



City of Alameda

Meeting Agenda

City Council

Tuesday, December 2, 2025

7:00 PM

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

MEETING TIMES: Closed Session - 5:00 p.m.

Regular Meeting - 7:00 p.m.

Members of the public can comment on agenda items in person or remotely and must be in person to comment on Oral Communications, Non-Agenda

Public Speaking Times:

Up to 4 speakers: 3 minutes

5 or more speakers: 2 minutes

Speakers cannot cede time

For general and public participation information, please click:

<https://www.alamedaca.gov/government/Public-Comment-and-City-Council-Meeting-Guide>

For Zoom registration, please click:

https://alamedaca-gov.zoom.us/webinar/register/WN_Wz1ttbuCQWqoDQbsTwhl6Q

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 847 0907 6204

Any requests for reasonable accommodations should be made by completing an online form:

<https://us.openforms.com/Form/7e338354-7abf-4852-886d-229f8c7019b9>

The Council may take action on any item listed in the agenda

SPECIAL CITY COUNCIL AND SUCCESSOR AGENCY TO THE COMMUNITY

IMPROVEMENT COMMISSION (SACIC) MEETING - CLOSED SESSION - 5:00 P.M.

1 Roll Call - City Council/SACIC

2 Consent Calendar - Items are routine and will be approved by one motion unless removed by Councilmembers

2-A [2025-5483](#) Recommendation to Approve Jennifer Ott, City Manager; Abigail Thorne-Lyman, Director of Base Reuse and Economic Development; Dwayne Dalman, Economic Development Division Manager; Annie Cox, Administrative Management Analyst; and Len Aslanian,

Assistant City Attorney, as Real Property Negotiators for a Portion of Building 22, Located at 2501 Monarch Street at Alameda Point (Faction Brewing Company, LLC). (City Council) (Base Reuse and Economic Development 29061822) [Not heard on November 18, 2025]

3 Public Comment on Closed Session Items Only

4 Adjournment to Closed Session to consider:

- 4-A** [2025-5528](#) PUBLIC EMPLOYEE APPOINTMENT/HIRING
Pursuant to Government Code § 54957
Title/Description of Positions to be Filled: City Manager [City Council]
- 4-B** [2025-5561](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
CITY NEGOTIATORS: Jennifer Ott, City Manager, Noelle White, Human Resources Director, Jack Hughes, Liebert Cassidy Whitmore, and Doug McManaway, Assistant City Attorney
EMPLOYEE ORGANIZATIONS: International Association of Firefighters, Local 689 (IAFF) and Alameda Fire Chiefs Association (AFCA)
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment [City Council]
- 4-C** [2025-5570](#) CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION
Potential Initiation of Litigation Pursuant to Government Code Section 54956.9, Subsection (d)(4)
Number of Cases: One (As Plaintiff - City Initiating Legal Action)
Potential Defendant: Port of Oakland [City Council]
- 4-D** [2025-5556](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: 2317 Central Avenue (Alameda Theater), Alameda, CA
CITY/SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) NEGOTIATORS: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Economic Development Division Manager Dwayne Dalman, and Assistant City Attorney Len Aslanian
NEGOTIATING PARTIES: City of Alameda/SACIC, and Alameda Theater & Cineplex
UNDER NEGOTIATION: Price and Terms of Lease and Loans [City Council and SACIC]
- 4-E** [2025-5486](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8) PROPERTY: Bay 200, a portion of Building 22, located at 2501 Monarch Street at Alameda Point, Alameda CA 94501
CITY NEGOTIATORS: City Manager Jennifer Ott, Base Reuse and

Economic Development Director Abigail Thorne-Lyman, Economic Development Division Manager Dwayne Dalman, Administrative Management Analyst Annie Cox, Assistant City Attorney Len Aslanian
NEGOTIATING PARTIES: City of Alameda and Faction Brewing Company, LLC
UNDER NEGOTIATION: Price and terms of lease [City Council] [Not heard on November 18, 2025]

5 Announcement of Action Taken in Closed Session, if any

6 Adjournment - City Council/SACIC

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

Pledge of Allegiance

1 Roll Call - City Council

2 Agenda Changes

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

4 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter not on the agenda over which the Council has jurisdiction; limited to 15 minutes and in-person comments only; remaining speakers may comment under Section 9

5 Consent Calendar - Routine items are approved by one motion unless Councilmembers remove items for discussion; removed items are called after Agenda Items; Councilmembers may speak for up to 3 minutes

5-A [2025-5553](#) Minutes of the Special and Regular City Council Meetings Held on November 4, 2025. (City Clerk)

5-B [2025-5573](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2025-5491](#) Recommendation to Authorize the City Manager to Execute Agreement and Documents with Alameda County to Accept \$189,150 for Partial Funding of Winter Relief Programs Through Fiscal Year 2027-28; and Authorize the City Manager to Execute an Agreement with Christ Episcopal Church to Operate the Alameda Warming Shelter in Fiscal Year 2025-26 in an Amount Not-to-Exceed \$305,282. (City Manager 10021833)

Attachments: [Exhibit 1: Alameda County Grant Program Agreement](#)
[Exhibit 2: Christ Episcopal Church Agreement](#)

- 5-D** [2025-5515](#) Recommendation to Accept the Annual Review of the City of Alameda's Affordable Housing Unit Fee Requirements Consistent with Section 27-1 of the Alameda Municipal Code; Accept the Annual Affordable Housing Unit Fee Fund Activity Report; and By Motion, Find that: 1) Unit/Fee Requirements Set Forth in Local Law Remain Reasonably Related to the Impacts of Development, and 2) the Affordable Housing Units, Programs and Activities Required by Local Law Remain Needed to Support the Production of Affordable Housing in the City of Alameda. (City Manager 20821840-52010)

Attachments: [Exhibit 1: Annual Report](#)

- 5-E** [2025-5546](#) Recommendation to Authorize the City Manager to Execute a First Amendment to the Agreement with Raimi & Associates in an Amount Not-to-Exceed \$30,000 and to Extend the Agreement Term by One Year to Provide Additional Technical Services Related to Implementation of the Climate Action and Resiliency Plan (CARP). This project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15262 - Feasibility and Planning Studies. (Planning Building and Transportation 10062032)

Attachments: [Exhibit 1: Agreement](#)
[Exhibit 2: Amendment](#)

- 5-F** [2025-5511](#) Recommendation to Authorize Updates to the Existing Alameda Police Department Policy Manual to Conform to Best Practices and to Ratify Policies that Have Been Updated Pursuant to Legal Updates, Significant Liability Issues, and Imminent Safety. (Police 10031100)

Attachments: [Exhibit 1: Policy Updates](#)

- 5-G** [2025-5525](#) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Aim To Please Janitorial Services, Inc. for Cleaning and Maintenance of Park Street, Webster Street and Marina Village Zones of the 84-2 Landscape and Lighting District, in an Amount Not-to-Exceed \$1,789,424.78. (Public Works 27141530, 27341530, 27541530)

Attachments: [Exhibit 1: Agreement](#)

- 5-H** [2025-5574](#) Recommendation to Approve Agreement Appointing Adam W. Politzer as Interim City Manager at a Salary of \$175.06 Hourly, Commencing on December 5, 2025, and Authorize the Mayor to Sign the Agreement on Behalf of the City. (City Attorney)

Attachments: [Exhibit 1: Agreement](#)

- 5-I** [2025-5548](#) Adoption of Resolution Adopting and Ratifying Salary Schedules for Council Appointees City Manager and City Attorney In Compliance

with CalPERS Requirements. (Human Resources 10025060)

Attachments: [Exhibit 1: Salary Schedules](#)
[Resolution](#)

- 5-J** [2025-5492](#) Adoption of Resolution Setting the 2026 Regular City Council Meeting Dates. (City Clerk 10012010)

Attachments: [Resolution](#)

- 5-K** [2025-5509](#) Recommendation to Authorizing the City Manager, or Designee, to Execute All Necessary Documents to Accept \$1,140,000 Grant Funding from the Ocean Protection Council for Oakland-Alameda Adaptation Planning;
Adoption of Resolution Approving the Application for and/or Execution of Grant Funds from the Ocean Protection Council Under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Costal Protection Bond Act of 2006 (Proposition 84), Proposition 68, Environmental License Plate Funds, Once Through Cooling, Greenhouse Gas Reduction Fund, or General Funds; and
Adoption of Resolution Increasing the Fiscal Year 2025-26 Revenue and Expenditure Budgets of the Construction Improvement Fund (C71400) by \$1,140,000.

This project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15262 - Feasibility and Planning Studies and CEQA Guidelines 15308 (Protection of Environment). (Planning Building and Transportation 10062032)

Attachments: [Resolution - Grant](#)
[Resolution - Budget](#)

- 5-L** [2025-5516](#) Public Hearing to Consider Approving the Housing and Community Development Needs Statement for the Community Development Block Grant Annual Plan for Fiscal Year 2026-27. (City Manager 203)

Attachments: [Exhibit 1: Needs Statement](#)
[Exhibit 2: Priorities and Goals](#)
[Exhibit 3: Action Plan Schedule](#)

6 Continued Agenda Items

- 6-A** [2025-5502](#) Workshop to Discuss Updates to the Inclusionary Housing Ordinance.
In accordance with the California Environmental Quality Act (CEQA), this workshop is categorically exempt from further environmental review pursuant to CEQA Guidelines section 15262 (Feasibility and Planning Studies). (Planning, Building and Transportation)
[Continued from November 18, 2025]

Attachments: [Exhibit 1: Alameda Municipal Code Section 30-16](#)
[Exhibit 2: Policy Review and Recommendations](#)
[Supplemental Memo](#)
[Presentation](#)
[Correspondence](#)

7 Regular Agenda Items

7-A [2025-5572](#) Adoption of Resolution Appointing Chantel Carter as a Member of the Social Service Human Relations Board.

7-B [2025-5551](#) Public Hearing to Consider Adoption of Resolution Amending Master Fee Resolution No. 12191 to Add and Revise Recreation and Park Fees for Calendar Year 2026. (Recreation and Parks 10051400)

Attachments: [Exhibit 1: Proposed 2026 Fees and 2025 Fee Comparison](#)
[Exhibit 2: 2026 Fee Comparison Study](#)
[Resolution](#)

7-C [2025-5554](#) Workshop to Discuss Alameda's Infrastructure Needs Regarding Shoreline Flood Protection, Sea Level and Groundwater Rise, and Disaster Mitigation. (City Manager 10021030)

Attachments: [Presentation](#)

7-D [2025-5485](#) Recommendation to Provide Direction on an Ordinance to Ban the Sale and Distribution of Mylar Balloons in Alameda.
In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further review pursuant to CEQA Guidelines Section §15061(b)(3) (the commonsense exemption). (Alameda Municipal Power) [Not heard on November 18, 2025]

Attachments: [Exhibit 1: Summary of Mylar Balloon Ordinances](#)
[Exhibit 2: Incidents on Alameda Municipal Power Grid](#)
[Presentation](#)
[Correspondence](#)

8 City Manager Communications - Communications from City Manager

9 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter not on the agenda over which the Council has jurisdiction; limited to in-person comments only

10 Council Referrals - Matters placed on the agenda by Councilmembers may be scheduled as future agenda items or dispositive action may be taken on sufficiently noticed time sensitive legislative matters; presentations are limited to 5 minutes; Councilmembers may speak for up to 3 minutes

- 10-A** [2025-5552](#) Consider Adoption of Resolution Supporting Caltrans Interstate 580 Truck Access Study and State Legislation to Enable Fair Use of East Bay Freeways, including Directing Staff to Work with Study Partners to Expand the Project Study Area to Include Impacted Parts of Alameda. (Councilmember Jensen)

Attachments: [Resolution](#)

11 Council Communications - Councilmembers may speak for up to 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings

12 Adjournment - City Council

- Public speaking times: 3 minutes for up to four speakers and 2 minutes for five or more speakers; speakers cannot cede time
- Public comment must be submitted by noon the day of the meeting to be posted online prior to the meeting
- Visuals to be shown at a meeting must be submitted by noon the day before the meeting and must be in PDF format
- Meeting Rules of Order are available at:
<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-4>
- Public Comment and Council Meeting Guide available at:
<https://www.alamedaca.gov/GOVERNMENT/Public-Comment-and-City-Council-Meeting-Guide>
- Accessible seating for persons with disabilities, including those using wheelchairs, is available
- Equipment for the hearing impaired is available for public use
- Translators will be available upon request by contacting the City Clerk at 510-747-4800 or clerk@alamedaca.gov at least 48 hours prior to the meeting
- To request any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting, please complete an online form:
<https://us.openforms.com/Form/7e338354-7abf-4852-886d-229f8c7019b9>
- Closed captioning is available via Zoom live or after meetings at:
<https://www.youtube.com/cityofalameda>
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<https://alameda.legistar.com/Calendar.aspx>
- Documents related to this agenda are also available for public inspection and copying at the Office of the City Clerk (City Hall, 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.