



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, April 18, 2023

7:00 PM

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

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

**Regular Meeting - 7:00 p.m.**

*The City allows members of the public to participate in person or remotely via Zoom  
For information to assist with Zoom participation, please click:  
<https://www.alamedaca.gov/zoom>*

*For Zoom registration, please click:*

*[https://alamedaca-gov.zoom.us/webinar/register/WN\\_erP-XPEYSxyCexIUe21bnw](https://alamedaca-gov.zoom.us/webinar/register/WN_erP-XPEYSxyCexIUe21bnw)*

*For Telephone Participants:*

*Zoom Phone Number: 669-900-9128*

*Zoom Meeting ID: 875 3960 0763*

*Any requests for reasonable accommodations should be made by contacting the City  
Clerk's office: [clerk@alamedaca.gov](mailto:clerk@alamedaca.gov) or 510-747-4800*

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

#### **SPECIAL CITY COUNCIL MEETING - 5:00 P.M.**

- 1 Roll Call - City Council
- 2 Consent Calendar - Items are routine and will be approved by one motion; members of the public may speak once for up to 2 minutes on the entire Consent Calendar; following public comment, the Council can remove items and speak for up to 5 minutes on each item; recording a non-affirmative vote should be done without removal
- 2-A [2023-2958](#) Recommendation to Approve Jennifer Ott, City Manager, Lisa Maxwell, Community Development Director, Len Aslanian, Assistant City Attorney, and Pat O'Keeffe, Consultant, as Real Property Negotiators for Building 11, Located at 1190 West Tower Avenue, Alameda, CA [Science Corporation]. (Community Development 29061822)
- 2-B [2023-2959](#) Recommendation to Approve Jennifer Ott, City Manager, Lisa Maxwell, Community Development Director, Len Aslanian, Assistant City

Attorney, and Pat O’Keeffe, Consultant, as Real Property Negotiators for Building 39, Located at 950 West Tower Avenue, Alameda, CA [Pyka, Inc.]. (Community Development 29061822)

**2-C**     [2023-2918](#)     Recommendation to Approve Jennifer Ott, City Manager, Lisa Maxwell, Community Development Director, Andrew Thomas, Planning, Building, and Transportation Director, Len Aslanian, Assistant City Attorney, and Pat O’Keeffe, Consultant, as Real Property Negotiators for Pier 3 Located at 1501-1597 Ferry Point, Alameda Point, Alameda, CA [Water Emergency Transportation Authority (WETA)]. (Community Development 29061822)

**2-D**     [2023-2893](#)     Recommendation to Approve Jennifer Ott, City Manager, Lisa Maxwell, Community Development Director, Len Aslanian, Assistant City Attorney, and Lorie Curtis, Management Analyst, as Real Property Negotiators for 1399 Ferry Point (Pier 3 North) Alameda, CA [Aircraft Carrier Hornet Foundation]. (Community Development 29061822)

**3**         **Public Comment on Closed Session Items Only - 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes**

**4**         **Adjournment to Closed Session to consider:**

**4-A**     [2023-2960](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)  
PROPERTY: Building 11, Located at 1190 West Tower Avenue, Alameda Point, Alameda, CA  
CITY NEGOTIATORS: City Manager Jennifer Ott, Community Development Director Lisa Maxwell, Assistant City Attorney Len Aslanian, and Baker Tilly Consultant Pat O’Keeffe  
NEGOTIATING PARTIES: City of Alameda and Science Corporation  
UNDER NEGOTIATION: Price and Terms of Lease

**4-B**     [2023-2961](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)  
PROPERTY: Building 39, Located at 950 West Tower Avenue, Alameda Point, Alameda, CA  
CITY NEGOTIATORS: City Manager Jennifer Ott, Community Development Director Lisa Maxwell, Assistant City Attorney Len Aslanian, and Baker Tilly Consultant Pat O’Keeffe  
NEGOTIATING PARTIES: City of Alameda and Pyka, Inc.  
UNDER NEGOTIATION: Price and Terms of Lease

**4-C**     [2023-2971](#)     CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(a)  
Case Name: Brennan, et al. v City of Alameda, et al.  
Court: Alameda County Superior Court

Case No: 22CV024994

- 4-D**     [2023-2919](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)  
PROPERTY: 1501 – 1597 Ferry Point (Pier 3) Alameda Point, Alameda, CA  
CITY NEGOTIATORS: City Manager Jennifer Ott, Community Development Director Lisa Maxwell, Assistant City Attorney Len Aslanian, Planning, Building, and Transportation Director, Andrew Thomas, and Baker Tilly Consultant Pat O’Keefe  
NEGOTIATING PARTIES: City of Alameda and Water Emergency Transportation Authority (WETA)  
UNDER NEGOTIATION: Price and Terms of Lease Term Sheet
- 4-E**     [2023-2890](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)  
PROPERTY: 1399 Ferry Point (Pier 3 North) Alameda Point, Alameda, CA  
CITY NEGOTIATORS: City Manager Jennifer Ott, Community Development Director Lisa Maxwell, Assistant City Attorney Len Aslanian and Management Analyst Lorie Curtis  
NEGOTIATING PARTIES: City of Alameda and Aircraft Carrier Hornet Foundation  
UNDER NEGOTIATION: Price and Terms of Lease

**5     Announcement of Action Taken in Closed Session, if any**

[2023-3017](#)     April 18, 2023 Closed Session Announcement

**Attachments:**     [Announcement](#)

**6     Adjournment - City Council**

**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**
- 3-A**     [2023-2756](#)     Proclamation Declaring April 23 through 29, 2023 as Alameda County Victims’ Rights Week.

**Attachments:** [Proclamation](#)

3-B [2023-2895](#) Proclamation Declaring April 2023 as Parkinson's Awareness Month.

3-C [2023-2896](#) Proclamation Declaring April 2023 as Autism Acceptance Month.

4 **Oral Communications, Non-Agenda (Public Comment) - Limited to 15 minutes; members of the public may speak for up to 2 minutes regarding any matter not on the agenda; any remaining speakers may comment under Section 9**

5 **Consent Calendar - Items are routine and will be approved by one motion; members of the public may speak once for up to 2 minutes on the entire Consent Calendar; following public comment, the Council can remove items and speak for up to 5 minutes on each item; recording a non-affirmative vote should be done without removal**

5-A [2023-2980](#) Minutes of the Special City Council Meeting, the Joint City Council and Successor Agency to the Community Improvement Commission Meeting and the Regular Meeting held on March 21, 2023. (City Clerk)

5-B [2023-2981](#) Bills for Ratification. (Finance)

**Attachments:** [Bills for Ratification](#)

5-C [2023-2907](#) Recommendation to Develop a Home Electrification Pilot Project for Low Income Households Using Energy Efficiency and Conservation Block Grant Funds. (City Manager 10021032)

**Attachments:** [Correspondence](#)

5-D [2023-2938](#) Recommendation to Authorize the Purchase of Two Replacement Vehicles Consistent with the Revised Vehicle Replacement Policy in Amounts Not-to-Exceed \$181,207 from Global for One Aerial/Bucket Truck and \$232,533 from Altec Industries for One Crane Truck. (Public Works 60141581)

**Attachments:** [Exhibit 1 - Quote: Global](#)

[Exhibit 2 - Quote: Altec Industries](#)

5-E [2023-2881](#) 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 Update](#)

5-F [2023-2935](#) Recommendation to Authorize the City Manager to Negotiate and Execute a Three-Year Contract with Auto Plus Towing for Zero Compensation. (Police 10031100)

**Attachments:** [Exhibit 1 - Bid: Auto Plus Towing](#)  
[Exhibit 2 - Tow Facility Inspection](#)

**5-G**     [2023-2934](#)     Adoption of Resolution Extending the Abandoned Vehicle Abatement Program. (Police 10031100)

**Attachments:** [Exhibit 1 - Resolution 14727](#)  
[Resolution](#)

**5-H**     [2023-2894](#)     Adoption of Resolution Authorizing the City Manager to Execute All Necessary Documents with the Metropolitan Transportation Commission to Complete the Central Avenue/Fourth Street/Ballena Boulevard Roundabout for \$3,321,429 as Part of the Central Avenue Safety Improvement Project Funded by One Bay Area Grant 3 and the Necessary Local Match.

In accordance with the California Environmental Quality Act (CEQA), this Project is Categorically Exempt Under CEQA Guidelines Section 15301(c) Existing Facilities (Minor Alterations to Existing Facilities Including Bicycle Facilities) and Section 15304(h) (Minor Alterations to Land and the Creation of Bicycle Lanes on Existing Public Rights of Way). (Planning, Building and Transportation 20962740)

**Attachments:** [Exhibit 1 - Roundabout Concept](#)  
[Resolution](#)

**5-I**     [2023-2931](#)     Recommendation to Approve the Park Street Business Improvement Area (BIA) Annual Assessment Report; and Adoption of Resolution of Intention to Levy an Annual Assessment on the Park Street BIA for Fiscal Year 2023-24, and Set a Public Hearing for May 2, 2023 to Levy an Annual Assessment on the Park Street BIA. (Community Development 10061810)

**Attachments:** [Exhibit 1 - Annual Assessment Report](#)  
[Exhibit 2 - Assessment Fee Schedule](#)  
[Exhibit 3 - Boundaries Map](#)  
[Exhibit 4 - Address List](#)  
[Resolution](#)

**5-J**     [2023-2933](#)     Recommendation to Approve the Webster Street Business Improvement Area (BIA) Annual Assessment Report; and Adoption of Resolution of Intention to Levy an Annual Assessment on the Webster Street BIA for Fiscal Year 2023-24, and Set a Public Hearing for May 2, 2023 to Levy an Annual Assessment on the Webster Street BIA. (Community Development 10061810)

**Attachments:** [Exhibit 1 - Annual Assessment Report](#)  
[Exhibit 2 - Assessment Fee Schedule](#)  
[Exhibit 3 - Boundaries Map](#)  
[Exhibit 4 - Address List](#)  
[Resolution](#)

- 5-K [2023-2936](#) Adoption of Resolution Authorizing Continued Participation in the Alameda County HOME Consortium for HOME Funds and Authorizing Execution of the Necessary Documents to Maintain the Eligibility of the Consortium for HOME Program Funds in Accordance with the National Affordable Housing Act of 1990; and Recommendation to Authorize the City Manager to Take All Necessary Actions to Carry Out the City of Alameda's Participation in the Alameda County HOME Consortium. (Community Development 20161840)

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

- 5-L [2023-2937](#) Adoption of Resolution Amending the Electric Utility Professionals of Alameda (EUPA) Salary Schedule to Add the Classifications of Supervisor-Customer Resources and Supervisor-Energy Resources Effective April 23, 2023, Amending the Alameda Municipal Power Unrepresented (AMPU) Management Employees Salary Schedule to Add the Classifications of Assistant General Manager-Customer and Energy Resources and Chief Utility Technology Officer Effective April 23, 2023, Add One Supervisor-Customer Resources, One Supervisor-Energy Resources, One Assistant General Manager-Customer and Energy Resources, and One Chief Utility Technology Officer to Alameda Municipal Power, and Delete One Assistant General Manager-Customer Resources, One Assistant General Manager-Energy Resources and One Utility Information Technology Manager and to Upgrade One Senior Energy Resources Analyst to Supervisor-Energy Resources, and One Utility Energy Analyst to Supervisor-Customer Resources, from Alameda Municipal Power. (Human Resources 10025060)

**Attachments:** [Exhibit 1 - Salary Schedule: AMPU](#)  
[Exhibit 2 - Salary Schedule: EUPA](#)  
[Exhibit 3 - Supervisor-Customer Resources](#)  
[Exhibit 4 - Supervisor-Energy Resources](#)  
[Exhibit 5 - Assistant General Manager-Customer and Energy Resources](#)  
[Exhibit 6 - Chief Utility Technology Officer](#)  
[Exhibit 7 - Assistant General Manager-Administration](#)  
[Exhibit 8 - Public Utilities Board Resolution Recommending Approval Resolution](#)

**6 Continued Agenda Items - Public comment and speaking times are determined based upon the prior meeting**

**7 Regular Agenda Items - 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes**

**7-A** [2023-2932](#) Public Hearing to Consider Amendments to the Alameda Landing Waterfront Master Plan and Bay 37 Development Plan for the Alameda Landing Waterfront Mixed Use Project Located at 2800 Fifth Street; Adoption of Resolution Amending the Bay 37 Development Plan PLN22-0401 to Replace a Requirement for a 5,000 Square Foot Commercial Retail Lot with Other Land Uses at the Northern Terminus of Fifth Street at Alameda Landing; and Introduction of Ordinance Amending the Alameda Landing Waterfront Master Plan PLN22-0401 to Replace a Requirement for a 5,000 Square Foot Commercial Retail Lot with Other Land Uses at the Northern Terminus of Fifth Street at Alameda Landing. CEQA Determination: A Final Supplemental Environmental Impact Report for the Alameda Landing Mixed Use Development Project was certified in accordance with the California Environmental Quality Act (CEQA) (State Clearinghouse #2006012091). (Planning, Building and Transportation 20962710)

**Attachments:** [Exhibit 1 - Master Plan/Development Plan Amendment Alternatives](#)  
[Exhibit 2 - Public Comments Received by the Planning Board Resolution Ordinance Presentation Correspondence - Updated 4/18](#)

**7-B** [2023-2920](#) Recommendation to Endorse the Design Concept for the Lincoln

Avenue/Marshall Way/Pacific Avenue Corridor Improvement Project; and Authorize the City Manager to Execute an Agreement with Parametrix, Inc. in an Amount Not-to-Exceed \$1,000,000, Including Contingencies, to Provide Additional Technical Services Related to the Lincoln Avenue/Marshall Way/Pacific Avenue Corridor Improvement Project.

In accordance with the California Environmental Quality Act (CEQA), this project is categorically exempt under CEQA Guidelines Section 15301(c) Existing Facilities (Minor alterations to existing facilities including bicycle facilities) and Section 15304(h) (Minor Alterations to Land and the creation of bicycle lanes on existing public rights of way). (Transportation 20962743)

**Attachments:** [Exhibit 1 - Concept: Central/Main/Pacific to Eighth/Wilma Chan Way/Lincoln](#)  
[Exhibit 2 - Concept: Eighth/Wilma Chan Way/Lincoln to Grand Street](#)  
[Exhibit 3 - Concept: Grand Street to Broadway](#)  
[Exhibit 4 - Agreement: Parisi](#)  
[Exhibit 5 - Agreement: Parametrix Presentation](#)  
[Correspondence - Updated 4/18](#)

- 8 **City Manager Communications - Communications from City Manager**
- 9 **Oral Communications, Non-Agenda (Public Comment) - Members of the public may speak for up to 2 minutes regarding any matter not on the agenda**
- 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 can speak for up to 3 minutes; 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes**
- 11 **Council Communications - Councilmembers can speak for 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings**
- 12 **Adjournment - City Council**

- Meeting Rules of Order are available at:  
<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-4>
- Accessible seating for persons with disabilities, including those using wheelchairs, is available
- Equipment for the hearing impaired is available for public use
- Translators and sign language interpreters available if requested prior to the meeting
- To request a translator, interpreter or any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting, please contact the City Clerk at 510-747-4800 or [clerk@alamedaca.gov](mailto:clerk@alamedaca.gov) at least 48 hours prior to the meeting
- View documents related to this agenda or sign up to receive agendas on the City's website:  
<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](mailto: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.