

Minutes of the Special City Council Meeting
Tuesday- -May 5, 2026- -5:00 p.m.

Mayor Ezzy Ashcraft convened the meeting at 5:00 p.m.

Roll Call – Present: Councilmembers Daysog, Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 5. [Note: Councilmember Jensen arrived at 5:02 p.m. and Councilmember Daysog arrived at 5:19 p.m.]

Absent: None.

Consent Calendar:

Vice Mayor Pryor moved approval of the Consent Calendar.

Councilmember Boller seconded the motion, which carried by unanimous voice vote – 3. [Absent: Councilmember Daysog and Councilmember Jensen – 2.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*26-227) Recommendation to Approve Adam Politzer, Interim City Manager, Abigail Thorne-Lyman, Base Reuse and Economic Development Director, Alesia Strauch, Base Reuse Manager, Francisco Torres, Jones Lang LaSalle, and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for 1190 West Tower Avenue (Poseidon Aerospace). Accepted.

Public Comment:

Tamara Sabella, Greenway Golf/Corica Park, stated the goal has always been to make the Golf Course an inclusive, accessible space for all; she does not understand why so much time and resources have to be used for a legal battle rather than enhancing the work at the Golf Course; encouraged Council to take a look at the impact report and visit the Golf Course.

Cameron Warren, Greenway Golf/Corica Park, discussed his positive experience at Corica Park and with the Beyond the Bag Caddy Program.

Stephanie Warren, Greenway Golf/Corica Park, stated her children and Girl Scout Troop members have benefited greatly from the inclusive and welcoming programs offered at Corica Park; the Park does constant work to create community spaces and host events.

Iris Mitchell, Alameda, stated Corica Park is a vital community asset and is accessible to all; it is a dependable and safe community gathering space.

Robin Lynn Wilson, Alameda, discussed the inclusivity Corica Park offers and how important it is for children.

John Reissenweber, San Francisco, stated golf has helped turn his life around by helping

him heal emotionally, physically, and mentally; Corica Park offers many programs.

Krish Veluthakkal expressed concern that the actions against Greenway Golf will affect young golfers; stated many groups of people, not just golfers, go to experience the Park.

Mani Veluthakkal stated that he disagrees with the statement that Greenway is in breach of contract; stated if the goal is to have a great golf course and community space; Council should celebrate the fact that Greenway Golf turned a struggling asset into a crown jewel; encouraged Council to visit the Golf Course and speak to community members.

Caroline Brossard, Alameda, expressed support for Greenway Golf and the continued investment at Corica Park as an inclusive, community-centered space; stated the Golf Course is a consistent, reliable, public resource serving Alameda residents nearly every day.

The meeting was adjourned to Closed Session to consider:

(26-228) Public Employee Appointment/Hiring; Pursuant to Government Code Section 54957; Title/Description of Positions to be Filled: City Manager

(26-229) Conference with Legal Counsel – Existing Litigation; (Pursuant to Government Code § 54956.9); Case Name: In Re: National Prescription Opiate Litigation; Court: United States District Court Northern District of Ohio Eastern Division; Case Number: 1:17-md-2804-DAP

(26-230) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8); Property: 1190 West Tower Avenue (Building 11) Alameda Point, Alameda, CA; City Negotiators: Interim City Manager Adam Politzer, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Base Reuse Manager Alesia Strauch, Francisco Torres, Jones Lang LaSalle, and Assistant City Attorney Len Aslanian; Negotiating Parties: City of Alameda and Poseidon Aerospace; Under Negotiation: Price and Terms of Lease

(26-231) Conference with Legal Counsel – Existing Litigation; Pursuant to Government Code Section 54956.9(a); Case Name: City of Alameda v. Greenway Golf Associates, Inc.; Court: Alameda County Superior Court; Case No: 22CV011964.

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding Public Employee Appointment/Hiring, staff provided information with no vote taken; regarding National Prescription Opiate Litigation, staff provided information and Council provided direction by unanimous voice vote – 5; regarding Real Property, staff provided information and Council provided direction by unanimous voice vote – 5; and regarding Greenway Golf, staff provided information with no vote taken.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 6:28 p.m.

Respectfully submitted,

DocuSigned by:
Lara Weisiger
759F6A0E8CC74DC
Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Sunshine Ordinance.

Minutes of the Joint Meeting of the City Council and Successor Agency to the
Community Improvement Commission (SACIC)
Tuesday- -May 5, 2026- -6:30 p.m.

Mayor/Chair Ezzy Ashcraft convened the meeting at 6:40 p.m.
Councilmember/Commissioner Boller led the Pledge of Allegiance.

Roll Call - Present: Councilmembers/Commissioners Boller, Daysog,
Jensen, Pryor and Mayor/Chair Ezzy Ashcraft – 5.
Absent: None.

Consent Calendar

Commissioner Boller moved approval of the Consent Calendar.

Commissioner Pryor seconded the motion, which carried by unanimous voice vote - 5.
[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*26-06 SACIC) Minutes of the Special and Regular City Council and SACIC Meeting
Held on March 3, 2026. Accepted.

Agenda Items

(*26-232 CC/26-07 SACIC) Recommendation to Accept the Fiscal Year 2024-25 Audited
Financial Statements and Compliance Reports.

The City Auditor gave a brief presentation.

Councilmember/Commissioner Jensen stated the clean findings in the audit should be
celebrated; Alameda is in good financial shape and is stable.

Councilmember/Commissioner Daysog expressed appreciation that the City Auditor
ensures Alameda’s finances are going in the right direction.

Mayor Ezzy Ashcraft left the meeting at 6:47 p.m. and returned at 6:49 p.m.

Councilmember/Commissioner Jensen moved approval of accepting the audit.

Vice Mayor/Commissioner Pryor seconded the motion, which carried by unanimous
voice vote - 5.

(26-233 CC/26-08 SACIC) Budget Workshop for Fiscal Year 2026-27 Proposed Mid Cycle Budget Update to Provide Direction on Funding Changes for June 2, 2026 Midcycle Budget Adoption.

(26-234 CC) Mayor/Chair Ezzy Ashcraft stated that 45 minutes are needed for the presentation.

Councilmember/Commissioner Jensen moved approval of allowing 45 minutes.

Councilmember/Commissioner Boller seconded the motion, which carried by unanimous voice vote – 5.

Councilmember/Commissioner Boller stated that he needs to recuse himself from the City Attorney's budget due to his interest in rental property; requested the presentation and discussion be bifurcated.

Vice Mayor/Commissioner Pryor moved approval of bifurcating the presentation and discussion.

Councilmember Daysog seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Daysog, Jensen, Pryor, and Mayor Ezzy Ashcraft – 4. Abstention: Councilmember Boller – 1.

The Budget Manager, Finance Director, Base Reuse and Economic Development Director/Acting Planning, Building and Transportation Director, City Clerk, Housing and Human Services Manager started a Power Point presentation.

Mayor Ezzy Ashcraft called a brief break at 7:09 p.m. to allow members of the public to leave the Council Chambers.

The Fire Chief, Finance Director, Human Resources Director, Information Technology Director, Interim Library Director, Base Reuse and Economic Development Director/Acting Planning, Building and Transportation Director, Police Chief, Public Works Director, Recreation and Parks Director, Budget Manager and Finance Director completed the Power Point presentation.

The Finance Director, Assistant City Manager, Human Resources Director, City Attorney, Base Ruse and Economic Development Director/Acting Planning, Building and Transportation Director, and Police Chief responded to Council questions.

Expressed support for the Library Social Worker: Katherine Schwartz, Alameda Family Services.

The Council/Commissioners discussed the budget and asked additional questions, with a majority expressing support for the alternatives presented.

Councilmember/Commissioner Jensen moved approval of accepting the alternatives as proposed, except for a 0.5 Safety Officer, changing four Police Offers to two, one library social worker, one Public Works Division Manager, the Accela permit system, and the IT threat ID and protection system, which adds up to \$550,000 and would be less than half of the savings of two Police Officers.

The motion failed due to a lack of a second.

In response to Mayor/Chair Ezzy Ashcraft's inquiry, Councilmember/Commissioner Jensen stated there will be opportunities to add additional Police Officers in the upcoming budget.

Vice Mayor/Commissioner Pryor moved approval of incorporating all alternatives into the budget, including what Council discussed tonight, with changing the safety officer from contractual to part-time, including the library social worker, all the programs, and other budgetary considerations in the presentation.

Councilmember/Commissioner Boller seconded the motion, which carried by the following voice vote: Ayes: Councilmember/Commissioner Boller, Pryor, and Mayor/Chair Ezzy Ashcraft – 3. Noes: Councilmember/Commissioner Daysog and Jensen – 2.

Mayor/Chair Ezzy Ashcraft called a recess at 8:51 p.m. and reconvened the meeting at 9:06 p.m. with Councilmember Boller absent since he recused himself from the City Attorney budget discussion due to his interest rental property.

The Chief Assistant City Prosecutor and Rent Program Director gave a Power Point presentation.

Vice Mayor/Commissioner Pryor moved approval of the budget proposal for the City Attorney's office.

Councilmember/Commissioner Jensen seconded the motion.

Under discussion, Councilmember/Commissioner Daysog discussed the uniqueness of the City Attorney's office with the Rent Program.

On the call for the question, the motion carried by unanimous voice vote – 4. [Absent: Councilmember Boller – 1.]

Adjournment

There being no further business, Mayor/Chair Ezzy Ashcraft adjourned the meeting at 9:16 p.m.

Respectfully submitted,

DocuSigned by:
Lara Weisiger
759F6A0E89CCT4DC
Lara Weisiger, City Clerk
Secretary, SACIC

The agenda for this meeting was posted in accordance with the Sunshine Ordinance.

Minutes of the Regular City Council Meeting
Tuesday- -May 5, 2026- -7:00 p.m.

Mayor Ezzy Ashcraft convened the meeting at 9:16 p.m.

Roll Call - Present: Councilmembers Boller, Daysog, Jensen, Pryor, and Mayor Ezzy Ashcraft – 5.

Absent: None.

Agenda Changes

(26-235) Mayor Ezzy Ashcraft noted the parking ordinance [paragraph no. 26-270] would not be heard tonight.

Councilmember Jensen moved approval of continuing the ordinance to the Continued Items section of the May 19, 2026 meeting.

Councilmember Boller seconded the motion, which carried by unanimous voice vote – 5.

Proclamations, Special Orders of the Day and Announcements

(26-236) Proclamation Declaring May 2026 as Jewish American Heritage Month.

Vice Mayor Pryor read the proclamation.

(26-237) Proclamation Declaring May 2026 as Asian American, Native Hawaiian, and Pacific Islander Heritage Month.

Councilmember Daysog read the proclamation.

Oral Communications, Non-Agenda

(26-238) Tiffany Southwick, Two Marys Mecantile, requested Council and staff take action regarding the public access closures affecting the Grand Marina business district.

(26-239) Josh Altieri, Housing Authority, discussed the Housing Authority's current work and accomplishments; announced two affordable housing opportunities; stated more opportunities will be available in May.

(26-240) Karin Kirschbaum discussed alleged misconduct involving City officials.

(26-241) Kathleen von Martens, Alameda, urged the City to toughen its cybersecurity; offered to assist.

Consent Calendar

Vice Mayor Pryor inquired whether Flock is the vendor for in the Automated License Plate Readers (ALPR) update [paragraph no. 26-244], to which the Police Chief responded in the affirmative.

Vice Mayor Pryor inquired how quickly the City can exit out of the agreement if Flock use resident information in an intrusive way.

The Police Chief responded if such event were to occur, it would be a breach of the agreement and staff would move to end the agreement immediately.

Vice Mayor Pryor inquired how many properties are purchased each year under the Below Market Rate Purchase Program [paragraph no. 26-246].

The Assistant City Manager made brief comments about Rise Housing Solutions and its work; stated 18 households have purchased a below mark rate unit in Alameda.

Mayor Ezzy Ashcraft inquired where people interested in below market housing can find more information.

The Assistant City Manager responded more information can be found on the City's website.

Councilmember Jensen inquired about the purchase of public safety vehicles [paragraph no. 26-251] and how Rivian was chosen.

The Public Works Director responded staff is proposing a mixed fleet approach; stated Teslas are more specific to police patrol vehicles; Rivians would be used as staff or command vehicles since the model aligns with what is needed; Rivian also offers many benefits, in terms of operational flexibility and purchase pricing.

Councilmember Jensen noted staff recommending two Teslas in February; stated four Rivians are now being recommended; inquired whether the Rivians will be used for the same purpose.

The Public Works Director responded a total of 25 vehicles across the Police and Fire Departments are scheduled for replacement this year; stated the two Teslas were Police Patrol vehicles, which will now be Rivians; the Fire Department selected two Rivians and are deciding to defer the remaining replacements due this year until next year since new Electric Vehicle (EV) models are expected to be on the market.

Mayor Ezzy Ashcraft expressed support for buying EVs; stated the City must do what it can to reduce carbon emissions.

Councilmember Jensen stated there has been concern with the use of the data

collected by the ALPR; it is clear in the report that several steps must be taken before data is released to one of the 14 agencies able to receive the information; inquired whether staff could address the process.

The Police Chief responded the Police Department has an attestation form for when an agency makes a request; stated when signing the form, the agency attests that the information will not be shared or released outside of the ongoing investigation; the attestation form specifically calls out agencies, such as Immigration and Customs Enforcement (ICE).

Councilmember Jensen inquired whether any of the 14 agencies are any kind of immigration enforcement group, to which the Police Chief responded in the negative.

Councilmember Boller inquired about the public art exemption for the McKay Respite Center [paragraph no. 26-257] and whether staff considered reducing the fee to zero and the rationale for keeping it.

The Development Manager responded there is a 1% fee for the public art required for developments; stated that she has worked closely with Alameda Point Collaborative (APC); there is a precedent for a full exemption; APC is committed to building art that is valued at \$100,000 to honor the history of the site and submitted a preliminary public art on-site application.

Councilmember Boller inquired whether APC is committed to spending \$100,000 regardless, to which the Development Manager responded in the affirmative.

Councilmember Jensen inquired whether the Alameda Housing Authority Developments at Northern Housing would pay the 1% for the project recently completed, to which the Development Manager responded in the affirmative; stated the fee applies to municipal projects as well.

The City Clerk announced the public hearings [paragraph nos. 26-263, 26-264 and 26-265].

Stated art is critical to APC's work, as it is healing to patients; the public art project will be a series of panels along McKay Avenue that tell the history of the space; APC is committed to bringing the artwork forward: Doug Biggs, APC.

Discussed Flock cameras and how the company has previously been caught having contracts with the federal government: Zac Bowling, Alameda.

Discussed the Village of Love and alleged misuse of public funds: Karin Kirshbaum.

Vice Mayor Pryor moved approval of the Consent Calendar.

Councilmember Boller seconded the motion.

Councilmember Daysog recused himself from the Landscaping and Lighting District 84-2 Zones 1, 4, 5, 6 and 8 [paragraph no. 26-256] and the Webster Street Business Improvement Area assessment [paragraph no. 26-265].

On the call for the question, the motion carried by unanimous voice vote - 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*26-242) Minutes of the Special and Regular City Council Meetings Held on April 7, 2026. Approved.

(*26-243) Ratified bills in the amount of \$17,665,947.50.

(*26-244) Recommendation to Accept the Annual Automated License Plate Readers Data Report from the Alameda Police Department. Accepted.

(*26-245) 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. Accepted.

(*26-246) Recommendation to Authorize the Interim City Manager to Execute a Twenty-Four Month Agreement with Rise Housing Solutions to Operate the Below Market Rate Purchase Program with a Total Compensation Amount Not-to-Exceed \$102,000. Accepted.

(*26-247) Recommendation to Authorize the Interim City Manager to Execute a Five-Year Service Provider Agreement in an Amount Not-to-Exceed \$75,000 per Year for a Total Amount Not-to-Exceed \$375,000 to Murgreen Environmental Company for On-Call Plumbing Maintenance. Accepted.

(*26-248) Recommendation to Authorize the Purchase of One Compact Wheel Loader from Petersen CAT in an Amount Not-to-Exceed \$98,257. Accepted.

(*26-249) Recommendation to Authorize the Interim City Manager to Execute a Second Amendment to the Agreement with Verde Design, Inc., in an Amount Not-to-Exceed \$21,400, for a Total Agreement Amount Not-to-Exceed \$427,145, to Provide Additional Engineering Services Related to Estuary Park Phase 2 Project. Accepted.

(*26-250) Recommendation to Approve the Project Plans and Authorize the Interim City Manager to Execute an Agreement with Ray's Electric for Streetlight Conduit Replacement - Cornell Drive & Thompson Avenue, Moreland Drive from Fernside Boulevard to Buena Vista Avenue, P.W. No. 03-25-05, in an Amount Not-to-Exceed \$527,707, Including Contingency. Accepted.

(*26-251) Recommendation to Authorize the Purchase of Four 2026 Rivian R1S Sport Utility Vehicles (SUVs) from Rivian LLC in an Amount Not-to-Exceed \$426,216.06, with Aftermarket Equipment from Patrol EV for Amounts Not-to-Exceed \$79,521.33; Seventeen 2026 Ford Interceptor Hybrid SUVs from Town Ford for an Amount Not-to-Exceed \$1,112,125.78 with Aftermarket Equipment from Kerr Industries in an Amount Not-to-Exceed \$351,682.12; and Radio Equipment Installation from Metro Mobile Communications for an Amount Not-to-Exceed \$25,367.20. Accepted.

(*26-252) Resolution No. 16389, "Approving the Alameda County Transportation Commission Master Programs Funding Agreement for Measure BB and Vehicle Registration Fee Direct Local Distribution Funds." Adopted.

(*26-253) Resolution No. 16390, "Amending the Fiscal Year 2025-26 Budget to Increase Authorized Expenditures in the Fleet Internal Service Fund for Fleet Maintenance (\$250,000) and Fleet Replacement (\$175,000)." Adopted.

(*26-254) Resolution No. 16391, "Intention to Dissolve Zone 7 of the Island City Landscaping and Lighting District, 84-2." Adopted.

(*26-255) Resolution No. 16392, "Approving the Engineer's Report Declaring the City of Alameda's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 16, 2026 - Maintenance Assessment District 01-01 (Marina Cove)." Adopted.

(26-256) Resolution No. 16393, "Approving the Engineer's Report Declaring the City of Alameda's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 16, 2026 - Island City Landscaping and Lighting District 84-2, Zones 1, 4, 5, 6 and 8." Adopted.

Since Councilmember Daysog recused himself, the item carried by the following vote: Ayes: Councilmembers Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 4. [Absent: Councilmember Daysog – 1.]

(*26-257) Resolution No. 16394, "Approving a Partial Exemption from Public Art Ordinance for the McKay Respite Center (1245 McKay Avenue), Reducing the Public Art In-Lieu Fee From \$244,117 to \$100,000." Adopted.

(*26-258) Resolution No. 16395, "Authorizing Continued Participation of the City of Alameda in the Alameda County HOME Consortium for HOME Funds and Authorizing the 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." Adopted; and

(*26-258A) Recommendation to Authorize the Interim City Manager, or Designee, to Execute an Agreement with Alameda County Housing and Community Development to Accept HOME Funds for Fiscal Year 2026-27." Accepted.

(*26-259) Ordinance No. 3399, “Approving a Lease Option for Three Years with Three One-Year Extensions in Furtherance of a Sixty-Six Year Ground Lease with Purchase Option with Radium Presents for Approximately 1.87 Acres of Land Located at Alameda Point, and Authorizing the City Manager to Execute a Purchase and Sale Agreement Consistent with the Purchase Option.” Finally passed.

(*26-260) Ordinance No. 3400, “Approving a Purchase and Sale Agreement for the Sale of City-Owned Property Located at 650 West Ranger Avenue (Building 92) to Ernst Development Partners, Inc., and Authorizing the City Manager to Execute the Purchase and Sale Agreement and Related Documents.” Finally passed.

(*26-261) Ordinance No. 3401, “Amending the Alameda Municipal Code Amending Article XVIII (Tobacco Retailers) of Chapter VI (Businesses, Occupations, and Industries) Prohibiting the Sale and Distribution of Nitrous Oxide by Tobacco Retailers, Convenience Stores, and other Retail Establishments.” Finally passed.

(*26-262) Ordinance No. 3402, “Amending the Alameda Municipal Code by Amending Article 3-61 (Transient Occupancy Tax) of Chapter 3 (Finance and Taxation) to Implement Senate Bill 346 Authorizing Cities to Require Short Term Rental Platforms to Provide Additional Information to Cities.” Finally passed.

(*26-263) Public Hearing to Consider Adoption of the Community Development Block Grant (Councilmember DaysogBG) /HOME Partnership Investment Program (HOME) Fiscal Year 2026-27 Annual Action Plan; and

(*26-263A) Authorize the Interim City Manager, or Designee, to Negotiate and Execute Related Documents, Agreements, and Modifications at Funding Levels Approved by Congress.

(*26-264) Public Hearing to Consider Resolution No. 16396, “Confirming the Park Street Business Improvement Area Assessment Report for Fiscal Year 2026-27 and Levying an Assessment on the Park Street Business Improvement Area with a Consumer Price Index Adjustment of Three Percent (3%) for Fiscal Year 2026-27.” Adopted.

(26-265) Public Hearing to Consider Resolution No. 16397, “Confirming the Webster Street Business Improvement Area Assessment Report for Fiscal Year 2026 27 and Levying an Annual Assessment on the Webster Street Business Improvement Area with a Consumer Price Index Adjustment of Three Percent (3%) for Fiscal Year 2026-27.” Adopted.

Since Councilmember Daysog recused himself, the item carried by the following vote: Ayes: Councilmembers Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 4. [Absent: Councilmember Daysog – 1.]

Continued Agenda Items

(26-266) Recommendation to Approve Agreement Appointing Girard “Gerry” Beaudin as City Manager Effective June 30, 2026; and

(26-266A) Resolution No. 16398, “Modifying the Council Appointee Salary Schedule Increasing the Salary Range of the City Manager Position by 1%.” Adopted.

The City Clerk announced the compensation and benefits.

Vice Mayor Pryor moved approval of the City Manager contract [and adoption of the related resolution] with the following three amendments: 1) Section 7: Deferred Compensation: replace 3% City Contribution with 1%, with the understanding that this topic will be further reviewed by the City Council during Mr. Beaudin’s first annual evaluation; 2) Section 8. Evaluation: remove the word “facilitated” before “performance evaluation” to allow the City Council continued discretion in how to conduct evaluations; 3) Section 14. Automobile Allowance & Technology: reduce the automobile allowance from \$550 per month to \$400 per month.

Councilmember Daysog seconded the motion.

Under discussion, Councilmember Daysog discussed his previous abstention vote; stated that he is okay with many aspects of the contract; expressed concern about the guaranteed 5% differential between the City Manager position and the Executive Management line; stated it is important he set aside his concern and make sure to welcome the new City Manager with open arms.

On the call for the question, the motion carried by unanimous voice vote – 5.

Regular Agenda Items

(26-267) Public Hearing to Consider an Appeal of the Planning Board’s Decision to Approve Use Permit Amendment No. PLN25-0649 to Allow the Continued Use of an Outdoor Patio for Amplified Musical Entertainment at 1200 Park Street; and

(26-267A) Resolution No. 16399, “Upholding the Appeal of Use Permit Amendment PLN25-0649 and Modifying the Use Permit to Extend Pilot to Allow Outdoor Music Events Consistent with the Noise Ordinance on a 0.29-Acre Site at 1200 Park Street.” Adopted.

(26-268) The City Clerk stated a process is being proposed to allow the Appellant and Applicant to speak for seven minutes each, including rebuttal time.

Vice Mayor Pryor moved approval of allowing both the Appellant and Applicant to speak for seven minutes.

Councilmember Daysog second the motion, which carried by unanimous voice vote – 5.

The Base Reuse and Economic Development Director/Acting Planning, Building and Transportation Director made brief comments and the Planner III gave a Power Point presentation.

Vice Mayor Pryor inquired whether everything would stay the same, except for the volume, which will adhere to the current noise ordinance, to which the Planner III responded in the affirmative.

Councilmember Jensen inquired whether there is a specific decibel level cited in the original 2023 Use Permit (UP).

The Planner III responded the 2023 UP approved a decibel level of up to 85 decibels, which was also approved in 2026.

In response to Councilmember Boller's inquiry regarding the additional noise testing providing additional information that was not before the Planning Board, the Planner III stated staff visited the site after the Planning Board's decision and monitored the ambient noise level; stated the decibel levels closer to Park Street were 68 and the level down San Jose Avenue was 58.

Councilmember Boller inquired how the Attorney's office analyzed the California Environmental Quality Act (CEQA); inquired whether the new noise level information impact the analysis.

Special Counsel responded CEQA includes a specific category that deals with noise; stated noise readings taken by the Appellants exceeded the noise ordinance; the Appellants could therefore argue that CEQA was triggered; staff relied on an exemption at the Planning Board level.

Councilmember Boller inquired if the business continues with the current sound levels, are there multiple ways CEQA could be a problem, given the existing noise ordinance, to which the Special Counsel responded in the affirmative; stated the Appellant makes a secondary argument which states that regardless of CEQA, this particular use violates the City's noise ordinance and therefore the City cannot issue the UP.

The Appellants gave a presentation.

The Applicant gave a Power Point presentation.

(26-269) Mayor Ezzy Ashcraft stated a motion is needed to consider the Bike Share agreement [paragraph no. 26-271] and Encinal Terminals ordinance [paragraph no. 26-272] after 11 p.m.

Councilmember Daysog moved approval of hearing the items.

Councilmember Boller second the motion, which carried by unanimous voice vote – 5.

Stated Park Street is one of Alameda's primary commercial corridors and is meant to be active and vibrant; while she understands the concerns of nearby neighbors, it is important to find the right balance; encouraged Council to allow the music to remain in a limited, well-managed way: Kathy Weber, Downtown Alameda Business Association.

Stated when purchasing her home over three decades ago, she understood what it would mean to live in a residential and commercial zoning area; Park Station has been a good neighbor and it would be unfair to take away the outdoor music; urged Council to find a solution that is just and fair to all: Bobbie Centurion, Alameda.

Stated Park Station has had three reviews conducted by Alameda's Code Enforcement and have failed twice; he recorded noise levels of 75 decibels after 8 p.m. on a school night; although some live performances are played indoors, one wall is able to be opened, so the sound carries outside: Michael Haddon, Alameda.

Expressed support for Park Station's permit to provide entertainment with amplified outdoor music: J. J. Navarro, Alameda.

Expressed support for music and the arts; asked Council not to limit the creative opportunities that set Alameda apart; stated Park Station is a welcomed asset to the community: Nicholas Parker, Alameda.

Stated everything must be done to enrich the community; Park Station has done that; urged Council to support Park Station: Jason Cooke, Alameda.

Stated Park Station has been conscious of the sound; there are not enough places that play live music in Alameda; urged Council to support Park Station: Kathleen von Martens, Friends of Ken Bard.

Expressed support for Park Station and its live music; stated the music would be adequate at a lower decibel: Mary Manning, Alameda.

Stated many are happy to have live music on the Island; moving the music indoors would not work; people who live in a business district should expect noise; urged Council to support Park Station: Rand Wrobel, Alameda.

Stated 85 decibels is comparable to industrial noise levels and must be addressed; the surrounding building are old and have no insulation or double-paned windows to muffle the music; the music affects people's sleep and ability to enjoy their private space, which will affect rent and land resale: Janet Bailey, Viktor K. Bailey Estate.

Discussed the difference between noise and frequency; stated when people are forced to listen to music, they will be affected; music can affect your mood; expressed support for live music however, amplified music may not be a good idea: Tito Villasenor, Alameda.

Expressed support for staff's recommendation; stated many surrounding neighbors have been affected by the music; the music comes into homes uninvited making it difficult to put children to bed and hold conversations; suggested the City provide enforcement and monitoring if live music is allowed to continue, as opposed to putting the burden on neighbors: Jeff Roubos, Alameda.

Stated live music transforms businesses into a destination and brings visitors into the entire district, which strengthens the economic health of Park Street; encouraged the City to continue working collaboratively towards a solution that supports both economic vibrancy and quality of life: Bernard Hubbard, Sacramento.

Expressed support for Park Station and setting the noise level at 75 decibels; stated few places offer an affordable and enjoyable gathering spaces for families; encouraged Council to consider revisiting the outdated noise ordinance: Julie Rajagopal, Granny Con.

Stated jazz music is not noise; discussed the 85 decibel noise limit; stated noise is normal for a neighborhood that is being revitalized: Gerald Bryant, Alameda.

Stated it took a long time to find a business to take over the space; expressed support for Park Station; stated there must be a compromise because it is difficult for small businesses to succeed: Rich Krinks, Park Station.

Asked Council to find a balanced solution to continue to support live music, community connection, and arts for all: Joseph Osborne, Park Station.

Stated that she is saddened to hear about the noise complaints as Park Station builds community and offers a great form of exercise with dance nights; stated perhaps there could be a compromise: Dorota Sawicka, Alameda.

Discussed Granny Con, which Park Station hosted; stated without willing partners, this type of fundraising event would not be possible; encouraged Council to choose to support compromise: Jen Denton, Park Station/Granny Con.

Stated there must be more opportunities for local, live musicians in the area: Craig Browning, Alameda.

Stated that she lives near Park Station and is affected by the sound; discussed how the music disrupts many aspects of her day-to-day life; stated the residential zone seems to be overlooked: Anne Argyriou, Alameda.

Discussed growing up in Alameda and not having a place for his band to be able to play; stated music is not noise; encouraged Council to support live music: Dan Tuazon, Alameda.

Encouraged Council to continue to support Park Station, which is an incredible addition to the City: Norman Sanchez, Alameda.

Expressed support for allowing Park Station to continue hosting amplified, outdoor music on Saturday afternoons; stated music brings people together; without amplification, outdoor music cannot be heard: Sharon Khadder, Alameda.

Stated Park Station has been a good neighbor and a vibrant addition to the community; discussed how his children are noise sensitive, however, they adore Park Station; outlined why Park Station is a valuable addition to the community's character; stated that he hopes a good compromise can be found: Nathaniel Delayney-Basch, Alameda.

The Appellant gave a rebuttal.

The Applicant gave a rebuttal.

Mayor Ezzy Ashcraft inquired what staff is recommending.

Special Counsel responded staff is recommending the appeal be upheld; stated Council can look at the permit and add additional conditions to form a compromise; staff recommends the condition regarding 85 decibels be rewritten to state: outdoor music must comply with the noise ordinance; the current permit states indoor noise must comply with the ordinance; Council could also impose additional conditions to ensure the noise will be reduced in accordance with the noise ordinance.

Mayor Ezzy Ashcraft stated in a previous meeting with staff, it was discussed that one cannot exceed the ambient noise level as measured before each event.

Special Counsel responded staff will get into the technicalities of the noise ordinance; stated the UP has a fixed 85 decibel level; the noise ordinance, however, requires a fixed decimal amount be set at 55 decibels for residential uses and 65 decibels for commercial uses; the noise ordinance also allows increasing noise to the ambient noise level if the ambient noise in the area is in excess of 55 or 65 decibels; staff is recommending the noise level be adjusted to ambient noise, in accordance with the noise ordinance; the problem is ambient noise fluctuates based on the time of day and on the different streets.

Mayor Ezzy Ashcraft expressed appreciation for people wanting to find a compromise; inquired how Park Station will know whether or not they are in compliance.

Special Counsel responded Park Station has contracted a sound engineer and purchased a sound monitor, which stores data; stated the Applicant and Appellant

agree the City should work with the same data; one of the conditions in the UP submitted to Council is a protocol for taking noise measurements; the noise measurements would be taken with the equipment; both the neighbors and staff could review the data points.

Mayor Ezzy Ashcraft inquired whether the monitoring will be elaborate but user friendly enough to comply with, to which the Special Counsel responded in the affirmative; stated staff is willing to work with the owners to make it user friendly.

Vice Mayor Pryor stated that she agrees with the appeal that the volume must be revisited; the Applicant and Appellant can eventually come to a compromise; the current noise ordinance seems to be outdated.

Councilmember Daysog inquired whether one of the problems is the number of days and hours the live music occurs.

The Planner III responded the problem is the events are exceeding the noise ordinance requirements.

Councilmember Daysog inquired whether the number of events is the issue, to which the Planner III responded in the negative.

Councilmember Boller stated there was mention that if the UP attached the noise ordinance to the outdoor music, ambient noise would likely control, however, the specific ambient noise level was not identified; inquired whether one can assume it is probably in the range of 68 to 72 decibels, to which Special Counsel responded in the affirmative.

In response to Councilmember Boller's inquiry regarding Park Station complying with the decibel levels, Special Counsel responded Park Station was trying to have the noise be at a certain level on site because noise dissipates offsite; stated the measurement required by the noise ordinance is at the residential property line; the 55 decibel level metric should not be applied under the noise ordinance, but rather the ambient noise, which gives Park Station a bit more latitude.

Councilmember Boller inquired whether there is a way for Park Station to have outdoor music and comply with the ambient noise test in the noise ordinance or if it is not feasible.

Special Counsel responded encouraging data came out of a live music event at Park Station last Saturday; stated the music on that day was amplified, but there were no drums; this type of music could comply with the noise ordinance.

Councilmember Boller stated staff is recommending revising the noise ordinance at a later date; this could involve studies and be quite a process; inquired if staff is motivated to do the work and what the timeline would look like.

Special Counsel responded if a focused Environmental Impact Report (EIR) is done, the timeline, on an aggressive schedule, would be six months to one year.

Mayor Ezzy Ashcraft inquired whether an EIR is required to revise the noise ordinance, to which Special Counsel responded if Council intends on increasing the noise level to more than 5 decibels above ambient, additional environmental review would be required under the existing General Plan.

Councilmember Boller inquired whether a CEQA lawsuit would extend the time further than six months, to which the Special Counsel responded in the affirmative; stated CEQA lawsuits take about a year.

Mayor Ezzy Ashcraft stated one of the least effective ways to solve differences is through litigation; discussed her experience living on a busy, noisy street; stated the lot where Park Station is now situated sat vacant for years, which did nothing for Park Street; small businesses and downtowns are struggling; Park Station should be able to have outdoor music; she would like to fashion a compromise.

Councilmember Daysog inquired whether Park Station going beyond 8 p.m. is one of the problems; inquired if this is an issue, has the venue gone past the time significantly.

Special Counsel responded tonight's hearing was the first time she had heard that Park Station was going beyond the 8 p.m. end time, however, the testimony was a little vague; stated that she is unsure whether the testimony relates to indoor or outdoor music; the City has not had substantial complaints about Park Station going past 8 p.m.

Councilmember Daysog inquired whether there is any solid evidence, to which the Special Counsel responded in the negative.

Councilmember Daysog inquired whether Council could adopt the Planning Board's verbiage and replace 55 decibels with the ambient noise level and create a time limit during which the City will continue to observe whether the noise, as it reaches the residents, hits 55 decibels or above; inquired if the noise reaches 55 decibels or above during the research period, mitigation could be implemented to prevent waiting six months.

Special Counsel responded in the affirmative; stated staff is recommending the matter return to the Planning Board to review the data after four months.

Vice Mayor Pryor inquired what data would be returned to the Planning Board.

Special Counsel responded data from the noise measurements received from the noise monitoring equipment.

Mayor Ezzy Ashcraft outlined the hours live music is allowed in the revised resolution.

Special Counsel stated the staff report also discusses a four-month check-in with the Planning Board.

Mayor Ezzy Ashcraft stated that she believes a lot of time and compromise went into the recommendation.

Councilmember Jensen stated Park Station is a popular venue and is a great resource for local artists; her husband has played music at the venue; she hopes the staff recommendation can be supported; inquired whether this will be the last action taken by Council.

Special Counsel responded Council could change it to have the review conducted by the Council, however, the Planning Board is very familiar with the topic.

The City Attorney inquired whether Councilmember Jensen could state for the record whether her husband received any compensation for playing at the venue.

Councilmember Jensen responded her husband was not paid to play, rather he paid to play at the venue.

Councilmember Daysog inquired whether four months down the road, when either the Planning Board or Council revisits the effectiveness of the replacement of 55 decibels by the ambient noise criteria, if either party could require an implementation of a physical tool, such as a wall, as condition of further approval beyond the four months, to which the Special Counsel responded in the affirmative.

Councilmember Daysog inquired whether there are various ways to ensure the noise, as it arrives to the homes on San Jose Avenue, could be mitigated, to which the Special Counsel responded in the affirmative; stated staff will have additional information in the future about the types of mitigations that are effective.

Councilmember Daysog inquired when staff says events shall comply with the City's noise ordinance at all times, the reference is to the ambient noise criteria and not 55 decibels, to which the Special Counsel responded in the affirmative.

Vice Mayor Pryor moved approval of following the staff recommendation [including adoption of the revised resolution].

Councilmember Daysog seconded the motion.

Under discussion, Councilmember Daysog states that he sees staff's recommendation as a compromise; it also gives everyone time to figure out whether the ambient noise criteria will work; the area where Park Station is situated is a mixed use area; although he understands the neighbors concerns, that is the nature of areas where there are different land uses; the Planning Board's decision mentions limiting the number of

events to four a month, with the cut-off time being at 8 p.m., which Park Station is following; a process is being put in place that allows further pivoting if needed; believes a compromise has been struck.

Councilmember Jensen thanked Park Station for their flexibility and patience.

On the call for the question, the motion carried by unanimous voice vote - 5.

(26-270) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Section 12-2.3 (Location) of Article I (Parking Lots) of Chapter XII (Designated Parking) and by Repealing and Replacing current Section 12-4.12 (Reserved) of Article I (Parking Lots) in its Entirety to Authorize the City Manager or Designee to Establish and Modify Hours of Operation for the Civic Center Parking Structure. Continued to May 19, 2026.

(26-271) Recommendation to Endorse the Program Concept for a Three-Year Bike Share Pilot in West Alameda and Authorize the Interim City Manager, or Designee, to Execute All Necessary Agreements to Accept Funding from Alameda County Transportation Commission and Execute a Three-Year Agreement with the Metropolitan Transportation Commission and Lyft to Begin Participation in the Regional Bay Wheels Program.

The Senior Transportation Coordinator gave a Power Point presentation.

Mayor Ezzy Ashcraft stated that she sits on the Metropolitan Transportation Commission (MTC) and the Alameda County Transportation Commission (ACTC); expressed support for the item; stated that she has one hesitation; staff and Bay Wheels discussed possibly expand to the East End, but the answer was no; encouraged staff not to commit exclusively with Lyft.

Stated there is no bike infrastructure on the northern end of the Webster Business District; suggested 9th Street and Pacific Avenue, which is currently a slow street and future greenway; encouraged the City and Bay Wheels to consider collaborating on a bike-to-work week sale: Mitch Ball, Alameda.

Expressed support for the staff recommendation; stated this is a key project identified in the Active Transportation Plan that Council approved about four years ago; discussed the importance of the project; stated the City should be working on increasing connectivity: Denyse Trepanier, BikeWalk Alameda.

Expressed support for a three-year bike share pilot in West Alameda; stated the proposed expenditure for the program is overshadowed by the amount of public good it will produce; the pilot is exciting because it will integrate Alameda into an existing, robust bikeshare network with surrounding cities: Arsh Singh Hothi, Alameda Transportation Management Authority.

Discussed reoccurring conversations with customers about the lack of robust transportation options; stated this is a great way to bridge the gap from the ferry and bring more people into Alameda; expressed support for the item: Drew Record, Saint George Spirits.

Vice Mayor Pryor moved approval of the staff recommendation to endorse the program concept for a three-year bike share pilot in West Alameda.

Councilmember Daysog seconded the motion, which carried by unanimous voice vote - 5.

(26-272) Introduction of Ordinance Authorizing the Interim City Manager to Execute a Third Amendment to the Lease with Bayview Landing LP for Approximately 6.4 Acres of City-Owned Public Trust Tidelands Located at 1527 Buena Vista (Encinal Terminals). Introduced.

The Community Development Manager gave a Power Point presentation.

Expressed support for the item; expressed appreciation for the usage of electric vehicles; discussed the driveway closing, which provides waterfront access to pedestrians and bicyclists; stated the Planning Board recommended moving forward with improving pedestrian access instead of closing the access point; she would like to see the area modified from the current proposal: Denyse Trepanier, BikeWalk Alameda.

The Community Development Manager stated one of the conditions in the Use Permit (UP) is the requirement of temporary improvements to help with ingress and egress to the site; the entrance road will be safer; the Master Plan for the Encinal Terminals is for a large, multi-family development with new roads and access; the intersection would be fully redone; the entrance to Fortman Marina would be off a new access road.

Mayor Ezzy Ashcraft stated the staff report mentions demolition of blighted buildings and improvements to the Clement Avenue intersection entrance; inquired if this is part of what Council is considering tonight.

The Community Development Manager responded the UP has the condition included already; stated this lease amendment is consistent with the UP; staff does not recommend adding additional obligations or conditions to the improvements.

Mayor Ezzy Ashcraft stated conditions include requiring all loading and unloading to take place on the site and there is no parking on the street; the UP conditions apply; the item is something worth supporting.

Councilmember Jensen moved introduction of the ordinance.

Councilmember Boller seconded the motion, which carried by unanimous voice vote - 5.

City Manager Communications

None.

Oral Communications, Non-Agenda

None.

Council Referrals

None.

Council Communications

None.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 12:33 a.m.

Respectfully submitted,

DocuSigned by:

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Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Sunshine Ordinance.