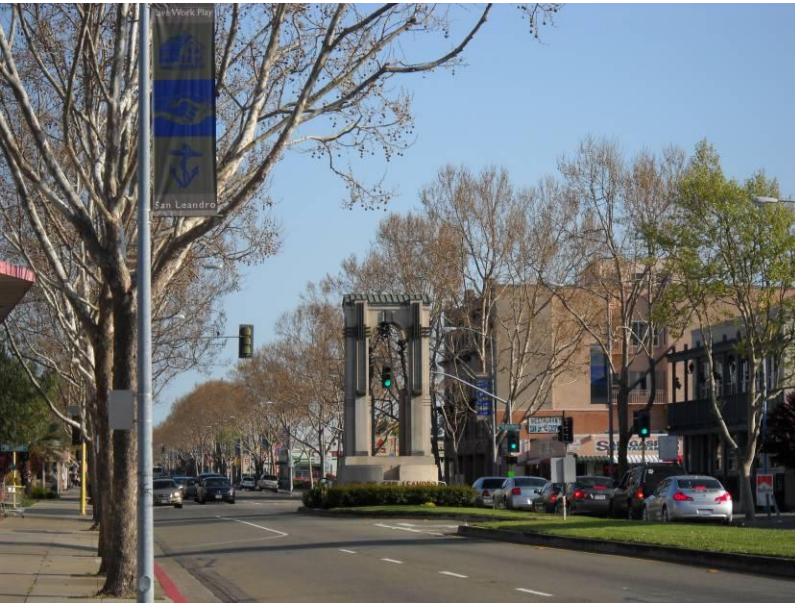


- Flex space on ground floor
- 50% of street frontage devoted to sidewalk activation uses like retail
- Prioritize commercial uses at key corners and intersections



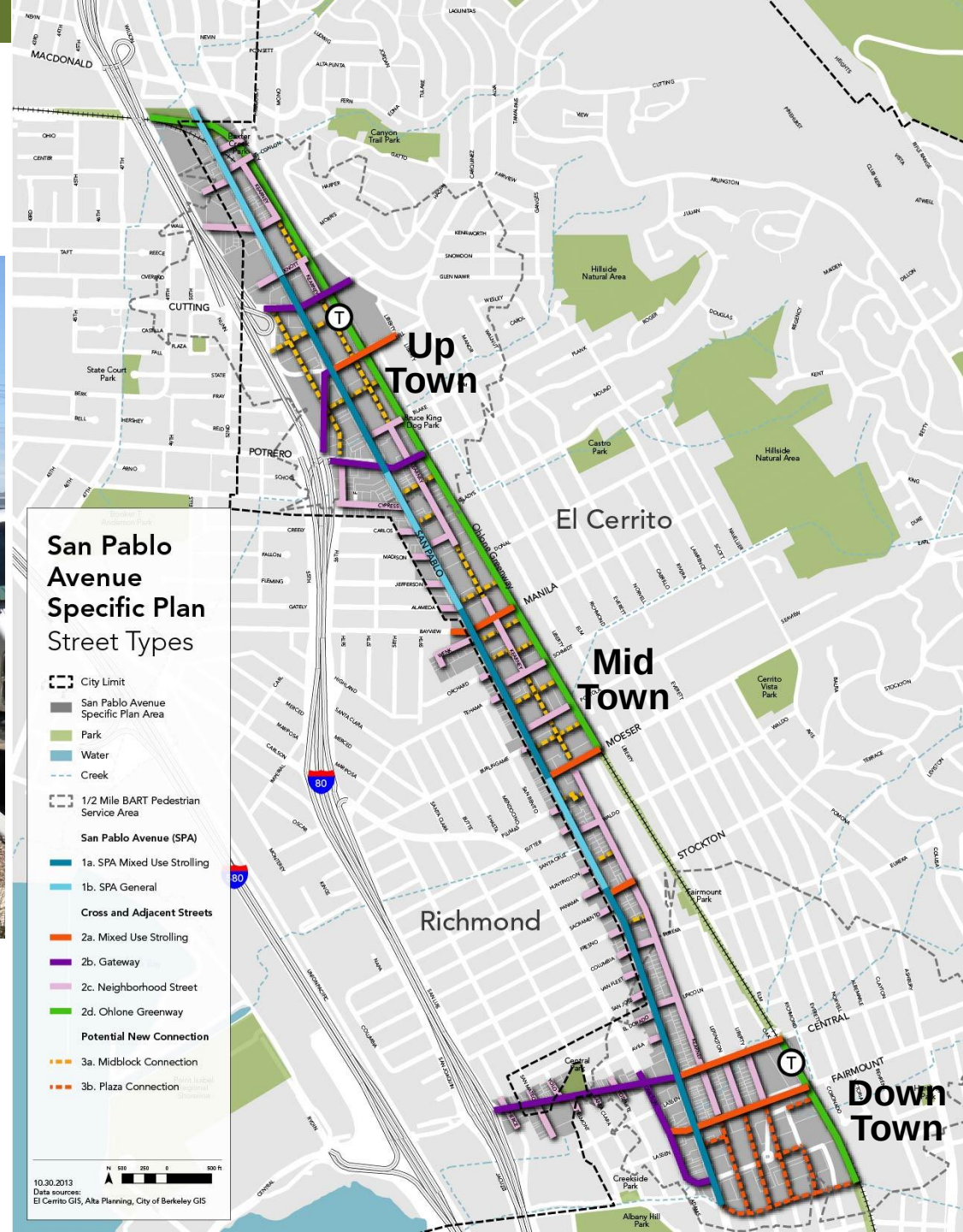
Street Types Plan

Gateway Streets

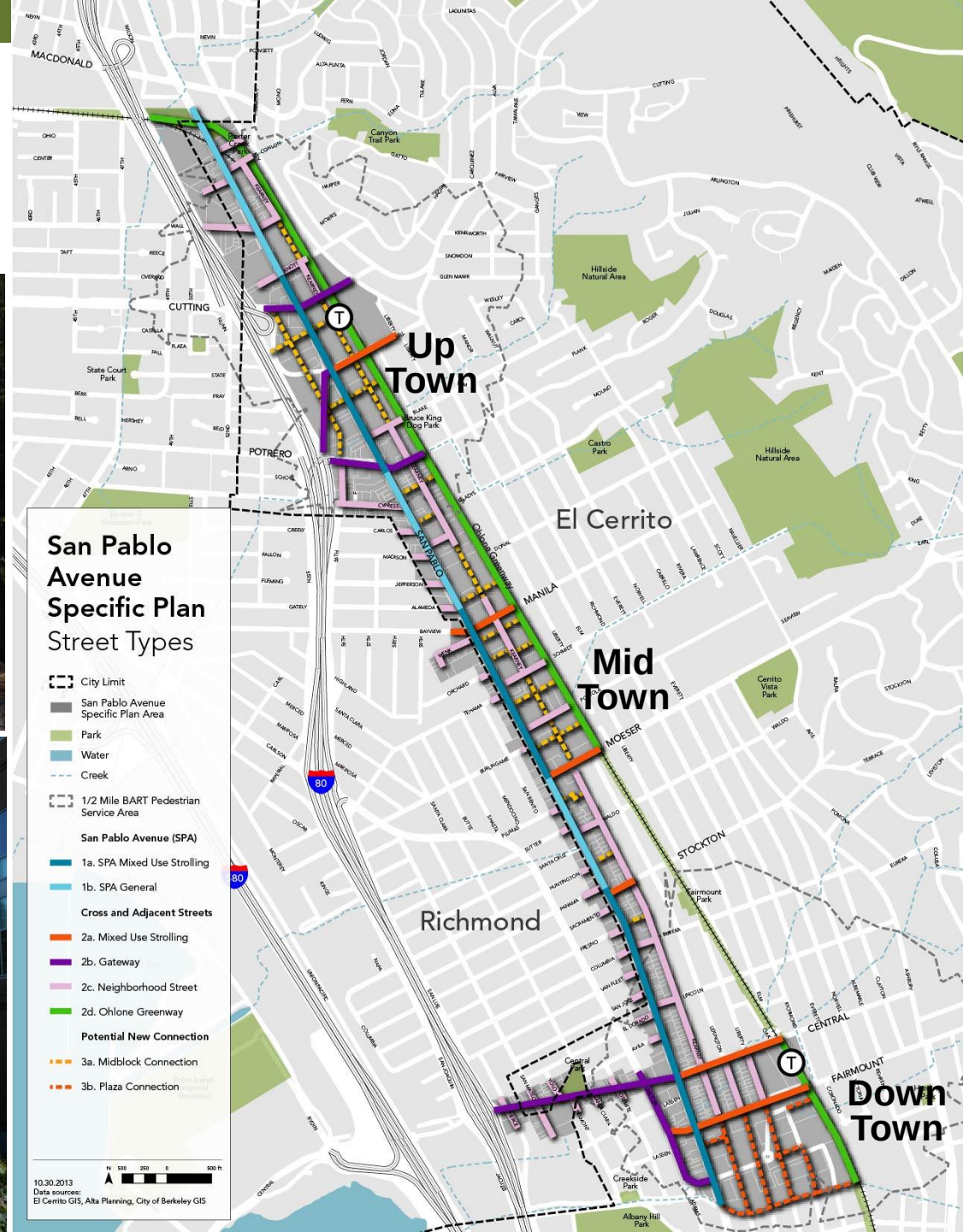


Street Types Plan

Neighborhood Streets

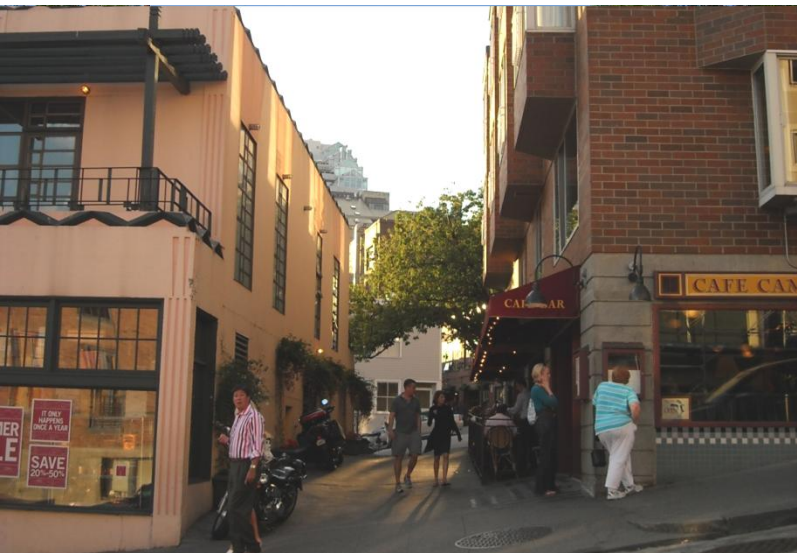


Ohlone Greenway

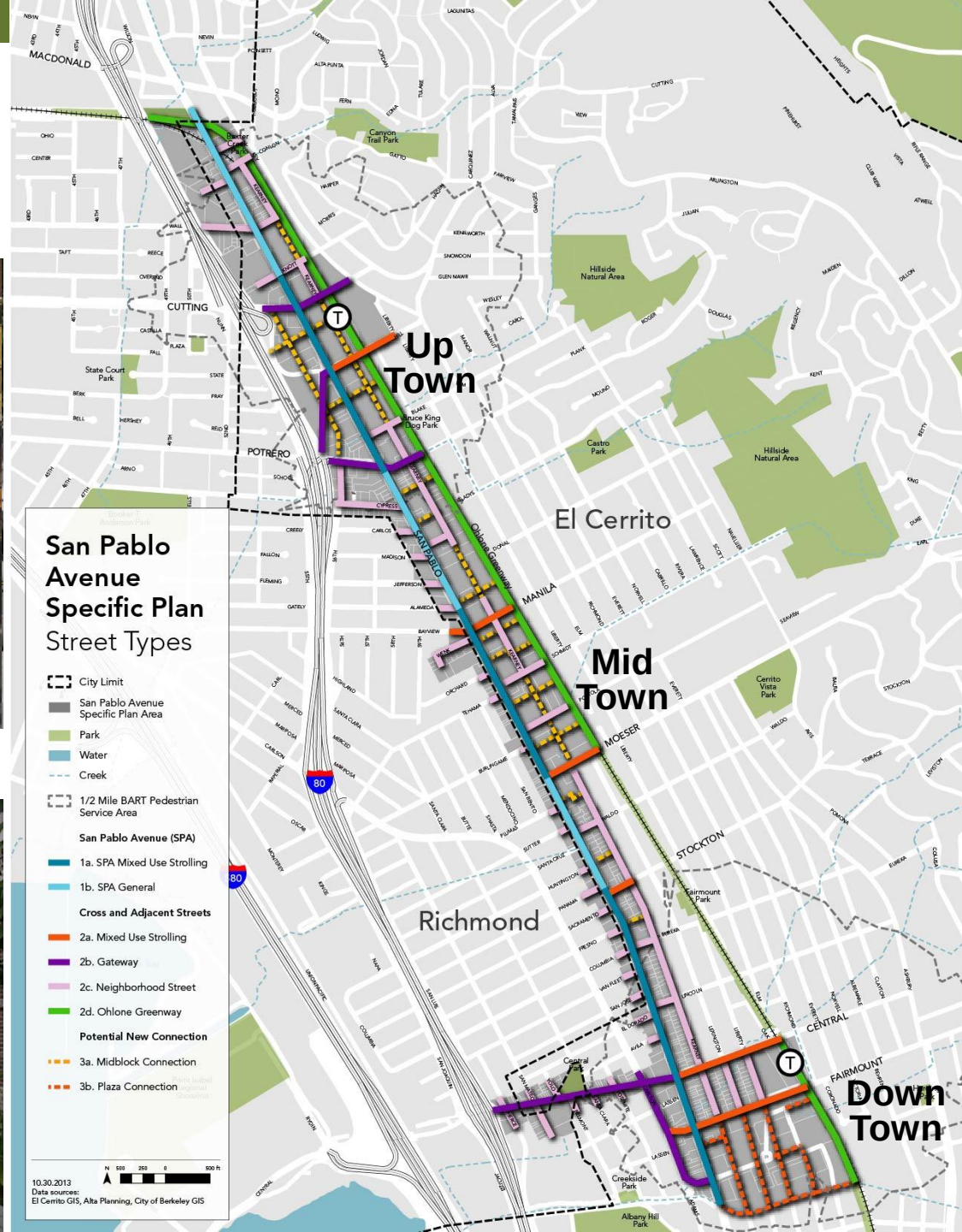


Street Types Plan

Potential Plaza Connections



Mid-Block Connections





Form Based Code Standards



Key Performance Measures

PRIMARY (REQUIRED)

- Economic Vitality
- Placemaking & Street Activation
- Respect Adjoining Residential Development
- Mode Shift to Pedestrian, Bicycle and Transit use
- Acknowledge Views
- Quality Development

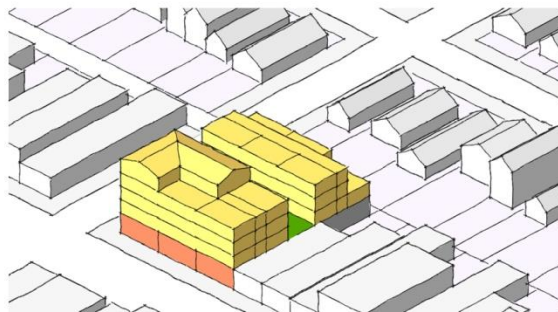
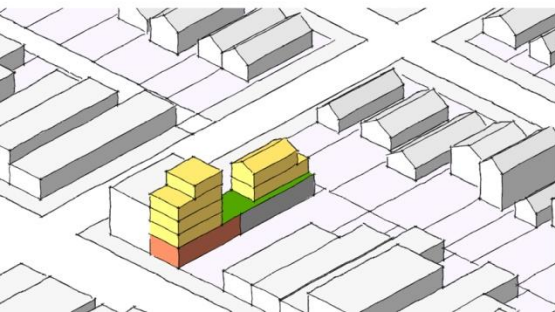
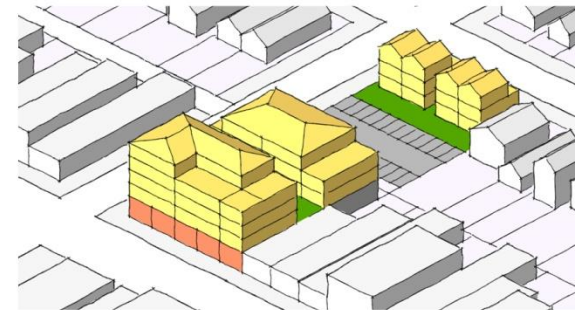
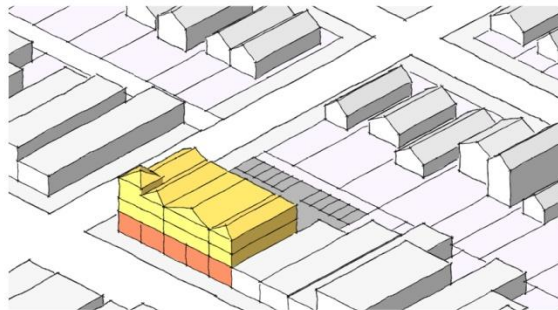
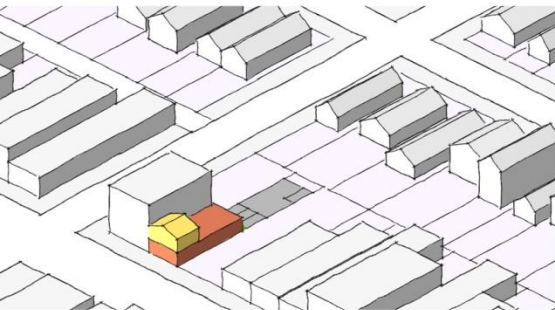
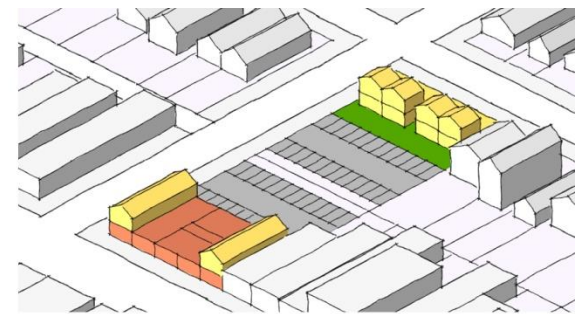
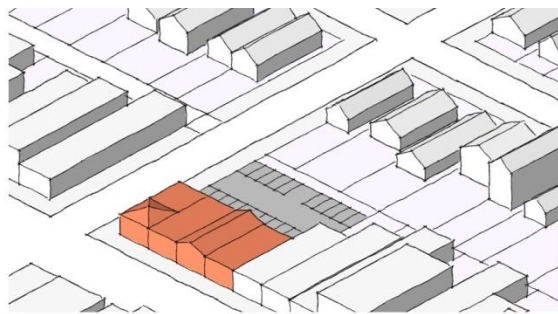
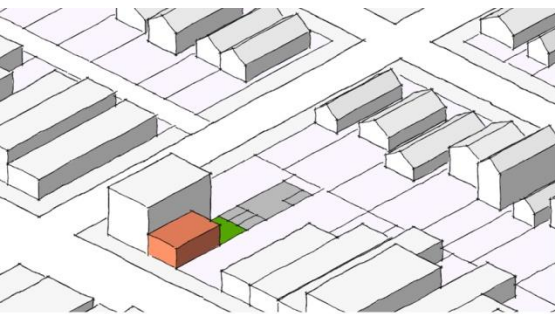
SECONDARY (INCENTIVIZED)

- Affordable Housing
- Environmental Performance
- Public Benefits
- Other TBD

Key Performance Measures

– Constrained lots and parcels!

- Not many contiguous large parcels and are generally are 100' deep
- Need to respect the adjoining residential development



Key Built Space Standards

– Building Form

- Height
- Setbacks

– Building Articulation

- Variable Wall Plane
- Fenestrations & Transparency
- Colors, Materials and Textures
- Ecological and Environmental Elements

– Parking

- Amount
- Location
- Type

Building Form

– Height

- Transit Oriented Higher Intensity : Up to 65'; 85' with density bonus
- Transit Oriented Med-Intensity: Up to 55'; 65' with density
- Minimum 3 Stories Residential (Except on Constrained lots)
- Minimum 2 Stories Commercial (Exceptions granted with CUP)



Building Form

– Setback

- Up to 10' for ground floor, especially with narrow sidewalks
- Up to 15' for ground floor residential uses in Transit Oriented Mid-Intensity MU



Building Form

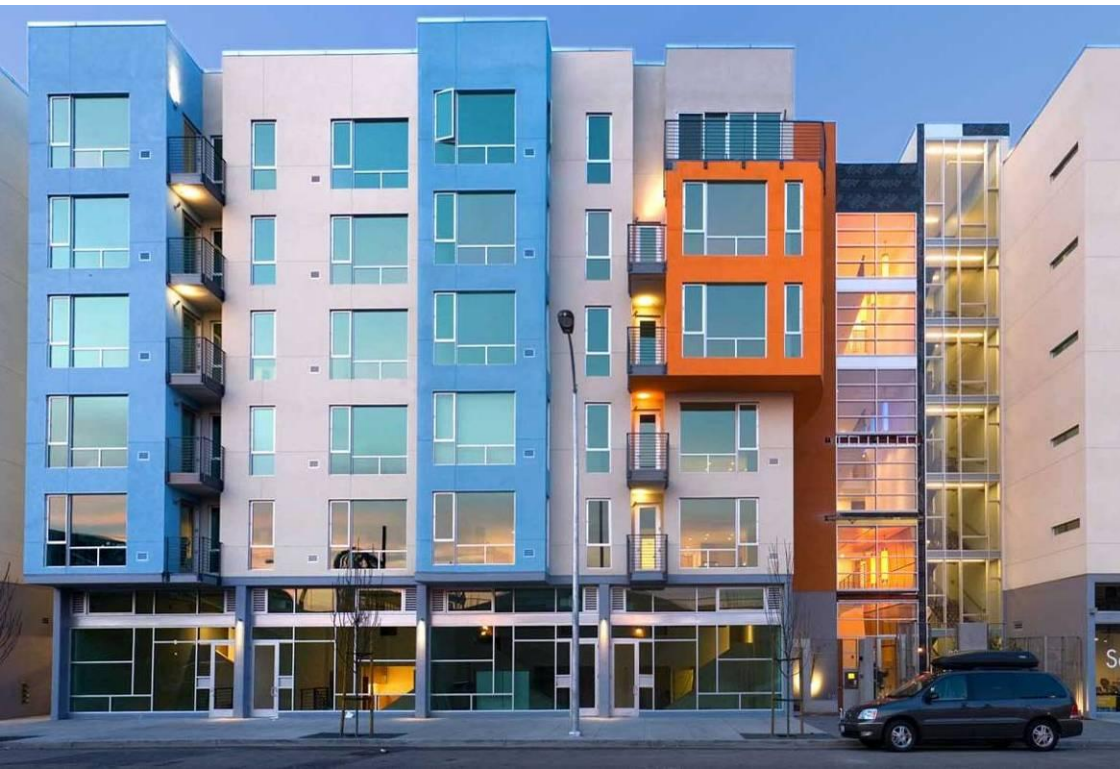
– Setback

- Respect access to sun and light to adjoining residential uses

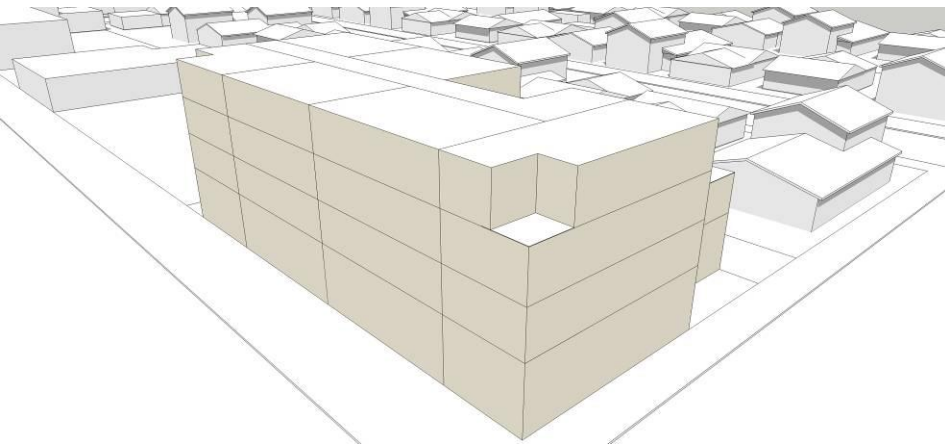
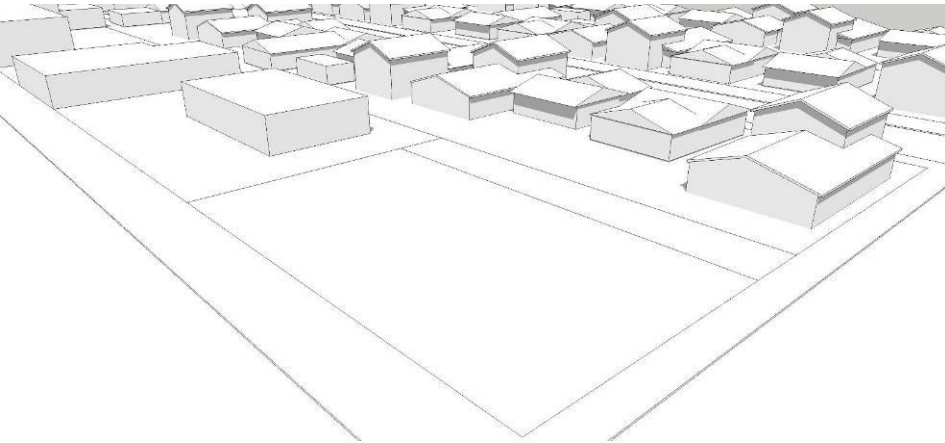


Building Articulation

- Variable Wall Plane
- Transparency
- Colors, Materials and Textures
- Ecological & Environmental Elements



Building Articulation



Parking

– Minimum Amount (Transit Oriented Higher Intensity)

- No off-street auto parking for less than 3000 sq ft, 1 space/1000 sf ft for space larger than 3000 sq ft
- 0.5 auto space per residential unit
- Reduced parking allowed with parking management strategy within $\frac{1}{4}$ mile walking distance (transit passes, GreenTRIP, enhanced bike parking, etc)



Parking

– Minimum Amount (Transit Oriented Mid-Intensity)

- No off-street auto parking for less than 2000 sq ft, 1 space/500 sf ft for space larger than 2000 sq ft
- 1 auto space per residential unit
- Reduced parking allowed with parking management strategy (transit passes, GreenTRIP, enhanced bike parking and amenities, etc)



Parking

– Location

- Behind habitable space, underground, or on the interior or rear
- Curb cuts not preferred on strolling streets
- No curbs cuts more than 20' feet wide.
- One curb cut per use per site. Conditional permit for more than one driveway per site.



Parking

– Type

- Tandem, stacked and shared for single family residential
- Shared, stacked and unbundled for mixed use and multi-family
- ADA accessible parking distinct and conveniently located



Key Open Space Standards

– Common public and private open space

- Mid-block connections (paseos, mews, etc)
- Multi-purpose open spaces

– Streets

- Contiguous ADA accessible 7-8' pathways
- Sidewalk activation: placemaking & reStreets opportunities
- Ground floor residential setback
- Flex parking lane on cross streets
- Flexible streets

– Planting Palette



Sidewalk Activation



Residential Development

Proposed Section San Pablo Avenue @ Mid Town





Flexible Streets





Complete Streets San Pablo Ave



Overarching Framework

- Utilize Complete Street Performance Measures – MMLLOS
- Shift Mode – Towards pedestrians, bicyclists and transit
- Enhance Existing Modes (Pedestrians, Transit & Automobiles)
 - Connectivity (Along and Across)
 - Comfort & Environment
 - Destination (Stop, Pause, Park, etc)
- Introduce New Mode -Bicycle Facilities (where possible)
- Build on Recent Investments
- Enhance/Catalyze Economic Development
- ***Balance....***

Complete Streets Project Process

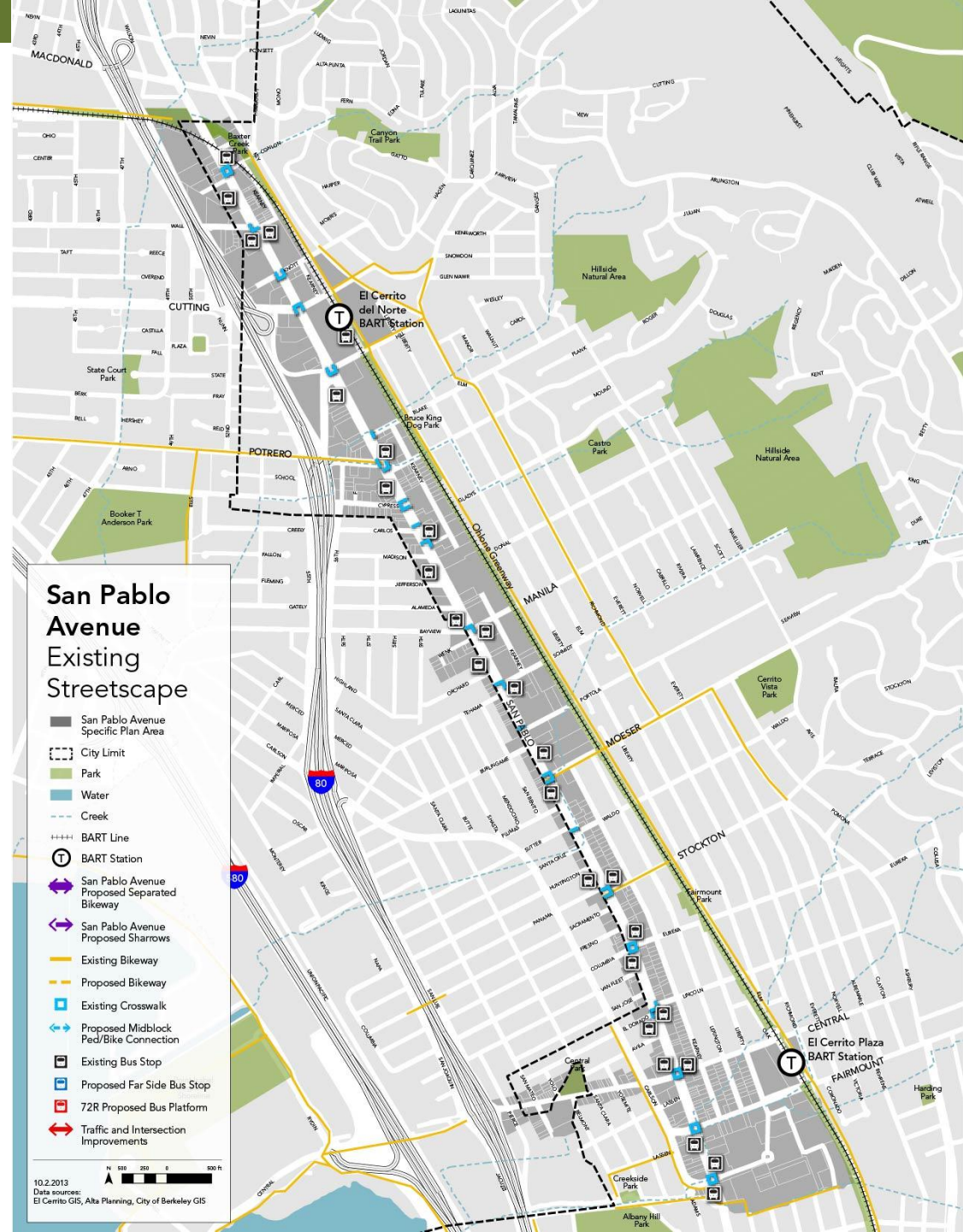
- **Technical Advisory Group:** Regular coordination with AC Transit, Caltrans, El Cerrito Police and Fire Departments, BART, East Bay bicycle Coalition, City of Richmond, City of Albany, Contra Costa Public Health Department
- **Integration with Specific Plan:** Conceptual plan recommendations as part of Specific Plan process
- **Next Step:** Detailed final design development and continued community involvement



Complete Streets Concepts



Streetscape Design: Existing



Streetscape Design: Proposed

Overarching:

- Widen sidewalk widths for contiguous 7-8' wide clear pedestrian travel path
- Add more cross-walks (at key intersections & mid-block) & pedestrian refuge area
- Enhanced parking

Uptown:

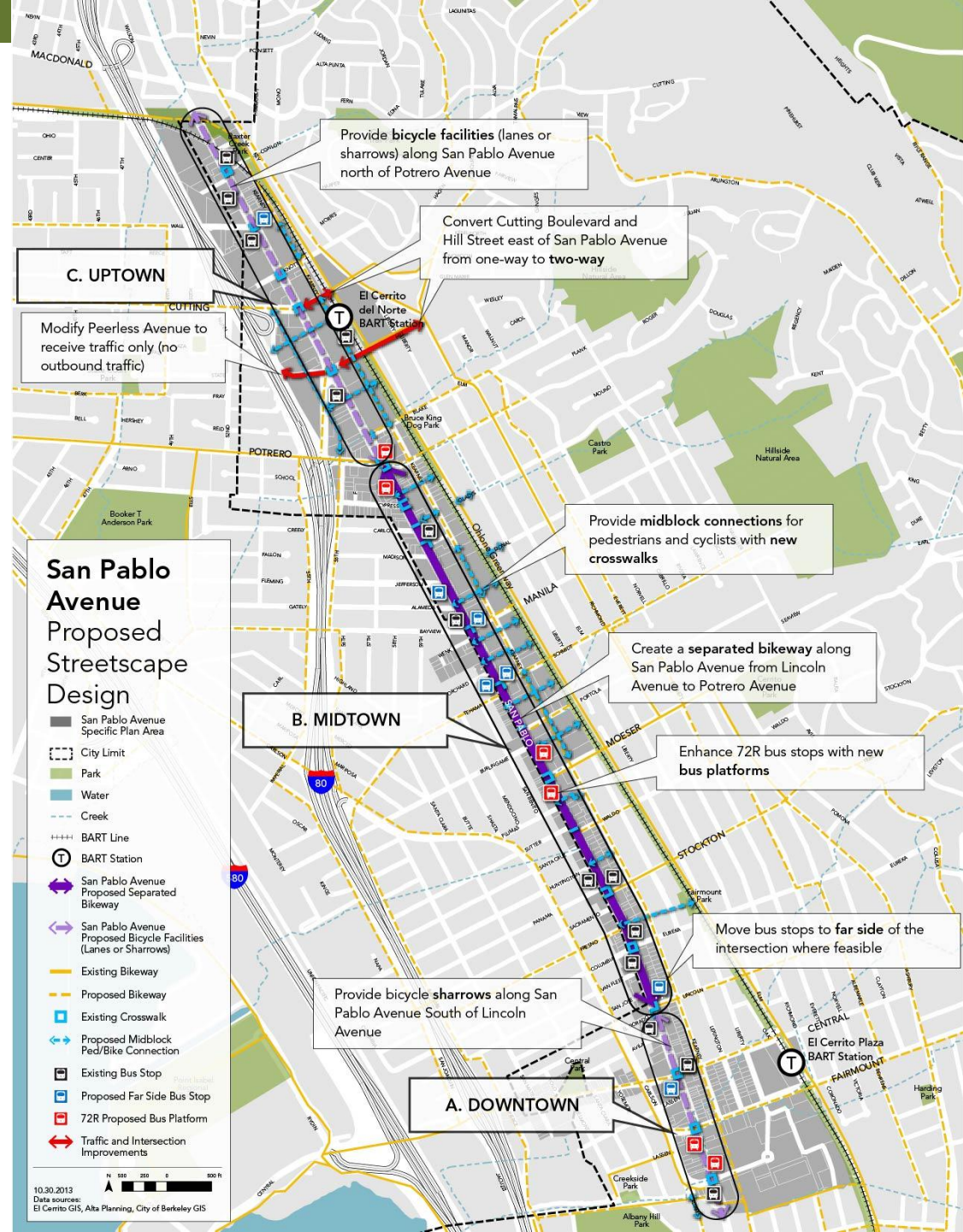
- Convert Cutting to two-way traffic
- Eliminate second left-turn lanes on San Pablo Ave
- Provide bike sharrows & possible lanes

Mid-Town:

- Add buffered bike lanes
- Far-side bus platforms

Downtown:

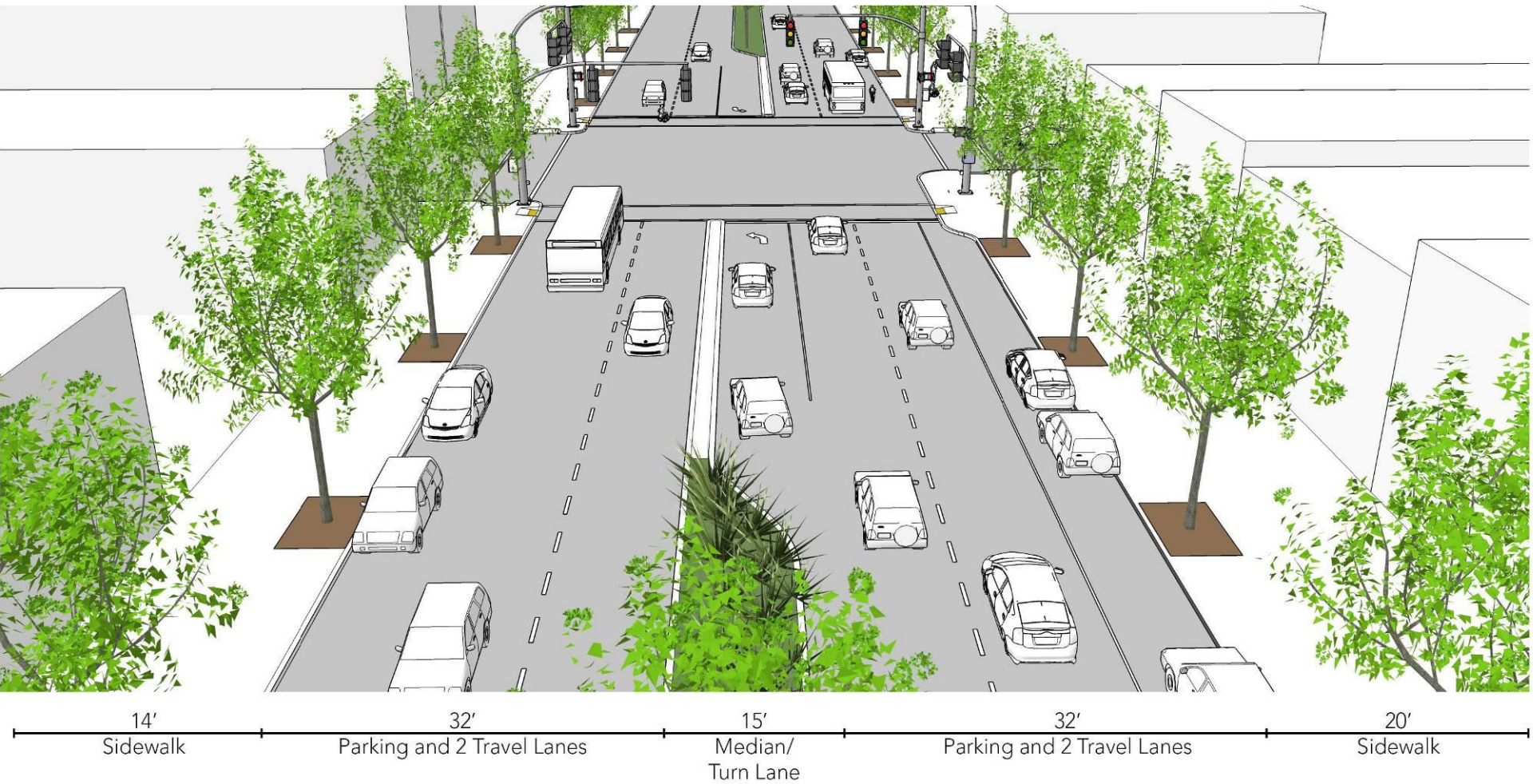
- Provide bike sharrows



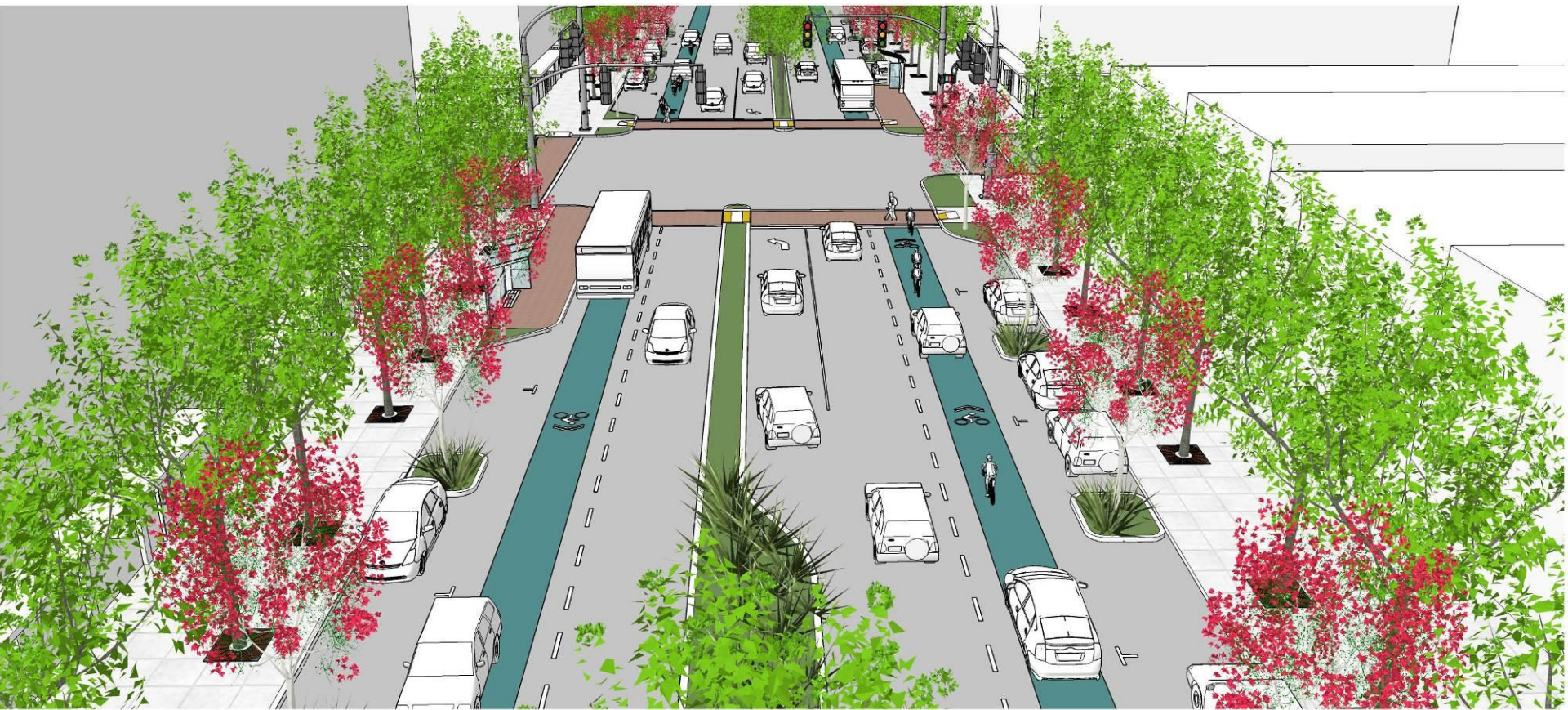


Downtown and Uptown

Existing Prototypical Section



Downtown and Uptown Proposed Prototypical Section



14'	10'	11'	11'	15'	11'	11'	10'	20'
Sidewalk	Parking/ Bus Platform	Travel Lane with Super Sharrow	Travel Lane	Median/ Turn Lane (5' Pedestrian Refuge)	Travel Lane	Travel Lane with Super Sharrow	Parking/ Bus Platform	Sidewalk

Downtown and Uptown



Existing Prototypical Plan

14'	Sidewalk
32'	Pkg/2 Travel Lanes
15'	Median/Turn Lane
32'	Pkg/2 Travel Lanes
20'	Sidewalk



Proposed Prototypical Plan

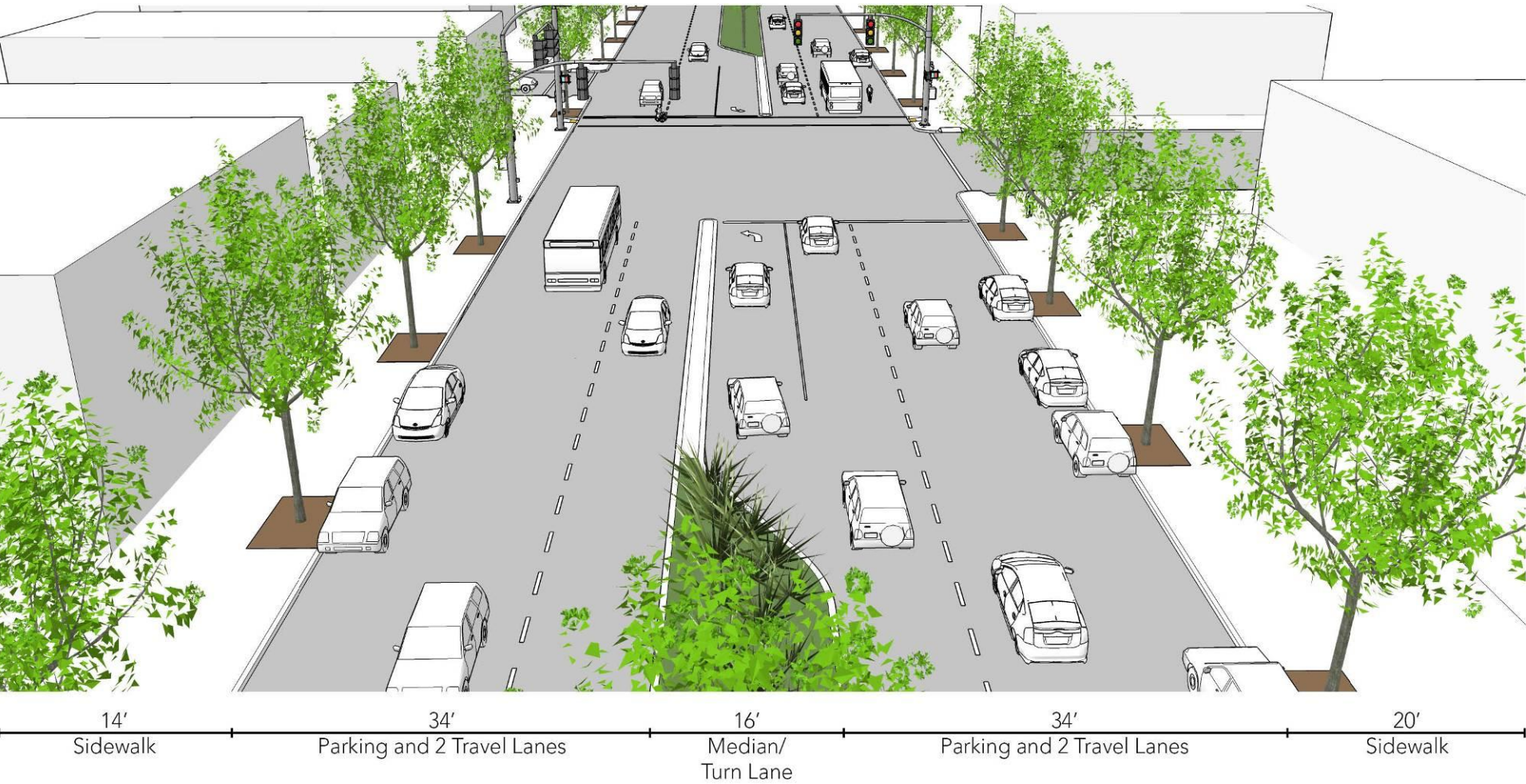
14'	Sidewalk
10'	Parking/Bus Platform
11'	Travel Lane/Sharrow
11'	Travel Lane
15'	Median/Turn Lane/ Ped Refuge
11'	Travel Lane
11'	Travel Lane/Sharrow
10'	Parking/Bus Platform
20'	Sidewalk





Midtown

Existing Prototypical Section



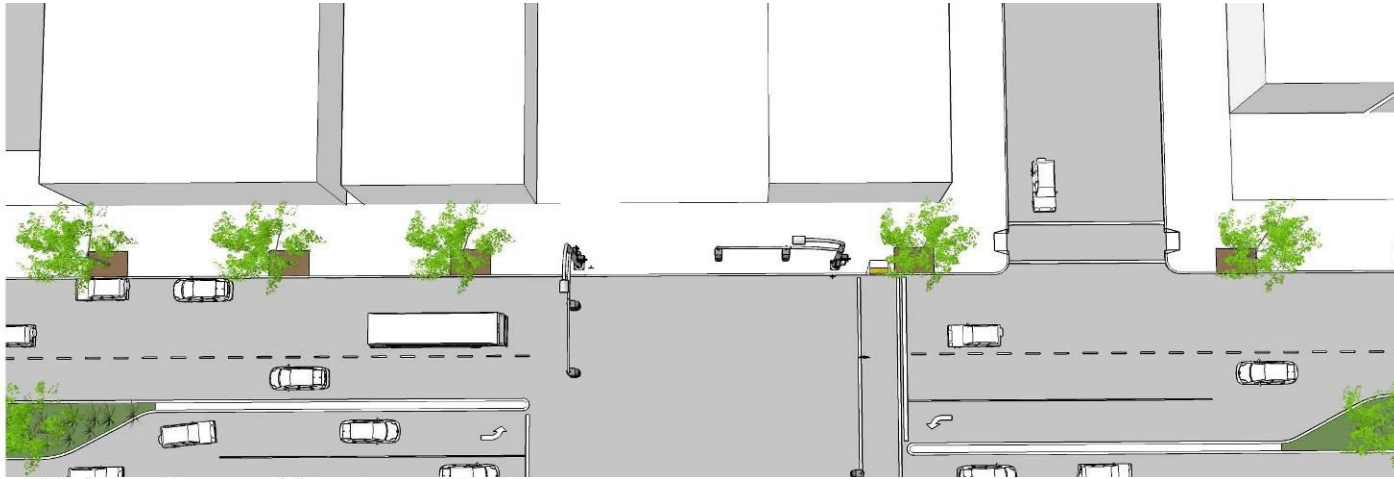
Midtown

Proposed Prototypical Section



14'	7'	8'	10.5'/11'	10.5'/11'	10-12'	10.5'/11'	10.5'/11'	8'	7'	20'
Sidewalk	Bike Lane	Parking/ Bus Platform	Travel Lane	Travel Lane	Median/ Turn Lane	Travel Lane	Travel Lane	Parking/ Bus Platform	Bike Lane	Sidewalk

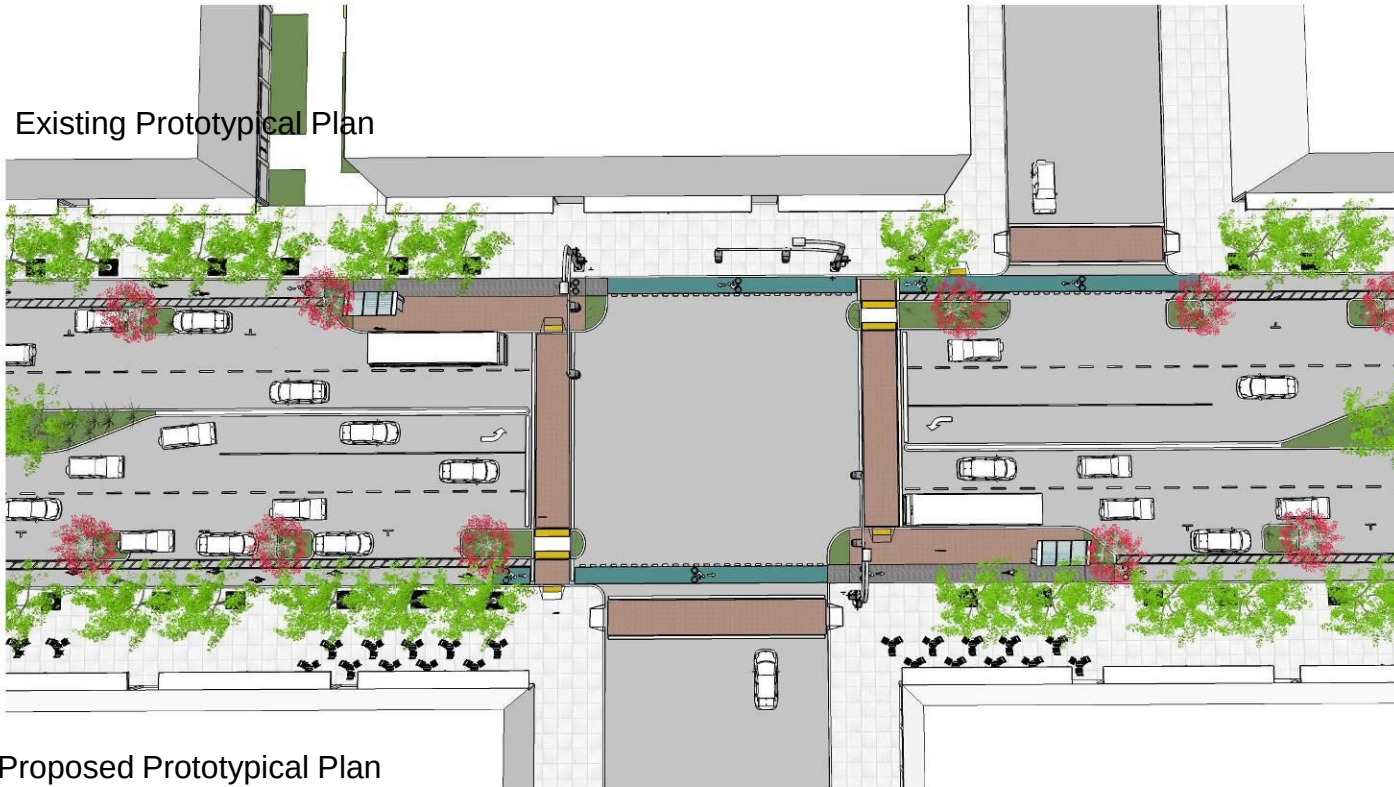
Midtown



B. Midtown Proposed Streetscape Design

14'	Sidewalk
34'	Pkg/2 Travel Lanes
16'	Median/Turn Lane

Existing Prototypical Plan



14'	Sidewalk
7'	Bike Lane
8'	Parking/Bus Platform
10.5'/11'	Travel Lane
10.5'/11'	Travel Lane
10'-12'	Median/Turn Lane
10.5'/11'	Travel Lane
10.5'/11'	Travel Lane
8'	Parking/Bus Platform
7'	Bike Lane
20'	Sidewalk

Proposed Prototypical Plan











Complete Streets Performance Assessment



Preliminary Analysis

Mobility Recommendations

Uptown (Del Norte BART):

- Convert Cutting to two-way traffic
- Eliminate second left-turn lanes on San Pablo Ave
- Widen sidewalk widths for contiguous 7-8' wide clear pedestrian path of travel
- Provide sharrows (minimum) and possible bike lanes

Mid-Town:

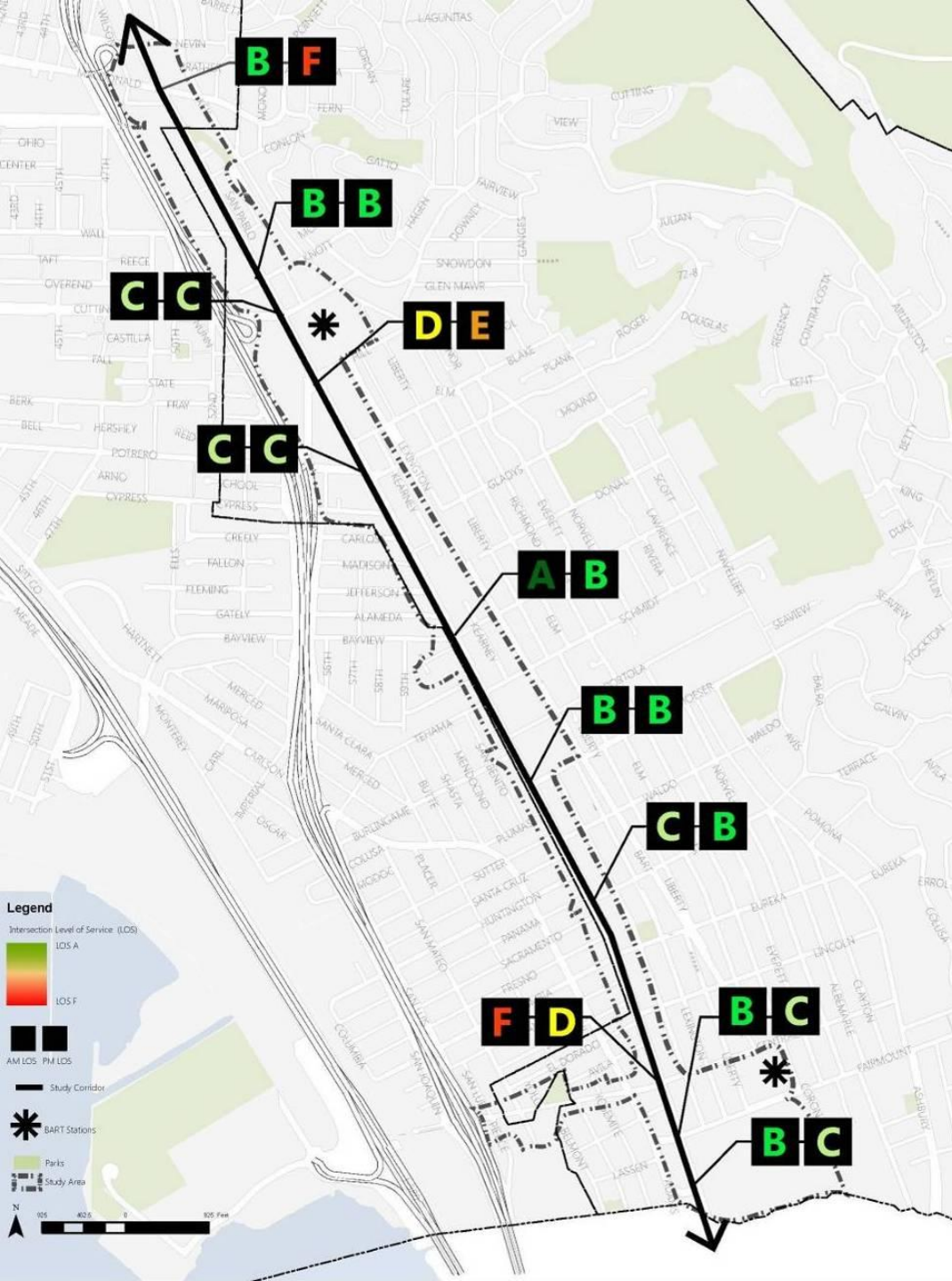
- Add buffered bike lanes
- Far-side bus platforms,
- Add more cross-walks (at key intersections and mid-block) and pedestrian refuge area

Downtown:

Provide bike sharrows

Enhanced crosswalks and pedestrian refuge areas

Existing Auto Level of Service (LOS), 2012





Multi-Modal Level of Service (MMLOS)

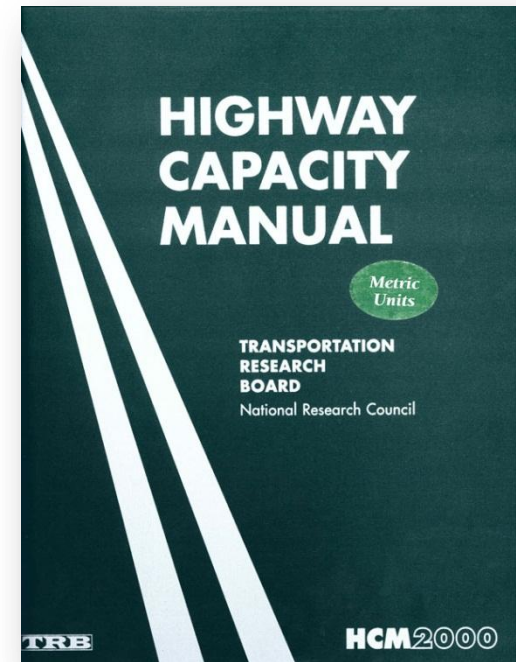


Presentation Overview

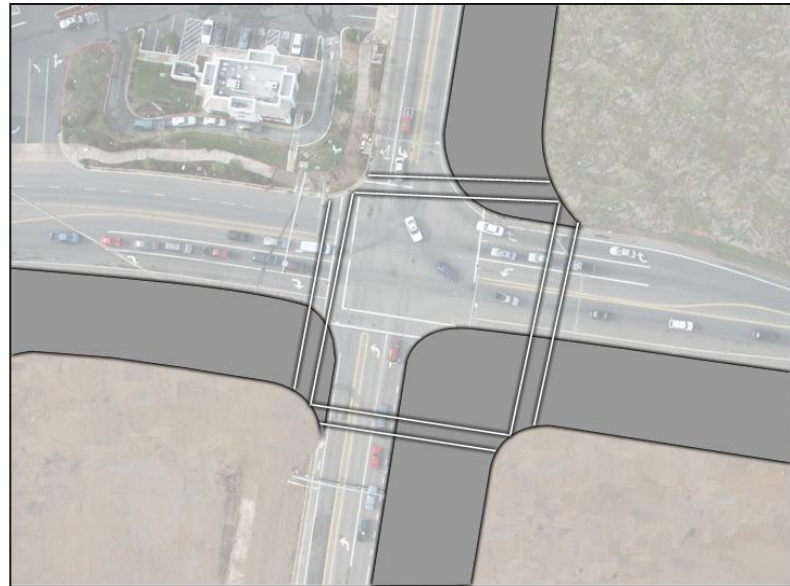
- Why Multi-Modal LOS?
- Methodology Options
- Proposed Methodology
- Sample Results
- Next Steps

Traditional Auto Level of Service

- Highway Capacity Manual 2000
- Level of Service measured in delay to automobiles
- Typically does not calculate level of service for bicyclists, pedestrians, and transit



Why Move to Multi-Modal LOS?



Why Move to Multi-Modal LOS?

- Better assessment of how the roadway serves all users, not only drivers
- Allows the City to set deliberate policy to provide balanced service to all modes, and to measure success
- Provides useful direction to City staff and decision makers regarding the most beneficial infrastructure improvements
- Helps align City goals with regard to land use and transportation planning, & support Climate Action Plan goals



Why Move to Multi-Modal LOS?

Traditional Goal: Maintain Auto LOS



Source: NACTO Urban Streets Design Guide

Why Move to Multi-Modal LOS?

New Goal: Balance Service to All Modes



Source: NACTO Urban Streets Design Guide

Proposed Approach for San Pablo Ave

- Use a combination of:
 - *Built Environment Factors Assessment*
 - *Average Delay and Person-Delay Calculations*
- Evaluate each mode to weigh development project impacts, as well as benefits/drawbacks of proposed infrastructure improvements
- Can combine individual mode metrics into one overall LOS:
 - Corridor
 - Individual segments
 - Single intersections



Proposed Approach for San Pablo Ave

LOS Goals:

- **Bus:** Green
- **Pedestrian:** Green
- **Bicycle:** Green
- **Auto:** Yellow (Traditional LOS E) – but LOS F accepted if needed to ensure non-auto goals are achieved

Built Environment Assessment: Transit

- Evaluates quality of bus stops, consistency with 'Designing for Transit' guidelines
- Bus stop frequency is a separate consideration
- Transit delay measured separately



1. Bus Stop Amenities

2. All Bus Stop Characteristics

KEY

Level of Service	Score
	8-10
	6-7
	≤5

Score one point for each bus stop amenity unless otherwise noted.

① Bus Stop Amenities	Score
Shelter and Bench	2
Bench Only, No Shelter	1
Bus Bulb	1
Wayfinding/Routing Information	1
Bicycle Parking	1
Total	

Enter score from #1 above and score one point for each of items 2-6 that apply.

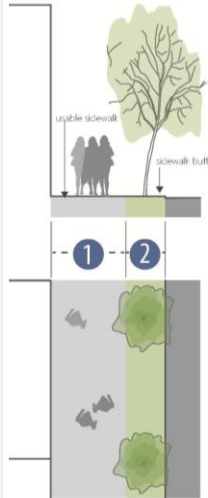
Field	Category	Score
①	Bus Stop Amenities	
②	Minimum Bus Stop Length & Red Curb Provided (80')	
③	Minimum Pedestrian Path of Travel (4')	
④	ADA Compliant Bus Stop Area (8' x 5' landing)	
⑤	Pedestrian-scale Lighting	
TOTAL		

Built Environment Assessment: Pedestrians Along Segments

- Sidewalk width
- Presence of buffer
- Crosswalk spacing



Segment LOS = 1 + 2 + 3



1

Usable Sidewalk Width	Score	
≥8'	5	
>6' and <8'	4	
≤6'	2	

2

Buffer Between Sidewalk & Roadway	Score	
Yes	2	
No	0	

3

Crosswalk spacing < 400'	Score	
Yes	3	
No	0	

TOTAL

KEY

Level of Service	Score
Green	8-10
Yellow	6-7
Red	≤5

Built Environment Assessment: Pedestrians At Intersections

- All crosswalks should be marked
- Signalized crossings get highest score; other advanced treatments also help
- Curb extensions provide more benefit at unsignalized intersections



Intersection LOS = 1 + 2 + 3

1	Crosswalk Presence	Score
	One Crosswalk not Marked	-1
	Two or More Crosswalks not Marked	-2

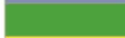
2	Crosswalk Enhancements		Score
	Intersection Type	Crosswalk Type	
	Signalized	Traffic Signal 	8
		HAWK 	6
		RRFB 	6
	Unsignalized	In-Roadway Lights 	5
		High-Visibility Striping Only 	4
		Standard Striping	3

3	Crossing #1 Distance (across San Pablo)	Unsignalized	Signalized
	Two curb Extensions	2	1
	One Curb Extension	1	0.5
	Median Refuge	2	1

Crossing #2 Distance (across San Pablo)	Unsignalized	Signalized
Two curb Extensions	2	1
One Curb Extension	1	0.5
Median Refuge	2	1

TOTAL

KEY

Level of Service	Score
	8-10
	6-7
	≤5

Built Environment Assessment: Bicyclists

Based on Bicycle Level of Traffic Stress

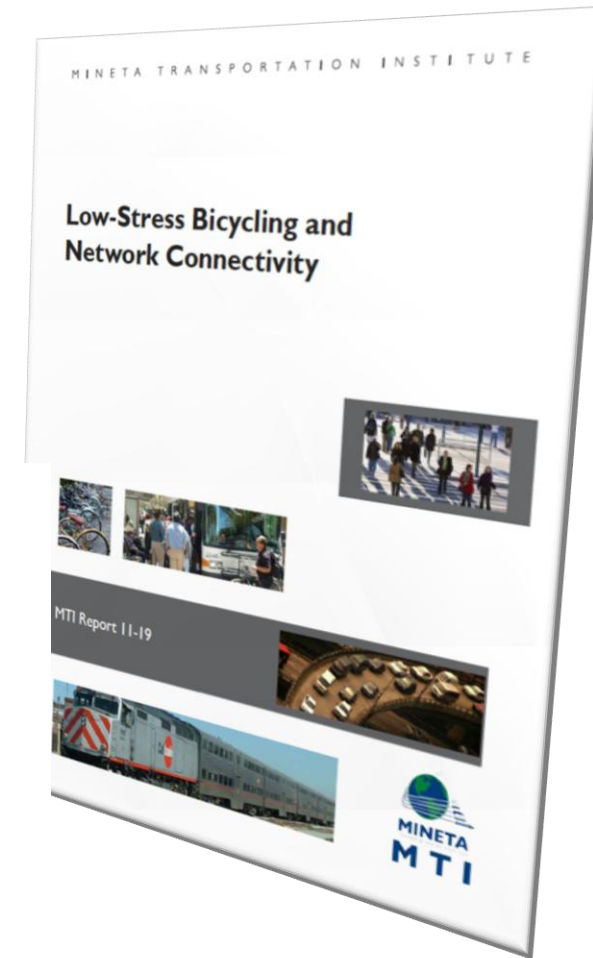
Table 4. Criteria for Level of Traffic Stress in Mixed Traffic

Speed Limit	Street Width		
	2-3 lanes	4-5 lanes	6+ lanes
Up to 25 mph	LTS 1 ^a or 2 ^a	LTS 3	LTS 4
30 mph	LTS 2 ^a or 3 ^a	LTS 4	LTS 4
35+ mph	LTS 4	LTS 4	LTS 4

Note: ^a Use lower value for streets without marked centerlines or classified as residential and with fewer than 3 lanes; use higher value otherwise.

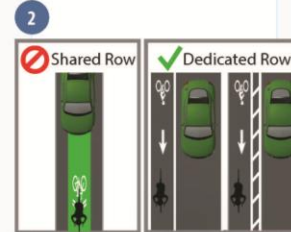
Table 6. Level of Traffic Stress Criteria for Mixed Traffic in the Presence of a Right-turn Lane

Configuration	Level of Traffic Stress
Single right-turn lane with length ≤ 75 ft. and intersection angle and curb radius limit turning speed to 15 mph.	(no effect on LTS)
Single right-turn lane with length between 75 and 150 ft., and intersection angle and curb radius limit turning speed to 15 mph.	LTS ≥ 3
Otherwise.	LTS = 4



Built Environment Assessment: Bicyclists Along Segments

- Need dedicated ROW (lane, cycletrack) to achieve Yellow score
- Buffering needed to achieve Green



SEGMENT TYPE		SCORE
1	PRESENCE of DESIGNATED BIKEWAY (lane, cycletrack or sharrow)	2
2	PRESENCE of DEDICATED BIKE RIGHT-OF-WAY (lane or cycletrack). Assumes minimum 5 feet for one-directional facility, 8 feet for two-directional facility; vertical separation from sidewalk of 4 inches or more or horizontal separation from sidewalk of 5 feet or more.	4
3	BUFFER from TRAFFIC (pick one)	
	No buffer	0
	Painted buffer	
	2-foot buffer	1
	3-foot buffer	2
	Solid buffer (includes on-street parking)	2
4	BUFFER from PARKING (pick one)	
	No buffer	0
	Painted buffer	
	2-foot buffer	2
	3-foot buffer	2
	Solid buffer or no on-street parking	2

KEY

Level of Service	Score
Green	8-10
Yellow	6-7
Red	≤5

Bicycle Segment LOS Scoring Table

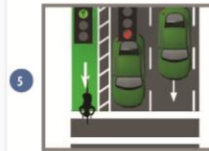
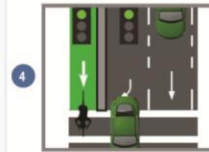
Segment (Two-Way Roadway) LTS		
Segment	Category	Score
1	Presence of designated bikeway	
2	Presence of dedicated bike right-of-way	
3	Buffer from traffic	
4	Buffer from parking	
TOTAL		

Built Environment Assessment: Bicyclists At Signalized Intersections

Dedicated ROW=Yellow
LOS

For Green LOS, need:

- Dedicated ROW
- Solid buffer with phase separation



SIGNALIZED INTERSECTIONS	SCORE
1 PRESENCE of DESIGNATED BIKEWAY	2
2 PRESENCE of DEDICATED BIKE RIGHT-of-WAY Assumes minimum 5 feet for one directional facility, 8 feet for two-directional facility	4
3 PRESENCE OF RIGHT-TURN LANE	
No right-turn lane	0
Combined bike/right-turn lane	0
Right-turn lane with bike to right	0
Right-turn lane with bike lane to left	1
4 SOLID BUFFERED BIKE FACILITY WITH NO PHASE SEPARATION Phase separation refers to separating through bikeway traffic movements from conflicting turning volumes to/from San Pablo Avenue	0
5 NON-SOLID BUFFERED BIKE FACILITY WITH PHASE SEPARATION	1
6 SOLID BUFFERED BIKE FACILITY WITH PHASE SEPARATION	4

KEY

Level of Service	Score
Green	8-10
Yellow	6-7
Red	≤5

Bicycle Signalized Intersection LOS Scoring Table

Field	Category	Score
1	Presence of designated bikeway	
2	Presence of dedicated bikeway right-of-way	
3	Presence of right-turn lane	
4	Solid buffered bike facility with no phase separation	
5	Non-solid buffered bike facility with phase separation	
6	Solid buffered bike facility with phase separation	
TOTAL		

Built Environment Assessment: Bicyclists At Signalized Intersections

Dedicated ROW =
Yellow LOS

For Green, need solid
buffer and good corner
visibility with adjacent
travel lane



KEY

Level of Service	Score
Green	8-10
Yellow	6-7
Red	≤5

UNSIGNALIZED INTERSECTIONS		SCORE
1	PRESENCE of DESIGNATED BIKEWAY	2
2	PRESENCE of BIKE RIGHT-OF-WAY (assumes minimum 5 feet for one directional facility, 8 feet for two-directional facility)	4
3	PRESENCE of RIGHT-TURN LANE	
	No right-turn lane	0
	Combined bike/right-turn lane	0
	Right-turn lane with bike to right	0
	Right-turn lane with bike lane to left	1
4	NON-SOLID BUFFERED BIKE FACILITY WITH POOR VISIBILITY (behind parked cars, bus stop, or other obstruction)	-4
5	NON-SOLID BUFFERED BIKE FACILITY WITH GOOD VISIBILITY	0
6	SOLID BUFFERED BIKE FACILITY WITH POOR VISIBILITY (behind parked cars, bus stop, or other obstruction)	0
7	SOLID BUFFERED BIKE FACILITY WITH GOOD VISIBILITY	4

Bicycle Unsignalized Intersection LOS Scoring Table

Field	Category	Score
1	Presence of designated bikeway	
2	Presence of dedicated bike right-of-way	
3	Presence of right-turn lane	
4	Non-solid buffered cycletrack with poor visibility	
5	Non-solid buffered cycletrack with good visibility	
6	Solid buffered cycletrack with poor visibility	
7	Solid buffered cycletrack with good visibility	
TOTAL		

Person Delay

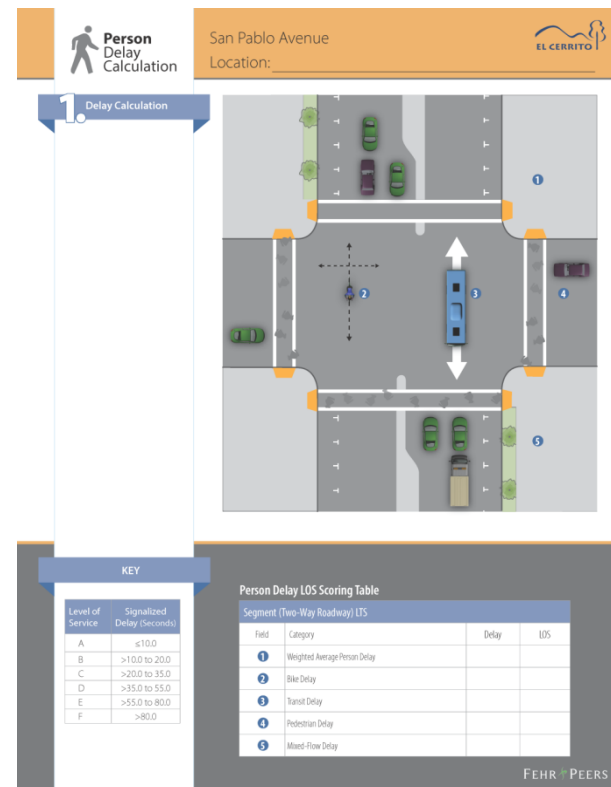
Person delay for...

Drivers

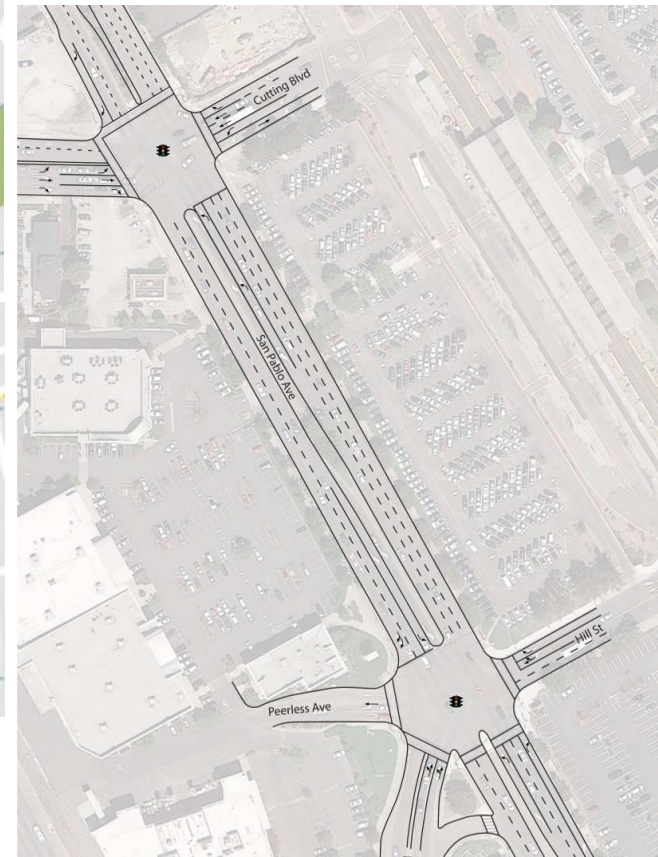
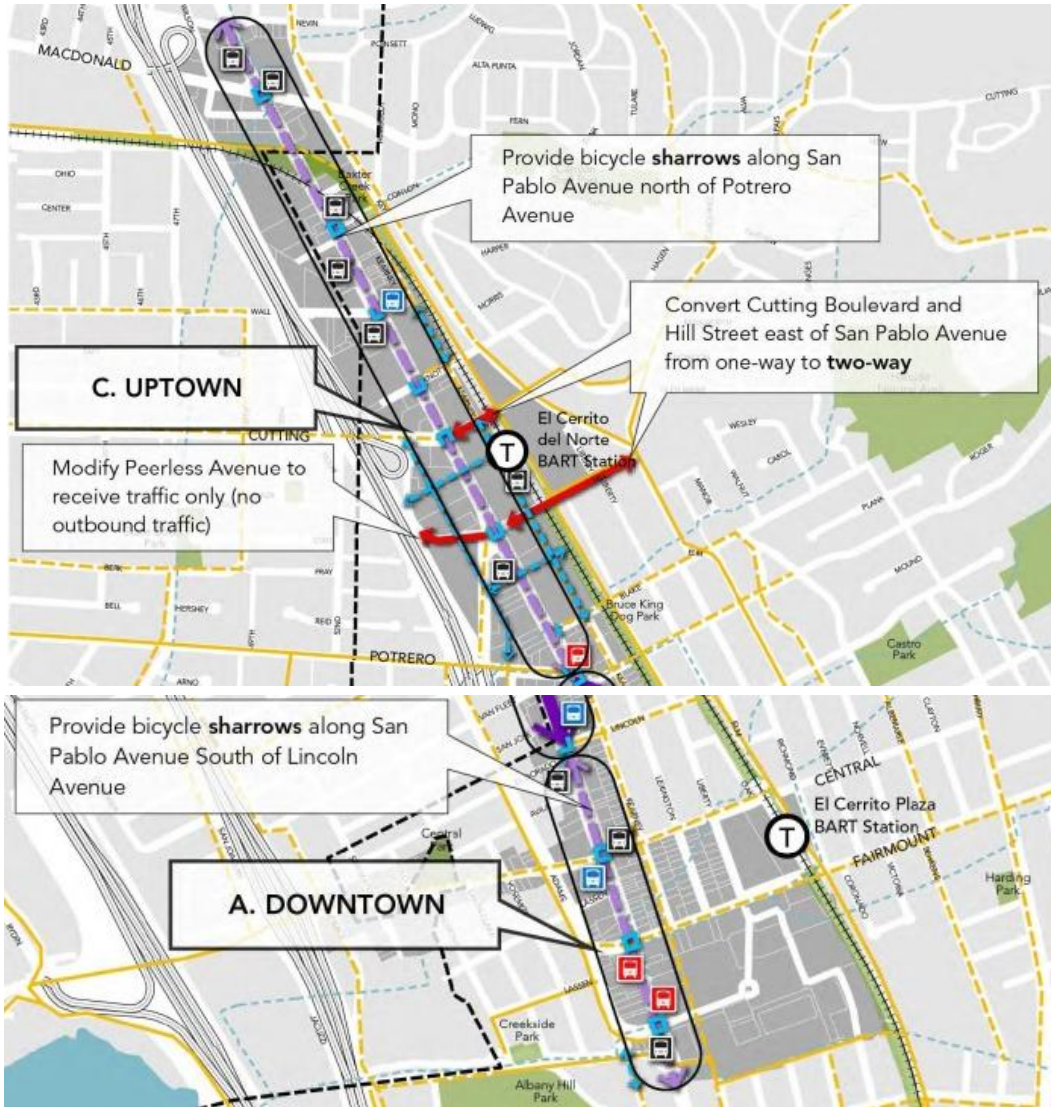
Bus Riders

Pedestrians

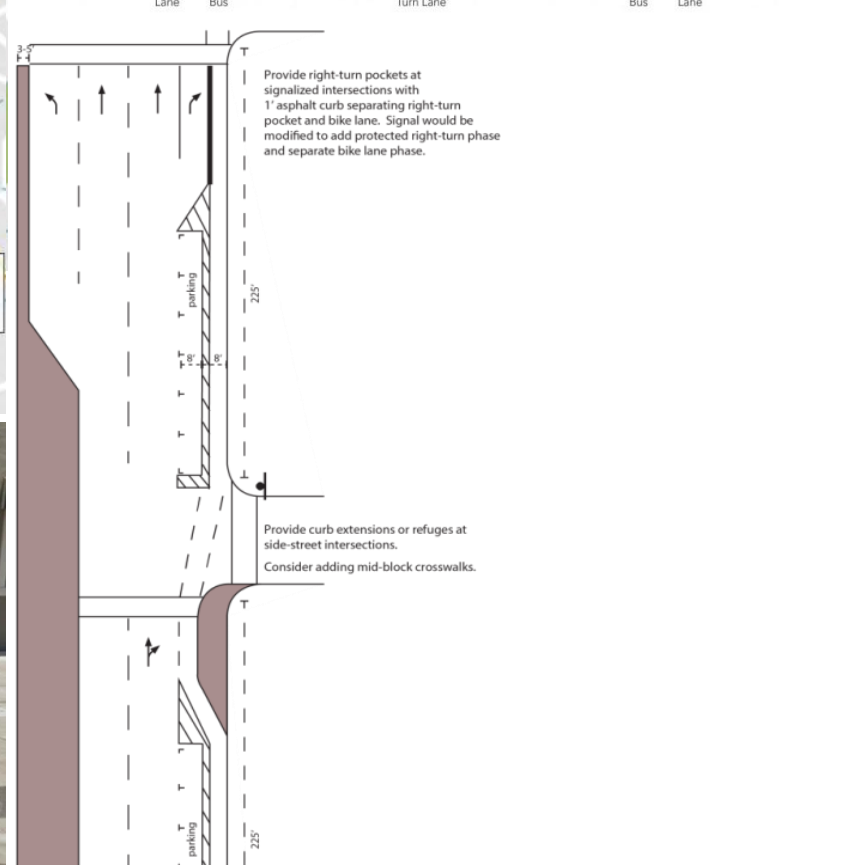
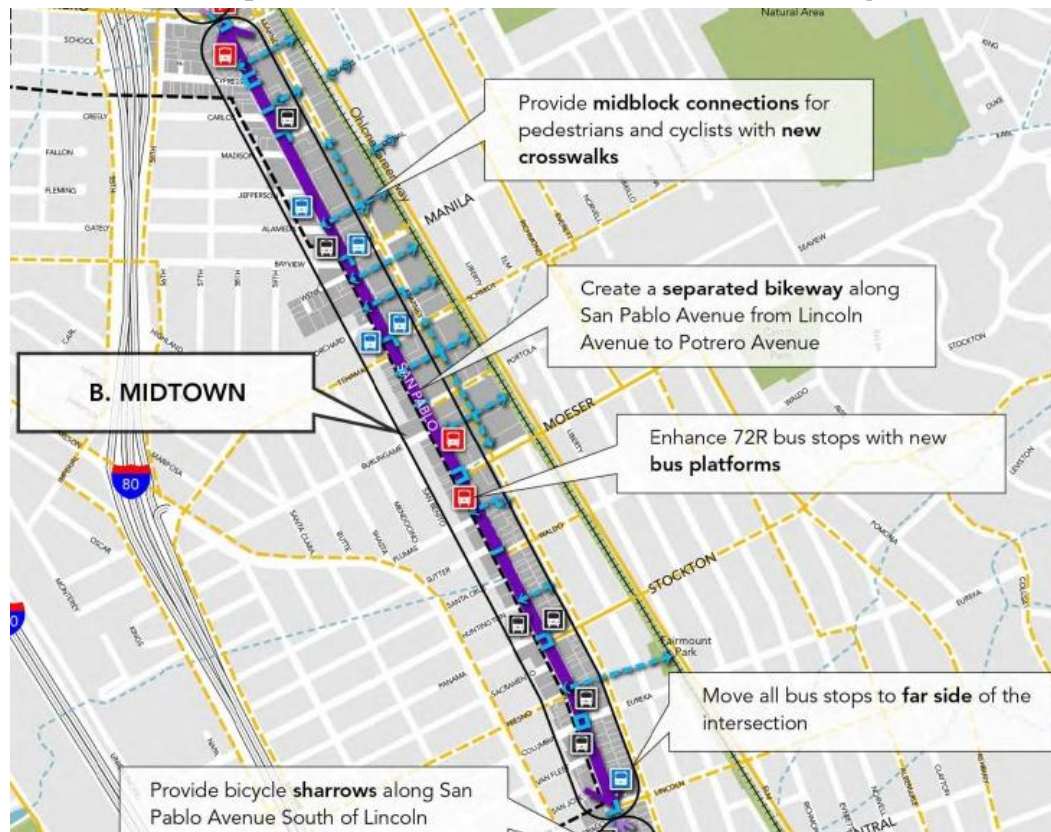
Bicyclists



Proposed Roadway Changes



Proposed Roadway Changes



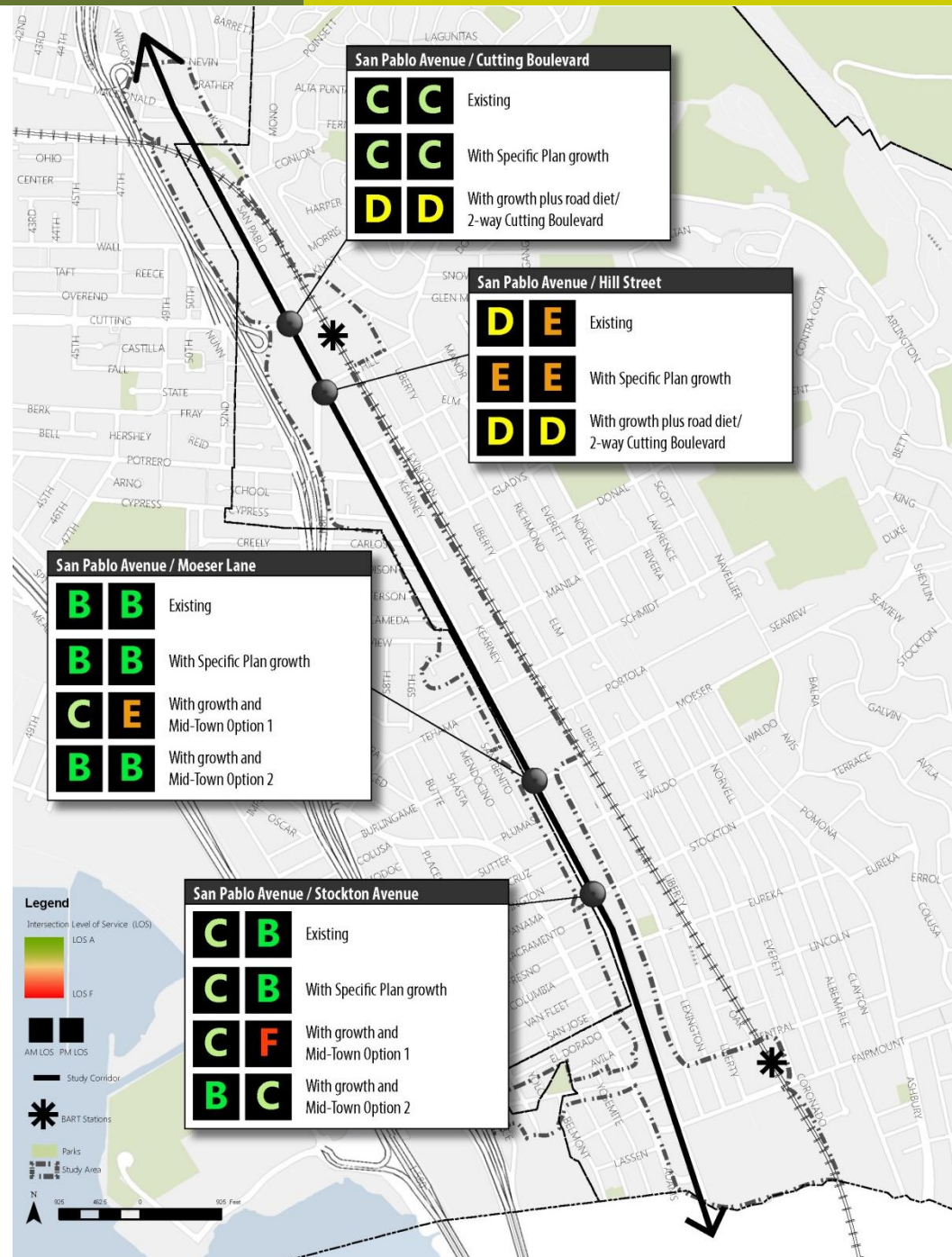
Built Environment Factors Assessment

Corridor Location	LOS (Green/Yellow/Red)					
	Transit LOS		Pedestrian LOS		Bicycle LOS	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<i>Uptown: Cutting to Hill</i>						
Cutting Intersection	---	---	7	8	0	7
SPA Segment Cutting to Hill	4	8	2	10*	0	6
Hill Intersection	---	---	7	8	0	7
<i>Mid-Town: Moeser to Waldo</i>						
Moeser Intersection	---	---	7	10	0	6
SPA Segment Moeser to Waldo	7	9	5	8*	0	10
Waldo Intersection	---	---	3	8	0	10
<i>Downtown: Central to Fairmount</i>						
Central Intersection			8	12	0	2
SPA Segment Central to Fairmount	---	---	7	10*	0	2
Fairmount Intersection			9	12	0	2

* Assumes a new mid-block crosswalk

Preliminary Auto LOS Analysis

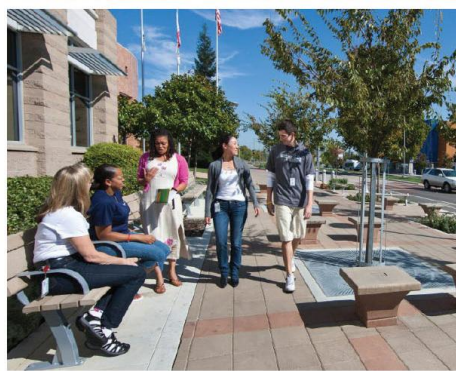
Traditional Auto Level of Service Comparison



Overall Person Delay Assessment

Preliminary tests of proposed changes:

- Transit rider delay drops
- Pedestrian delay drops
- Auto delay also drops in Del Norte BART area due to better circulation with two-way Cutting east of San Pablo



City Council Meeting
November 5th, 2013