



City of Alameda

Meeting Agenda

City Council

Tuesday, March 17, 2020

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council
Chambers, 3rd Floor, Alameda CA 94501

AGENDA REVISED - Due to COVID-19, modifications have been made at 5:45 p.m. on March 16, 2020 to add a new Special Urgency Meeting at 6:58 p.m., to indicate which agenda items will not be heard and to revise the convene times of the 5:00 p.m. and 5:01 p.m. meetings. In addition, due to the Governor's Executive Order N-25-20, Councilmembers can attend the meeting via teleconference and members of the public can address the Council telephonically or electronically during the meeting via email (clerk@alamedaca.gov) or via text or voicemail (510-747-4802). Comments submitted during the meeting will be read into the record.

REVISED SPECIAL MEETING - 5:45 P.M.

The agenda was revised on March 10, 2020 at 4:00 p.m. to add 2-D and new Items 4-A, 4-B and 4-C.

- 1** **Roll Call - City Council**

- 2** **Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the Council or the public**

- 2-A** [2020-7717](#) Recommendation to Approve Eric Levitt, City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, and Nanette Mocanu, Assistant Community Development Director, as Real Property Negotiators for the Potential Licensing of the Northwest Territories. (Community Development)

- 2-B** [2020-7726](#) Recommendation to Approve Eric Levitt, City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, and Nanette Mocanu, Assistant Community Development Director, as Real Property Negotiators for the Potential Lease of Building 14 at 1800 Ferry Point on Alameda Point. (Community Development)

- 2-C** [2020-7794](#) Recommendation to Approve Eric Levitt, City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, and Lois Butler, Economic Development Manager, as Real Property Negotiators for the Potential Lease and Development of a Portion of the Ballena Isle Upland Parcel APN 74-1025-3. (Community Development)

Attachments: [Correspondence](#)

- 2-D [2020-7829](#) Recommendation to Approve Eric Levitt, City Manager, and Michael Roush, Chief Assistant City Attorney, as Real Property Negotiators for the Potential Assignment and Assumption of the Lease for 300 Island Drive in Alameda. (Community Development)
- 3 **Public Comment on Closed Session Items - Anyone wishing to address the Council on closed session items may speak for 3 minutes per item**
- 4 **Adjournment to Closed Session to consider:**
- 4-A [2020-7816](#) CONFERENCE WITH LEGAL COUNSEL - LIABILITY CLAIMS
(Pursuant to Government Code § 54956.95)
CLAIMANT: Shelby Gattenby
AGENCY CLAIMED AGAINST: City of Alameda
- 4-B [2020-7828](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: 300 Island Drive
CITY NEGOTIATORS: Eric Levitt, City Manager, and Michael Roush, Chief Assistant City Attorney
NEGOTIATING PARTIES: City of Alameda and Greenway Golf
UNDER NEGOTIATION: Price and terms of lease
- 4-C [2020-7827](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Requests for the City to participate as amicus in pending litigations:
(Pursuant to Government Code § 54956.9)
Case Name: Little Sisters of the Poor v. Pennsylvania
Court: United State Supreme Court, Case Number: 19-431
- 4-D [2020-7799](#) CONFERENCE WITH LEGAL COUNSEL - LIABILITY CLAIMS
(Pursuant to Government Code § 54956.95)
CLAIMANT: Grand Edibles, Inc.
AGENCY CLAIMED AGAINST: City of Alameda
- 4-E [2020-7718](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Northwest Territories, approximately 1,704 acres of rentable space on the former Naval Air Station Alameda at Alameda Point
CITY NEGOTIATORS: Eric Levitt, City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, and Nanette Mocanu, Assistant Community Development Director
NEGOTIATING PARTIES: City of Alameda and Porsche Club of America, Inc.

UNDER NEGOTIATION: Licensing, price and terms

Attachments: [Correspondence](#)

- 4-F** [2020-7725](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Building 14, approximately 31,194 rentable square feet of building area, located at 1800 Ferry Point at Alameda Point
CITY NEGOTIATORS: Eric Levitt, City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, and Nanette Mocanu, Assistant Community Development Director
NEGOTIATING PARTIES: City of Alameda and Navigator Systems
UNDER NEGOTIATION: Price and terms

- 4-G** [2020-7786](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8)
PROPERTY: Ballena Isle Upland Parcel APN 74-1025-3
CITY NEGOTIATORS: Eric Levitt, City Manager; Debbie Potter, Community Development Director; Lois Butler, Economic Development Manager; Lisa Maxwell, Assistant City Attorney; Maurice Robinson, Maurice Robinson & Associates LLC
POTENTIAL TENANT: West River, Inc.
CURRENT TENANT: SHM Ballena Isle, LLC
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms

Attachments: [Correspondence](#)

5 Announcement of Action Taken in Closed Session, if any

[2020-7853](#) March 17, 2020 Closed Session Announcement

Attachments: [Announcement](#)

6 Adjournment - City Council

SPECIAL JOINT MEETING - CLOSED SESSION - CITY COUNCIL/SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 5:46 P.M.

1 Roll Call - City Council/SACIC

2 Public Comment on Closed Session Items - Anyone wishing to address the Council/SACIC on closed session items may speak for 3 minutes per item

3 Adjournment to Closed Session to consider:

- 3-A** [2020-7795](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Pursuant to Government Code § 54956.9)

CASE NAME: Boatworks v City of Alameda, et al.

COURT: Superior Court of the State of California, County of Alameda

CASE NUMBERS: RG16823346, RG16841240, RG19041531

4 Announcement of Action Taken in Closed Session, if any

[2020-7854](#) March 17, 2020 Council/SACIC Closed Session Announcement

Attachments: [Announcement](#)

5 Adjournment - City Council/SACIC

SPECIAL URGENCY MEETING - 6:58 P.M.

Pledge of Allegiance

1 Roll Call - City Council

2 Agenda Items

2-A [2020-7852](#) Mayor's Address on the City's Response to COVID-19

2-B [2020-7846](#) Adoption of an Urgency Uncodified Ordinance of the City Council of the City of Alameda (A) Declaring the Existence of a Local Emergency in Response to the COVID-19 Pandemic, and (B) Directing City Staff to Respond Appropriately to Such Local Emergency. (City Manager 2110)

Attachments: [Exhibit 1 - County Staff Report](#)
[Urgency Ordinance](#)
[Urgency Ordinance - REVISED](#)
[Correspondence](#)

2-C [2020-7850](#) Adoption of Urgency Uncodified Ordinance Imposing within the City of Alameda a Temporary (60-Day) Moratorium on (A) Evictions from all Residential Rental Units due to the COVID-19 Pandemic and (B) Landlords' Shutting off Utilities in Rental Units Except for Emergency Situations. (Community Development)

Attachments: [Urgency Ordinance](#)
[Urgency Ordinance - REVISED](#)
[Correspondence](#)
[Submittal](#)

3 Adjournment - City Council

SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SACIC - 6:59 P.M.

- 1 Roll Call - City Council/SACIC**
- 2 Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the Council/SACIC or the public**
- 2-A** [2020-7800](#) Minutes of the Special Joint City Council and SACIC Meeting Held on March 3, 2020. [City Council and SACIC] (City Clerk)
- 2-B** [2020-7746](#) Recommendation to Accept the Third Quarter Financial Report for the Period Ending March 31, 2019. [City Council and SACIC] (Finance 2410)
Attachments: [Exhibit 1 - Third Quarter Financial Report](#)
- 2-C** [2020-7754](#) Recommendation to Accept the Fourth Quarter Financial Report for the Period Ending June 30, 2019. [City Council and SACIC] (Finance 2410)
Attachments: [Exhibit 1 - Fourth Quarter Financial Report](#)
- 2-D** [2020-7702](#) Adoption of Resolution Approving Parcel Map No. 11038 - A Parcel Map to Subdivide Six Parcels Comprising Approximately 22.86 Acres at 2800 Fifth Street into Four Parcels. [City Council] (Public Works 310.05)
Attachments: [Exhibit 1 - Parcel Map](#)
[Exhibit 2 - Planning Board Resolution No. PB-20-01](#)
[Exhibit 3 - Subdivision Improvement Agreement Resolution](#)
- 2-E** [2020-7771](#) Recommendation to Find that Pulte Home Company, LLC is a Qualified Developer Pursuant to the Alameda Landing Disposition and Development Agreement, and Consent to the Form of the Partial Assignment and Assumption Agreement (Disposition and Development Agreement (Alameda Landing Mixed Use Project) - Remainder Residential Parcel), and Authorize the City Manager, or Designee, to Execute the Required Documents. [SACIC]; and

Recommendation to Consent to the Form of the Partial Assignment and Assumption Agreement (Development Agreement (Alameda Landing Mixed Use Commercial Project) - Remainder Residential Parcel) to Pulte Homes Company LLC, and Authorize the City Manager, or Designee, to Execute the Required Documents. [City Council] (Community Development 256)

Attachments: [Exhibit 1 - Parcel Map](#)
[Exhibit 2 - Form of Assignment \(Mixed Use DDA\)](#)
[Exhibit 3 - Form of Assignment \(Mixed Use Commercial DA\)](#)
[Exhibit 4 - KMA Memo](#)

3 Adjournment - CC/SACIC

REGULAR CITY COUNCIL MEETING - 7:00 P.M.

1 Roll Call - City Council

2 Agenda Changes

3 Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes

3-A [2020-7599](#) THIS ITEM WILL NOT BE HEARD - Proclamation Declaring March as Women in History Month 2020. (City Manager 2110)

4 Oral Communications, Non-Agenda (Public Comment) - A limited number of speakers may address the Council regarding any matter not on the agenda; limited to 15 minutes; additional public comment addressed under Section 8

5 Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the Council or the public

5-A [2020-7801](#) Minutes of the Special and Regular City Council Meetings Held on February 18, 2020. (City Clerk)

5-B [2020-7802](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2020-7732](#) Recommendation to Accept the Work of MCK Services, Inc. for Repair and Resurfacing of Portions of Otis Drive and Pacific Avenue, No. P.W. 03-15-02. (Public Works 310)

5-D [2020-7733](#) Recommendation to Accept the Work of MCK Services, Inc. for Repair and Resurfacing of Certain Streets, Phase 38, No. P.W. 02-19-03. (Public Works 310)

5-E [2020-7784](#) Recommendation to Approve a Policy for the City's Approach to Councilmember Initiated Events. (City Manager 1210)

Attachments: [Correspondence](#)

5-F [2020-7742](#) Adoption of Resolution Authorizing the City Manager to Negotiate and Execute a Grant Agreement Between the State of California

Department of Parks and Recreation, Division of Boating and Waterways and the City of Alameda by and through the Alameda Police Department; and

Adoption of Resolution Amending the Fiscal Year 2019-20 Police Grants Fund Estimated Revenue and Expenditures by \$75,000 Each for the Surrendered and Abandoned Vessel Exchange Grant. (Police 3112)

Attachments: [Exhibit 1 - Grant Agreement](#)
[Resolution - Grant](#)
[Resolution - Budget](#)

- 5-G** [2020-7796](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Adding Provisions to Section 4-32 (Firearms and Weapons) of Article V (Firearms and Explosives) of Chapter IV (Offenses and Public Safety), Requiring Safe Storage of Firearms and Enhancing Enforcement Provisions. (City Attorney)
- 5-H** [2020-7797](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Adding Provisions to Section 4-36 (License Requirements for Firearms and Munitions Dealers) of Article V (Firearms and Explosives) of Chapter IV (Offenses and Public Safety), Requiring Firearms Dealers to Provide Video Surveillance and Enhancing Enforcement Provisions. (City Attorney)
- 6** **Regular Agenda Items**
- 6-A** [2020-7743](#) THIS ITEM WILL NOT BE HEARD - Mayor's State of the City Address.
- 6-B** [2020-7763](#) Public Hearing to Consider Accepting: 1) an Annual Report on the Status of the General Plan and Housing Element, 2) an Annual Report on the Status of the Transportation Choices Plan and Associated Work Program Priorities, and 3) an Annual Report for the West Alameda Transportation Management Association (TMA). Consideration of an Annual Report is Exempt from Review Under California Environmental Quality Act (CEQA), Pursuant to CEQA Guidelines Section 15061(b) (3), the General Rule that CEQA only Applies to Actions that have the Potential to Cause a Significant Impact on the Environment. (Planning, Building and Transportation 481005)
- Attachments:** [Exhibit 1 - General Plan and Housing Element Annual Report](#)
[Exhibit 2 - Transportation Choices Plan Annual Report](#)
[Exhibit 3 - West Alameda TMA Annual Report](#)
- 6-C** [2020-7761](#) Adoption of Resolution Establishing Policies on Street Width, Lane

Width, Crosswalks and Bulb-Outs to Promote Safe, Livable Streets and Environmentally Sustainable Transportation Choices; and

Recommendation to Provide Direction to Staff on Tools for Improving Safety at Intersections. (Planning, Building and Transportation 4227287)

Attachments: [Exhibit 1 - Street Width Guidelines Resolution](#)

- 6-D** [2020-7690](#) Public Hearing to Consider Introduction of Ordinance Amending Alameda Municipal Code Chapter XII (Designated Parking) to Improve Procedures for Management of Public Parking on City Streets and in City Lots; and

Recommendation to Approve a Policy for the Use of License Plate Recognition Technology for the Purpose of Parking Enforcement. (Planning, Building and Transportation 4227287)

Attachments: [Exhibit 1 - Draft Policy Ordinance](#)

- 6-E** [2020-7730](#) Recommendation to Accept 2020 Annual Report on the Climate Action and Resiliency Plan (CARP). (City Manager 2110)

Attachments: [Exhibit 1 - Annual Report](#)
[Exhibit 2 - Annual Report Appendix](#)
[Exhibit 3 - Fact Sheet Presentation](#)

- 6-F** [2020-7762](#) Recommendation to Provide Direction on Potential Measures Amending the City Charter. (City Council Charter Subcommittee)

Attachments: [Exhibit 1 - Feedback Correspondence](#)

- 6-G** [2020-7669](#) Recommendation to Provide Direction on Potential Revenue Measures to Submit to Voters for the November 3, 2020 Election. (City Manager 2110)

Attachments: [Exhibit 1 - Revenue Measures](#)
[Exhibit 2 - Survey Results Presentation](#)

7 **City Manager Communications - Communications from City Manager**

8 **Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council regarding any matter not on the agenda**

9 Council Referrals - Matters placed on the agenda by a Councilmember may be acted upon or scheduled as a future agenda item

9-A [2020-7719](#) Consider Directing Staff to Provide Health Insurance to Part-Time Employees Working Over 20 Hours per Week in Time for Fiscal Year 2020-21. (Councilmember Oddie) [Not heard on March 3, 2020]

9-B [2020-7734](#) THIS ITEM WILL NOT BE HEARD - Consider Providing Direction to Staff on Handling Late Rent Payments. (Councilmember Oddie) [Not heard on March 3, 2020]

10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings

11 Adjournment - City Council

- Meeting Rules of Order are available at:

<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-2>

- Translators and sign language interpreters will be available on request. Please contact the City Clerk at 510-747-4800 at least 72 hours prior to the meeting to request a translator or interpreter.
- Equipment for the hearing impaired is available for public use. For assistance, please contact the City Clerk at 510-747-4800 either prior to, or at, the Council meeting.
- Accessible seating for persons with disabilities, including those using wheelchairs, is available.
- Please contact the City Clerk at 510-747-4800 or TDD number 510-522-7538 at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.
- Minutes of the meeting available in enlarged print.
- The meeting will be broadcast live on the City's website:
<https://www.alamedaca.gov/GOVERNMENT/Agendas-Minutes-Announcements>
- Documents related to this agenda are available for public inspection and copying at of the Office of the City Clerk, 2263 Santa Clara Avenue, Room 380, during normal business hours.

- **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE:** Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City of Alameda exist to conduct the citizen of Alameda's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.
- **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION:** the address is 2263 Santa Clara Avenue, Room 380, Alameda, CA, 94501; phone number is 510-747-4800; fax number is 510-865-4048, e-mail address is lweisiger@alamedaca.gov and contact is Lara Weisiger, City Clerk.
- In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.