



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 10/07/03

AGENDA ITEM 3

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Change of Lancaster Road between Warwick Place and Oakes Drive to One-Way Operation

RECOMMENDATION:

It is recommended that City Council approve the attached resolution changing Lancaster Road from a two-way circulation to a one-way circulation in an eastbound direction between Warwick Place and Oakes Drive.

DISCUSSION:

On February 25, 2003, the Woodland Estates Homeowner's Association held a meeting to discuss traffic calming issues, focusing mainly on Lancaster Road between its two intersections with Oakes Drive. Staff attended the meeting and addressed a variety of issues raised by homeowners association members, including speed humps, raised intersections, and a proposal to make Lancaster Road one way from Warwick Place easterly to Oakes Drive. Staff noted that such an action would specifically impact access and traffic volumes affecting 27 addresses on those streets and that a significant neighborhood consensus, as evidenced by a petition, would be required to pursue such an action. A target of a 75 percent petition was suggested.

Such a petition has been received. Of the 27 impacted addresses, 19 homeowners have signed the petition. Two addresses are said to be vacant by the petitioners. Staff sent letters to those addresses and received no response. Thus, the petition represents 76 percent of the occupied, impacted residences, or 70 percent of all 27 impacted addresses when counting unoccupied dwellings.

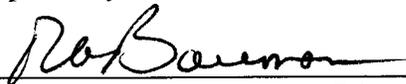
The petitioners also provided the following information as justification for the change, both in their petition or discussions with staff.

1. Lancaster Road has two blind curves.
2. Lancaster Road is a narrow street with no sidewalks.
3. Out-of-area residents use this stretch of Lancaster Road as a shortcut.
4. In the past, drivers speeding and running the stop signs at Lancaster Road/Warwick Place and at Lancaster Road/Oakes Drive have killed family pets.

Staff also inspected the area and evaluated the proposal. Presently, two-way traffic and parking on both sides is allowed along this segment of Lancaster Road. The width of the street is 32 feet curb-to-curb. Present City design standards require a minimum roadway width of 36 feet to accommodate two-way traffic movements and parking on both sides of the street. Therefore, Lancaster Road does not meet present minimum standards to accommodate the existing mode of traffic operation. This situation is similar to other narrow streets in Hayward that have been converted to one way, such as Richard Street and Richard Place from "A" Street to Second Street, Third Street from "B" Street to "A" Street, and a variety of streets in the Old Highlands Homeowner's Association area. Because of the presence of blind curves, the terrain of the roadway, and parked vehicles on both sides, sometimes it may be difficult to see oncoming vehicles. There is a significant demand for on-street parking on Lancaster Road, often increased by clubhouse parking.

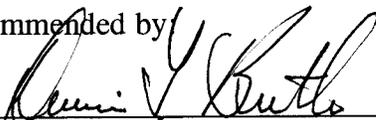
To ensure that the general community also supports this action, staff requested and received comments from the Woodland Estates Community Association (see Exhibit D). Both Police and Fire Department staff have indicated that they have no objections to implementation of this one-way street segment. Therefore, staff recommends approval of the area residents' request to change traffic circulation of Lancaster Road between Warwick Place and Oakes Drive from the existing two-way operation to a one-way operation in an eastbound direction. Cost for necessary signage and striping would be minimal and can be accomplished within the existing budget. If approved, implementation should be completed by the beginning of November 2003.

Prepared by:



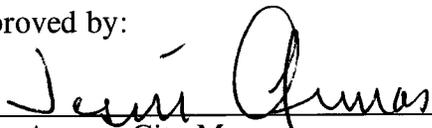
Robert A. Bauman, Deputy Director of Public Works

Recommended by:



Dennis L. Butler, Director of Public Works

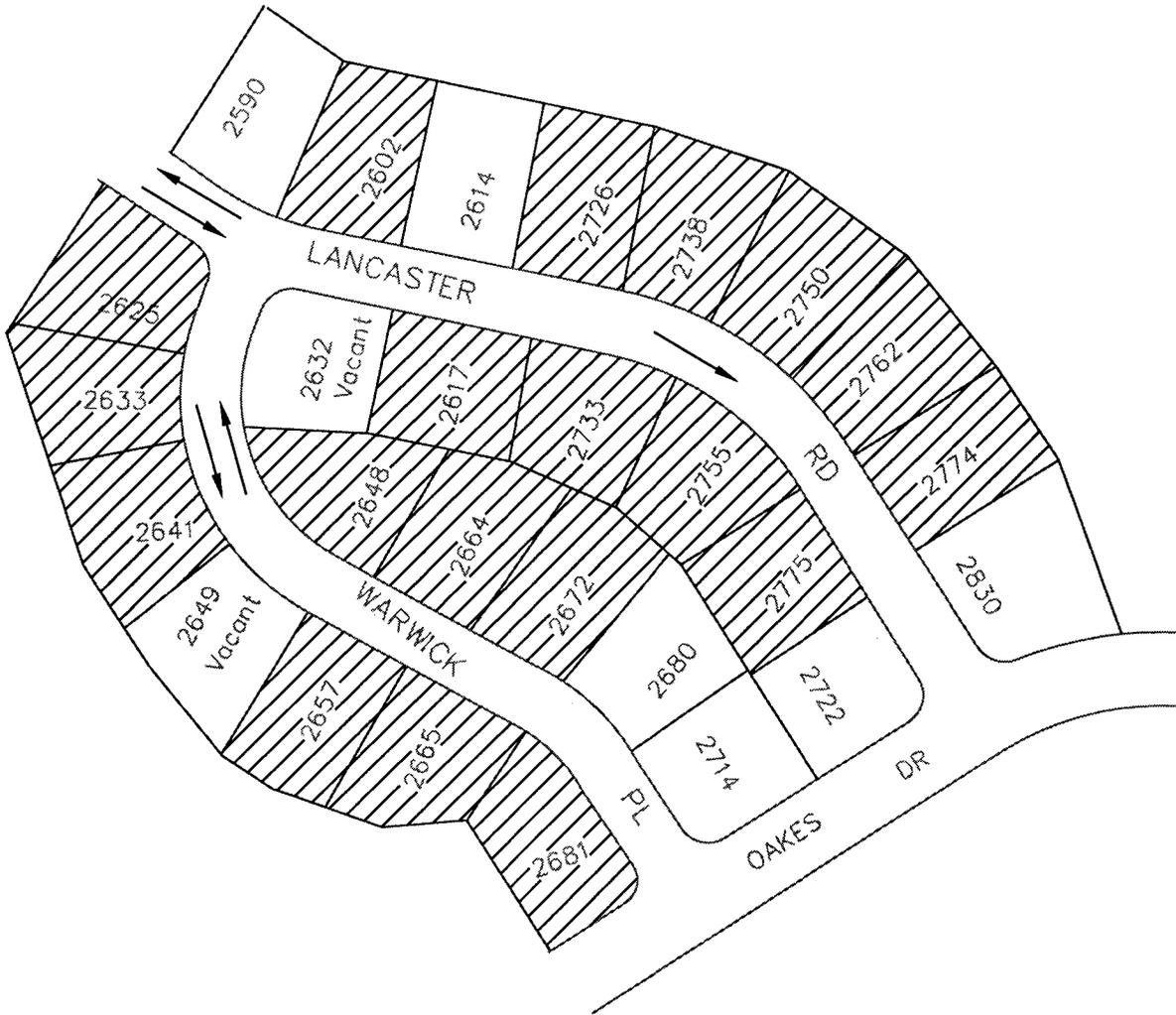
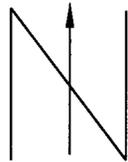
Approved by:



Jesús Armas, City Manager

- Exhibit A: Vicinity Map
- Exhibit B: Letter and Petition from the Area Residents
- Exhibit C: Petition Map
- Exhibit D: Comments from the Woodland Estates Community Association

EXHIBIT B UNAVAILABLE FOR VIEWING ON
THE WEB, BUT CAN BE REVIEWED IN THE
OFFICE OF THE CITY CLERK



-  : Two Directional Traffic
-  : Proposed One-Way Traffic
-  : Petition Signed By The Homeowner

Petition Map

Exhibit C

Woodland Estates Community Association

2494 Oakes Drive
Hayward, California 94542
Tel. (510) 727-0635

RECEIVED

September 21, 2003

SEP 24 2003

DEPT. OF PUBLIC WORKS
ENGINEERING AND
TRANSPORTATION DIVISION

Mr. Abul Hossain
Association Transportation Engineer
City of Hayward
Department of Public Works
Engineering and Transportation Division
777 B Street
Hayward, CA 94541-5007

*RE: Change of Lancaster Rd between Warwick Place and Oakes Drive from Existing
Two-way to One-way (east bound) Operation.*

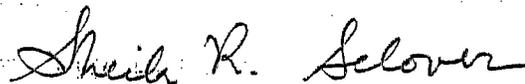
Dear Mr. Hossain,

This letter is in response to your letter of September 2, 2003 requesting the Woodland Estates Community Association position on the subject issue. We placed the issue in our September Newsletter as a topic on the agenda for our board meeting on September 18, 2003. These meetings are open to all residents. We were not presented with any verbal or written objections to the street change.

Your letter indicated the petitioners have followed all required city procedures. We note that on Lancaster Road ten out of eleven residents agreed and signed the petition for the proposed change. We also note that on Warwick Place ten of the ten currently occupied homes agreed and signed the petition regarding the change.

The WECA Board of Directors voted to endorse and support the petitioners' request. Thank you for your time and efforts on behalf of our community.

Sincerely,



Sheila R. Selover
President - WECA Board of Directors

cc: WECA Traffic Committee c/o John Hamacher

Exhibit D

DRAFT

NH
9/26/03

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION APPROVING THE CHANGE OF LANCASTER ROAD FROM A TWO-WAY CIRCULATION TO A ONE-WAY CIRCULATION IN AN EASTBOUND DIRECTION BETWEEN WARWICK PLACE AND OAKES DRIVE AND ADDING THE CHANGE TO THE HAYWARD TRAFFIC REGULATIONS, ARTICLE 2, SECTION 2.00 ONE-WAY-STREETS

WHEREAS, the City has received a petition to change Lancaster Road from a two-way circulation to a one-way circulation from Warwick Place easterly to Oakes Drive signed by 19 homeowners of the 27 impacted addresses (representing 76 percent of the occupied impacted addresses); and

WHEREAS, City staff's inspection of the area resulted in the following observations:

1. Two-way traffic and parking on both sides of the street is currently permitted on Lancaster Road.
2. While present City design standards require a minimum 36 foot roadway width, the width of Lancaster Road is 32 feet curb-to-curb, accommodating either two-way traffic and parking on only one side of the street, or one-way traffic and parking on both sides of the street
3. There are no sidewalks on either side of the street.
4. Allowing vehicle parking on both sides of the street may decrease visibility of oncoming vehicles, due to the presence of blind curves and the terrain of the roadway.
5. There is a significant demand for on-street parking on Lancaster Road, often increased by clubhouse parking.

NOW, THEREFORE, BE IT RESOLVED that based on foregoing reasons and safety issues, the City Council of the City of Hayward hereby approves the request to change Lancaster Road between Warwick Place and Oakes Drive from the existing two-way circulation to a one-way circulation in an eastbound direction.

BE IT FURTHER RESOLVED that the Hayward Traffic Regulations, ARTICLE 2, Section 2.00 ONE-WAY-STREETS shall be amended to add the following: "22. Lancaster Road from Warwick Place to Oakes Drive traffic shall move only in an easterly direction."

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2003

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward