

EMERYVILLE PLANNING COMMISSION

STAFF REPORT

Agenda Date: April 25, 2019

Report Date: April 18, 2019

TO: Planning Commission

FROM: Community Development Department
Miroo Desai, Senior Planner

SUBJECT: Review of the proposed Five-Year Capital Improvement Program for Fiscal Years 2019-20 through 2023-24, for consistency with the Emeryville General Plan pursuant to California Government Code Section 65403(c).

SUMMARY:

The City of Emeryville is currently preparing a Draft Capital Improvement Program (CIP) for Fiscal Years 2019-20 through 2023-24. At a Regular Meeting on May 7, the City Council will hold a study session on the Draft CIP and a Budget Presentation on May 21, with possible adoption along with the City Budget adoption at the June 4, 2019 meeting.

California Government Code Section 65403(c) requires that the CIP be referred to the Planning Commission for review of its consistency with the General Plan prior to final adoption by the City Council.

BACKGROUND:

Since the 1980s, the City Council has used the Five Year Capital Improvement Program to implement the goals and vision of the Emeryville community as defined in the City's General Plan. The CIP provides a framework to view what capital projects have been accomplished and those that are planned for the future. It is an integral part of the City's strategy for developing the infrastructure required to create a livable and sustainable city.

Over the years, through the CIP process, the City has completed its new Civic Center, constructed several new parks, built a new Child Development Center and Amtrak Station, renovated most of its existing community facilities, and upgraded the Public Marina. Most of the City's streets have been reconstructed, several streets have been extended, traffic calming measures have been implemented, and numerous key intersections have been improved to provide better transportation access throughout the City. To soften the City's past industrial image, over 1,000 street trees have been planted, landscaped medians have been constructed, the San Pablo Avenue streetscape has been revitalized, and several areas have had their utility wires

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placed underground. Pedestrian and bicycle enhancements have included the Amtrak overcrossing, additions to the Bay Trail, new bike lanes throughout the City, and pedestrian path improvements. The City's sanitary sewer system has been rehabilitated with most of the sewer lines being replaced. Economic development activities have included the acquisition, clean-up, disposition and redevelopment of the Bay Street project site; creation of the Brownfields site remediation program; and acquisition of the former Whitney Tool property for a Public Works Service Center.

The most recent CIP budget was approved on September 19, 2017 for fiscal years 2016-17 through 2020-21. This CIP included approximately 89 projects costing approximately \$144 million. Some of the major projects recently completed and/or under construction include Emeryville Center for Community Life; Corporation Yard Improvements and Emergency Operations Center; Senior Center Rehabilitation; the Joseph Emery Park Skate Spot; the Transit Center Plaza, and 3706 San Pablo Affordable Housing project.

In the Draft CIP for fiscal years 2019-2020 through 2023-2024, a total of approximately \$91 million are proposed as funded projects. These projects are subdivided by the following categories.

- Community Facilities and Facilities Maintenance
- Housing
- Information Technology
- Marina
- Pedestrian and Bicycle
- Public Art
- Sanitary Sewer
- Streetscape System
- Transportation
- Vehicle Replacement

GENERAL PLAN CONSISTENCY

Projects included in each category, and an analysis of their general plan consistency, are discussed below.

Community Facilities (including Marina) and Facilities Maintenance (including Vehicle Replacement):

The Community Facilities, Facilities Maintenance, Marina, and Vehicle Replacement categories includes projects to construct, improve or rehabilitate City-owned facilities, including buildings, parks, parking facilities, street lights, and the public marina.

Funded or partially funded projects in these categories include:

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McLaughlin Eastshore State Park/Powell Street Bioswale
South Bayfront Bridge and Horton Landing Park
Corporation Yard Improvements
Underground Tank Closures
Art Center
Emery-Go-Round Shuttle Bus Yard
Hollis Street Fire Station/EOC Upgrade (Station 35)
Point Emery Shoreline Protection
Temescal Creek Park Improvements
Horton Landing Park Expansion
ADA Transition Plan
Electric Vehicle Chargers for ROW or City-owned Facilities
Big Daddy Community Garden Rehabilitation
Climate Action Plan Implementation
Police Administration Building
General Major Maintenance Program
Child Development Center Rehabilitation
Civic Center Carpet Replacement
Civic Center Exterior Painting
Civic Center Garden Level Conf Room/Permit Counter Upgrade
Civic Center HVAC Upgrade
Davenport Mini Park Rehabilitation
Emergency Generators/Fuel Tank Upgrades
Shorebird Park Boardwalk Rehabilitation
Amtrak Pedestrian Bridge Modifications and Preventive Maintenance
Bay-Friendly Landscape for City Hall
Rehab of City Facilities' Sewer Laterals
Marina Navigation Channel Maintenance Dredging Program
Marina Park Improvements
Marina Park and Powell Street Lighting
Vehicle Replacements and Purchases

The Community Facilities, Facilities Maintenance, Marina, and Vehicle Replacement projects are consistent with the General Plan goals and policies relating to Public Facilities, particularly goal PP-G-12, “Adequate public facilities”, which calls for “utilities and infrastructure systems that provide safe, reliable, and adequate services”. Various park projects are consistent with Park and Open Space Goal PP-G-1, “A comprehensive open space system” that promotes providing a

diverse range of recreation and open space opportunities for residents including the new South Bayfront Bridge and the Horton Landing Park. The police administration building projects are consistent with Public Facilities goal PP-G-12, “Public safety – Police and fire services that are responsive to the citizens’ needs to ensure a safe and secure environment for people and property in the community”. All projects are consistent with their General Plan Land Use Designations, including the Art Center which is consistent with the Land Use Designation of Public.

Housing:

The Housing category includes the following projects to develop affordable housing throughout the city:

3706 San Pablo Avenue Housing Site - Estrella Vista
6150, 5890 and 5900 Christie Housing Site
4300 San Pablo Affordable Housing
South Bay Front Site B
Below Market Rate (BMR) Unit Acquisition Program
3600 San Pablo Avenue
Adeline Sites

The housing projects and programs in this category will contribute to fulfilling the City’s Housing Element objective of promoting affordable housing opportunities, implementing programs to reduce the cost of new housing and providing housing for people with special needs. (Housing Element Goals II, III, and IV and related objectives, policies, and programs.). All the housing projects are located in the Mixed Use with Residential Land Use Designation which allows for residential uses including affordable housing.

Information Technology:

This category includes the following projects to enhance and upgrade the information and communication systems capacity of the City:

IT Capital Replacements and Purchases
Electronic Document Management System (EDMS)
Geographic Information Systems (GIS) Development
Computerized Maintenance Management System (CMMS)
Computer Aided Dispatch / Record Mgmt System (CAD/RMS)
Records Management System

These projects are consistent with the General Plan Public Services and Facilities goal of utilities and infrastructure systems that provide safe, reliable, and adequate services (PP-G-12).

Pedestrian and Bicycle Improvements:

This category consists of projects to improve circulation through the construction of new pedestrian and bike ways, modification of existing infrastructure and reconstruction of sidewalks and curb cuts. Projects in this category include:

Sidewalk Improvement Program
Bicycle and Pedestrian Plan Implementation - Minor Cost Improvements
ECCL - North-South Pedestrian Path from 47th St to 53rd St
Frontage Road Bay Trail Upgrades
Transit Stop Improvements
40th-San Pablo Transit Hub and 40th Street Feasibility Study
Bike Share Stations
Greenway Crossings Safety Enhancement
Pickleworks Pedestrian Path
San Pablo Avenue Mid-Block Cross Walk
Greenway and Mandela Connector Feasibility Study

All of the Pedestrian and Bicycle Improvement projects are consistent with the General Plan’s Transportation goals of a walkable city, improving the experience of pedestrian and cyclist movement throughout the city, and providing a safe, efficient, comprehensive, and integrated transit system. (General Plan Goals: T-G-4, T-G-5, T-G-6, UD-G-3, UD-G-7, and UD-G-8). The improvements are consistent with Figure 3-1, “Circulation”, of the General Plan that designates typologies of streets and pathways in the city.

Public Art:

This category consists of projects to that help in creating visual identities that distinguishes the city for its residents and visitors alike. The project in this category includes:

Public Arts Master Plan Projects – Mural program and Marina project

The project in this category is consistent with the General Plan Urban Design goal of creating a city identity (UD-G-19) and the policy to continue to invest in a citywide public art program. (UP-P-74).

Sewer:

The Sewers category includes projects to improve the City’s sanitary sewer infrastructure. This category includes:

Sanitary Sewer Rehabilitation Program

This Sewer project is consistent with the General Plan Public Services and Facilities goal of adequate public facilities (PP-G-12) and related policies of upgrading and replacing the sewer infrastructure of the city (PP-P-26, PP-P-27, and PP-P-28).

Streetscape System:

The Streetscape category includes projects to improve the appearance of city streets with landscaping, street trees, street lights, and trash receptacles.

Projects in this category include:

40th Street Bridge Railing Painting and Repair
40th Street/San Pablo Ave Median Rehabilitation
Lumec Streetlight Pole Painting and LED Retrofit
Storm Drain Cleaning and Repair Program
Storm Drain Inventory and CCTV Inspection
Street Tree Program
Survey Monument and Benchmark Preservation Program
Frontage Road Landscape Median Island
Traffic Signal Modernization - Phase 1
Additional Storm Drain Inlet Trash Capture Devices
Large Trash Separator in Storm Drain Line
North Hollis Undergrounding District
Green Infrastructure Projects
Streetlight Survey and Standards Development

These Streetscape projects are consistent with the General Plan’s Urban Design goals of enhancing a distinct image and character for the city; providing a comprehensive landscaping system; developing organizing elements like city gateways, and improving the experience of pedestrian, cyclist and motorist movement throughout the city. (General Plan goals UD-G-3 and UD-G-18 and General Plan Policies UD-P-42, UD-P-46, UD-P-49, UD-P-73)

Transportation:

This category includes projects to enhance transportation facilities and services, install traffic signals, and reconstruct or resurface existing streets. These projects include:

Annual Street Rehabilitation/Preventive Maintenance Program
Powell Street Bridge Seal Coat and Joint Seal Replacement
Quiet Zone at 65th, 66th, and 67th Street At-Grade Crossings
Traffic Signal - 40th and Harlan

Traffic Signal, Powell and Doyle
Paid Parking and Transportation Demand Management
Powell Street Bridge Widening
Powell Corridor Traffic Safety Study
Innovative Deployments to Enhance Arterial (IDEA)
Traffic Signal Modernization - Phase 2
Structure Deck Seal, Repair and Maintenance Program
40 th – San Pablo Transit Hub and 40 th Street Reconstruction
40 th -Adeline Street Recon Feasibility Study

These Transportation projects are consistent with the citywide Transportation Goal of providing a comprehensive transportation system (T-G-1).

RECOMMENDED COMMISSION ACTION:

Approve the attached resolution finding that the Capital Improvement Program for 2019-20 through 2023-24 is consistent with the Emeryville General Plan and all applicable elements of the General Plan, as required by California Government Code Section 65403(c).

Attachment:

Planning Commission Resolution

**EMERYVILLE PLANNING COMMISSION
RESOLUTION NO. CIP19-01**

A RESOLUTION OF THE EMERYVILLE PLANNING COMMISSION FINDING THAT THE CITY OF EMERYVILLE CAPITAL IMPROVEMENT PROGRAM FOR 2019-20 THROUGH 2023-24 IS CONSISTENT WITH THE EMERYVILLE GENERAL PLAN AND ALL APPLICABLE ELEMENTS OF THE GENERAL PLAN AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 65403(c)

WHEREAS, the City of Emeryville is in the process of updating its Capital Improvement Program for fiscal years 2019-20 through 2023-24; and

WHEREAS, the proposed Capital Improvement Program has been referred to the Planning Commission for review for consistency with the Emeryville General Plan and all elements and parts of the General Plan as required by California Government Code Section 65403(c); and

WHEREAS, the Planning Commission has reviewed the Capital Improvement Program as outlined in the staff report dated April 25, 2019; now therefore, be it

RESOLVED that the Planning Commission has reviewed the Capital Improvement Program for fiscal years 2019-20 through 2023-24, as listed in Exhibit A, and finds that it is consistent with the Emeryville General Plan and all elements and parts of the Plan. In making this finding, the Commission has identified the following points of consistency:

1. *Community Facilities (including Marina) and Facilities Maintenance (including Vehicle Replacement)*. These categories include projects to construct, improve or rehabilitate City-owned facilities, including buildings, parks, parking facilities, street lights, and the public marina.

The Community Facilities, Facilities Maintenance, Marina, and Vehicle Replacement projects are consistent with the General Plan goals and policies relating to Public Facilities, particularly goal PP-G-12, “Adequate public facilities”, which calls for “utilities and infrastructure systems that provide safe, reliable, and adequate services”. Various park projects are consistent with Park and Open Space Goal PP-G-1, “A comprehensive open space system” that promotes providing a diverse range of recreation and open space opportunities for residents including the new South Bayfront Bridge and the Horton Landing Park. The police administration building projects are consistent with Public Facilities goal PP-G-12, “Public safety – Police and fire services that are responsive to the citizens’ needs to ensure a safe and secure environment for people and property in the community”. All projects are consistent with their General Plan Land Use Designations, including the Art Center which is consistent with the Land Use Designation of Public.

2. *Housing*. The various housing projects and programs listed in this category will contribute to fulfilling the City's Housing Element objective of promoting affordable housing opportunities, implementing programs to reduce the cost of new housing and providing housing for people with special needs. (Housing Element Goals II, III, and IV and related objectives, policies, and programs.). All the housing projects are located in the Mixed Use with Residential Land Use Designation which allows for residential uses including affordable housing.

3. *Information Technology*. The various computer and information systems projects in this category are consistent with the General Plan Public Facilities and Services goals of utilities and infrastructure systems that provide safe, reliable, and adequate services.

4. *Pedestrian/Bicycle Improvements*. All of the Pedestrian and Bicycle Improvement projects are consistent with the General Plan's Transportation goals of a walkable city, improving the experience of pedestrian and cyclist movement throughout the city, and providing a safe, efficient, comprehensive, and integrated transit system. (General Plan Goals: T-G-4, T-G-5, T-G-6, UD-G-3, UD-G-7, and UD-G-8). The improvements are consistent with Figure 3-1, "Circulation" of the General Plan that designates typologies of streets and pathways in the city.

5. *Public Art*. The project in this category is consistent with the General Plan Urban Design goal of creating a city identity (UD-G-19) and the policy to continue to invest in a city wide public art program. (UPD-P-74).

6. *Sewer*. The project in this category is consistent with the General Plan Public Facilities and Services goal of adequate public facilities (PP-G-12) and related policies of upgrading and replacing the sewer infrastructure of the city (PP-P-26, PP-P-27, and PP-P-28).

7. *Streetscape Improvements*. The projects this category are consistent with the General Plan's Urban Design goals of enhancing a distinct image and character for the city; providing a comprehensive landscaping system; developing organizing elements like city gateways, and improving the experience of pedestrian, cyclist and motorist movement throughout the city. (General Plan goals UD-G-3 and UD-G-18 and General Plan Policies UD-P-42, UD-P-46, UD-P-49, UD-P-73).

8. *Transportation*. The projects in this category are consistent with citywide Transportation Goal of providing a comprehensive transportation system (T-G-1).

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APPROVED by the Planning Commission of the City of Emeryville at a regular meeting held on Thursday, April 25, 2019, by the following votes:

AYES: _____

NOES: _____ **ABSTAINED:** _____

EXCUSED: _____ **ABSENT:** _____

CHAIRPERSON

APPROVED AS TO FORM:

RECORDING SECRETARY

ASSISTANT CITY ATTORNEY

Exhibit A

Community Facilities (including Marina) and Facilities Maintenance (including Vehicle Replacement):

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Civic Center Exterior Painting
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Civic Center HVAC Upgrade
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Public Art

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Sewer

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Streetscape System

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