

**CITY COUNCIL/AUSD SCHOOL BOARD SUBCOMMITTEE  
SPECIAL MEETING  
February 10, 2016  
City Hall  
2263 Santa Clara Avenue, Room 360, 3<sup>rd</sup> Floor  
Alameda, CA 94501**

**UNADOPTED MINUTES**

**SPECIAL SUB-COMMITTEE MEETING:** The special meeting of the Alameda City/School joint sub-committee was held on the date and place mentioned above.

**CALL TO ORDER:** The meeting was called to order by Mayor Trish Spencer at 10:37am.

**ATTENDANCE:**

Trish Spencer – Mayor, City of Alameda  
Marilyn Ezzy Ashcraft – Vice Mayor, City of Alameda  
Liz Warmerdam – Interim City Manager, City of Alameda  
Solana Henneberry – Board Member, Alameda USD Board of Education  
Gray Harris – Board Member, Alameda USD Board of Education  
Sean McPhetridge – Superintendent, Alameda USD  
Amy Wooldridge – Recreation and Parks Director, City of Alameda  
Bob Haun – Public Works Director, City of Alameda  
Shariq Khan –CBO, Alameda USD  
Robbie Lyng – Director, Alameda USD  
Glen Steiger – General Manager, City of Alameda/AMP  
Gail Payne – Transportation Coordinator, City of Alameda  
Debbie Potter - Community Development Manager, City of Alameda

**A. CALL TO ORDER:**

1. **CALL TO ORDER / GENERAL INTRODUCTION:** City Council Members, Board Members and their respective staff introduced themselves.

2. **Purpose of Subcommittee and Meeting Schedule:**

Mayor Spencer stated the purpose of the meeting: to have a breakout discussion between the City of Alameda and AUSD School Board and bring these discussions back to each respective board. The Subcommittee agreed to have staff come together and arrange a schedule for upcoming meetings.

**B. APPROVAL OF MINUTES:** minutes from the September 16, 2015 City/School Subcommittee Meeting:

1. The City Council and Board members approved the minutes from the September 16, 2015 City/School Subcommittee Meeting.

### **C. REVIEW AND DISCUSS:**

1. Traffic concerns around Otis School (Otis/Mound intersection and Court/Calhoun drop off) and signage at Earhart Elementary drop off

The Subcommittee discussed the traffic impacts at Otis School. Mayor Spencer expressed her concerns of parent parking and gridlock including the loading zone areas. President Henneberry recommended to observe the morning drop-off at 8am. There are three regular parking stalls and one handicapped parking stall. Mayor Spencer expressed concerns for more disabled parking stalls. The Subcommittee discussed extending the white zone areas. Bob Haun stated that he will perform traffic counts and analysis for Otis/Mound intersection and Court/Calhoun corners. Signage will be up in 30 days for Earhart Elementary school.

2. City Presentation on Development Plans

The Subcommittee discussed upcoming development plans and the necessity of the City and the District to work together regarding negotiations with the developer to ensure the capacity of new students are being met as a result of new development projects. Shariq Khan discussed a developer fee analysis performed yearly.

- 1) Alameda Landing: 300 housing units, phases 1 & 2 completed, phase 3 complete in 2016, Stargell Commons (32 units of affordable rental housing) under construction, 300,000 sq. ft. commercial, 400,000 sq. ft. office, 8-Acre Waterfront Park. Project to be completed in 2016.

- 2) Marina Shores: 89 townhome units (including 16 affordable units), 50 SF, 39 MF townhomes. Project was completed in 2016, and homes are just beginning to be sold.

- 3) 2100 Clement: 2.78 acres, 52 units (seven affordable), construction 2016-17.

Superintendent McPhetridge requested Food Services Warehouse located at 2130 Clement Avenue (Mulberry/Clement) to be clearly zoned as a mixed-use zone. Debbie Potter will review and analyze the zoning codes and the general plan for Food Services Warehouse located at 2130 Clement Avenue. Bob Haun stated that the City may potentially give back the Mulberry easement to the District. Robbie Lyng stated to be very careful about football field egress.

- 4) 2437 Eagle Avenue: Alameda Housing Authority, 22 affordable rental housing units, entitlements received, funding application March 2016, construction 2017.

Superintendent McPhetridge met with Alameda Housing Authority about the potential for an early childhood education center located inside 2437 Eagle Avenue. Debbie Potter will inform the Community Development department of the idea and will pass it to them about the early childhood education center.

- 5) Del Monte Warehouse: dedicated to senior housing, 11.05 acres, 3 building pads, 380 units, 55 affordable, 32 units for senior rental housing, 23 moderate-income units, secured planning approvals, construction 2017-18. Building plan currently being checked.

6) Boatworks: 9.4 acres, 2 acres open space, 7.4 acres residential, 182 units approved, other entitlements in progress (e.g., final map, design review, etc.), construction 2018-20.

7) Site A: 68 Acres, 800 housing units, including 200 affordable units, 400,000 sf commercial, 20 acres of parks, subsequent approvals underway, construction 2017-27.

8) Alameda Marina 1800-2033 Clement: 22 acres (non-tidelands), mixed use w/ MF overlay (30 du/acre), master plan underway, no planning application received to date. Environmental Review (ERI) required.

9) Encinal Terminals: 19 acres mixed use/MF overlay (including Tidelands property), master plan underway, no planning application received to date.

10) North Housing – US Navy Property, 13 acres – Housing Authority (90 units for formerly homeless), 2 acres – Habitat for Humanity (30 units self-help housing), 19 acres to be sold at public auction by Navy, 435 housing unit cap, land conveyance 2016-17.

### 3. Central Avenue Complete Streets Project Update

The Subcommittee discussed Wood Middle School receiving a dedicated bus route from AC Transit. Staff will bring the project to the City Council meeting for approval on February 24, 2016. The Subcommittee expressed appreciation to Superintendent McPhetridge for attending the Transportation Committee meeting. Robbie Lyng requested to review the restriping plan for the grass in front of Encinal High School. Mayor Spencer requested City staff to double-check the all the parking stalls at EHS.

### 4. Public, Educational and Government (PEG) Funds - Joint Use – Opportunity for a Cable Studio

The City will send PEG funding analysis to the District. AUSD expressed interest in partnering with independent programmers Terry Telles and Nanette Deetz. Amy Wooldridge expressed interest in keeping the PEG funds local. PEG funding is only spent on capital and equipment costs, not operating costs.

#### Public Speakers:

Nanette Deetz - addressed the Subcommittee in support of the Public, Educational and Government (PEG) funds being utilized for a cable studio. She expressed partnership interest as an independent producer and supporter of educational programing.

Terry Telles - addressed the Subcommittee in support of the Public, Educational and Government (PEG) funds being utilized for a cable studio. He expressed partnership interest as an independent producer and supporter of educational programing.

5. Bachelor Officers' Quarters (BOQ) - Alameda Unified School District (AUSD)  
Employee Housing

The Subcommittee discussed the funding streams for AUSD employee housing located at the Bachelor Officers' Quarters (BOQ). AUSD discussed the intent to attract and retain teachers through accessibility of employee housing.

6. Revenue Measure Update

The Subcommittee discussed the City Council reviewing poll results first in an upcoming meeting slated for March 2016. Amy Wooldridge supports the recommendation of a modification of any existing City tax. Member Harris supports a partnership of bringing both taxes together. Superintendent McPhetridge expressed interest in AUSD's tax advisors meeting with the City's tax advisors. Mayor Spencer stated she is unsure of how her support will go. Vice Mayor Ashcraft expressed interest in AUSD and the City attorneys to be on notice and provide legal expertise on the potential partnership. The Subcommittee agreed that both tax advisors will meet.

**D. NEW BUSINESS:**

The City Council and the Board discussed possible dates for a special meeting on the following topics:

- Wood Middle School Playground
- Coordination of Parcel Tax Ballot Measures in 2016
- Synthetic Turf
- Alameda Point Track
- Estuary Park

**Adjournment**

Mayor Spencer adjourned the meeting at 12:10 p.m.

**THIS MEETING WAS NOT VIDEO RECORDED AND NO AUDIO IS AVAILABLE**