GENERAL PURPOSE MEETING

Monday, January 29, 2018
6:00 p.m.

Council members present: Marc Crawford, Chair, Sheila Cunha, Dave Sadoff, Chuck Moore, Linda Tangren, Ted Riche

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

Summary Minutes

PUBLIC COMMENT
None.

I. Status Update of Strobridge Closure

Art Carerra, Deputy Director, Public Works Agency, gave an update on the status of the Strobridge Avenue closure to through traffic.

In 2005, after several meetings the Board of Supervisors approved a partial closure installed at Gary Drive at Strobridge Avenue to address traffic in the Baywood area. The solution would be interim until Cal Trans completed its work of the I-238 widening.

The Public Works Agency has a project to construct a bypass road, a Strobridge extension project, however they are awaiting approval from CalTrans to decertify the right of way for the project to begin. The recommendation from the Public Works Agency is that the closure would remain in place until the Strobridge extension is complete.

Speakers

James Heinrich stated that Hobart is used as a cut through for commuter traffic. Leni Heinrich asked if Strobridge Avenue will still be an exit off of the freeway; and asked about signage for a no left turn on Strobridge and also look at it for other neighborhoods for traffic calming measures. Derek Hudson Hobart street resident, supports keeping the street closed. Kathy Torres supports reopening the closure. Kathy Halpert supports keeping the street closed as traffic before the closure was unbearable. Walter Blake, resident of Hobart Street supports keeping the road closed. Jason Clark supports keeping the road closed as studies have shown that there 4,000 cars per day with the barrier opened. day, road closure approved in 2005; Road closure at Strobridge school Chris Lilley supports keeping the road closed.

Discussion from MAC
Chuck Moore stated that there is no reason to remove the barrier without another solution.

Linda Tangren stated that she supports keeping the closure as there is much more traffic since 2005.

Sheila Cunha suggested that the County take a look at closing the road at Strobridge Elementary school.

Dave Sadoff stated that there is no reason to remove the barrier without another viable option.

Ted Rich supports keeping the barrier.

A motion was made by Marc Crawford and seconded by Sheila Cunha to request the Public Works Agency explore the option of moving the partial closure of Strobridge Avenue to the vicinity of Strobridge Elementary School.

II. City of Hayward’s Ownership of former Caltrans Properties in Castro Valley

Kelly McAdoo, City Manager, City of Hayward, Patrick O’Keefe, Management Partners, consultant, for disposition, Kevin Briggs, Senior Civil Engineer, City of Hayward.

After Caltrans abandoned its plans for the 238 Bypass Freeway project in 1971, now more than 40 years later, approximately 50 individual parcels have traded hands from state ownership to the City of Hayward.

In 2009, the City entered a Settlement Agreement with Caltrans in which the parcels were determined surplus and designated for sale. In order to ensure that future development of these parcels aligns with the City’s land use policies and overall vision, the City has negotiated a Purchase and Sale Agreement with Caltrans to assume responsibility for the sale of these properties to private developers. The parcels are combined into 10 separate groups, of which 8 will be planned by Design Workshop.

The City of Hayward will purchase, plan and sell the parcel groups before the expiration of the Purchase and Sale Agreement with Caltrans in January 2022. Throughout 2018, the City will work with the selected master plan design team on development concepts.

This process will allow the City to facilitate the public input process, plan associated infrastructure upgrades, and conduct the environmental analysis needed. Upon completion of the Master Development Plan, the parcel groups will be offered for sale through a Request for Proposals (RFP) process to evaluate specific development plans submitted.

Speakers

Ted Crofton is concerned about loss in property values and also stated that there were problems with the CalTrans ownership of the properties. Also the property is on the Hayward fault.

Frank Goulart, Hayward resident, expressed an idea to connect the Ridge Trail and the Bay Trail.

Patricia Ruiz, homeowner, lives on Gary near Grove, has children, pets on- no one is talking about infrastructure and roads, more residential living and the roads are so congested would hate to see more; think about the animals, having a quaint area to call home, massive traffic, better roads and just looking for financial gain.

Helena Weiss-Duman, thanked Paul Sanftner, putting together this meeting and she plans to use this forum to stay informed.
Susan Hull, since lived there has had 4 fires from homeless encampments; very hard to get someone to clear homeless individuals out; what is the process to upkeep the property.

Jason Lovely Gail Drive, closure by Strobridge, directly correlates to the two development sites; mixed use, this is a good opportunity to have the developers foot the bill for the majority of the restructuring of the roads and put in a park.

Aaron Powell, bought the house because of the bay view, concerned about the view disappearing. Great deal of wildlife; will this be steered toward development?

Abandoned boarded homes, what are they going to do immediately to make it look better?

Larry Williams asked how to stay informed on what is going on with the properties. 
(Mr. Williams was referred to the City of Hayward website in addition to City of Hayward Code Enforcement (510) 583-4143.

Discussion from MAC

Dave Sadoff supports keeping the wildlife trail.

Linda Tangren asked if the City of Hayward has any plans to annex the properties that fall within the Castro Valley General Plan area. 
(The City of Hayward has no plans to annex the properties.)

Sheila Cunha stated that the City of Hayward has a right to develop the properties but the subcommittee will work with the City of Hayward to make sure that whatever goes there works with Castro Valley.

Approval of a Castro Valley General Plan amendment should have a financial benefit to Castro Valley.

The MAC will create a subcommittee to work with the consultant and the City of Hayward on the development of the properties.

III. CalTrans Properties Nuisance Issues (Grove Way)

Mark Shindler, Cal Trans Representative, stated that he was available to answer any questions the community has about the CalTrans Properties. The properties will be demolished within three to six months. Mr. Shindler apologized for the blight and ill-management of the properties, however CalTrans has spent several thousands of dollars on weed abatement and clean-up of the properties with the assistance the Sheriff’s Office and the California Highway Patrol.

Speakers

Helen Weiss-Duman thanked community members for attending the meeting and distributing flyers.

Chris Lilley stated that the properties are in total disarray and it is not fair to the residents of the Baywood area; He has called Cal Trans several times with no results.

Dan Duman stated that the community should consider this an opportunity to partner with the City of Hayward and educate them on what the needs are and reach out in a positive way.

Albert Aguilar is concerned about traffic that is going to be caused by high density housing. There are animals and children in that neighborhood. What is going to be done about mitigating the traffic?
Tyler stated that a “silver lining” is that residents do not live under a freeway.

Sergeant Brett Schueller stated that the area has been a nuisance with recent homeless encampments; the Sheriff’s Office is familiar and tries to address the situation as best as possible. Cal Trans has been very responsive.

Ted Crofton stated that the homeless issue is a completely different issue,

Pennie Savage asked about other homes in the area that are in disarray. (Cal Trans does not own any more houses in the area)

Steve Perea, Commander, California Highway Patrol (510) 581-9028
Creating a briefing item to get the CHP to drive the properties about three times per day.

IV. Council/Staff Comments
None.

ADJOURN
The meeting was adjourned to March 19, 2017