



City of Alameda

Meeting Agenda

City Council

Tuesday, December 1, 2020

7:00 PM

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

The Agenda was revised on 11/24/2020 at 5:50 p.m. to revise the Case Name and Case Number for item 4-D.

Due to Governor Executive Order N-29-20, Councilmembers can attend the meeting via teleconference. The City allows public participation via Zoom.

***For information to assist with Zoom participation, please click:
<https://www.alamedaca.gov/zoom>***

***For Zoom meeting registration, please click:
https://alamedaca-gov.zoom.us/webinar/register/WN_FXX8Gcr3QFCr9efOSdV4dg***

***For Telephone Participants:
Zoom Phone Number: 669-900-9128
Zoom Meeting ID: 851 7317 0487***

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

City Hall will be NOT be open to the public during the meeting.

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

SPECIAL CITY COUNCIL MEETING - CLOSED SESSION - 5:00 P.M.

- 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 [2020-8471](#) Recommendation to Approve Eric J. Levitt, City Manager, Lisa N. Maxwell, Assistant City Attorney, and Debbie Potter, Special Projects Analyst, as Real Property Negotiators for Site A at Alameda Point. (City Manager)**
- 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** [2020-8467](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Site A at Alameda Point
PERSONS NEGOTIATING: Eric J. Levitt, City Manager, Debbie Potter, Special Projects Analyst, Michelle Giles, Redevelopment Project Manager and Lisa Nelson Maxwell, Assistant City Attorney
NEGOTIATING PARTIES: City of Alameda and Alameda Point Partners
UNDER NEGOTIATIONS: Price and Terms
- 4-B** [2020-8518](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Government Code § 54956.9)
CASE NAME: DeFiguroa, Ileana v City of Alameda, et al.
COURT: Superior Court of California, County of Alameda
CASE NUMBER: RG1890266
- 4-C** [2020-8529](#) CONFERENCE WITH LEGAL COUNSEL
WORKERS' COMPENSATION CLAIM
(Pursuant to Government Code § 54956.95)
Claimant: Employee - Fire Department
Claim Nos.: ALAX-005105, ALAX-005551, and ALBA-005460
Agency Claimed Against: City of Alameda
- 4-D** [2020-8530](#) CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION (Pursuant to Government Code § 54956.9)
CASE NAME: City of Alameda v. Union Pacific (Sweeney)
COURT: Superior Court of the State of California, County of Alameda
CASE NUMBERS: RG18921261
- 4-E** [2020-8485](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code § 54957
Positions Evaluated: City Clerk - Lara Weisiger

5 Announcement of Action Taken in Closed Session, if any**6 Adjournment - City Council****SPECIAL JOINT MEETING OF THE CITY COUNCIL and the SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 6:59 P.M.****Pledge of Allegiance****1 Roll Call - CC/SACIC**

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

- 2-A** [2020-8469](#) Recommendation to Accept the Fourth Quarter Financial Report for the Period Ending June 30, 2020. [City Council and SACIC] (Finance 2410)

Attachments: [Exhibit 1 - Fourth Quarter Financial Report](#)

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

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** [2020-8526](#) Minutes of the Special and Regular City Council Meetings Held on November 4, 2020. (City Clerk)

- 5-B** [2020-8525](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

- 5-C** [2020-8505](#) Recommendation to Accept and File Various Community Facilities Districts (CFD) Reports for Fiscal Year (FY) Ending June 30, 2020, including: CFD No. 03-1 (Bayport Municipal Services District); CFD No. 13-1 (Alameda Landing Public Improvements); CFD No. 13-2 (Alameda Landing Municipal Services District); CFD District No. 14-1 (Marina Cove II); and CFD No. 17-1 (Alameda Point Public Services District). (Finance 2410)

Attachments: [Exhibit 1 - Annual Reports](#)

- 5-D** [2020-8506](#) Recommendation to Accept the Development Impact Fee (DIF) and Fleet Industrial Supply Center (FISC)/Catellus Traffic Fee Report. (Finance 2410)

Attachments: [Exhibit 1 - DIF Annual Report](#)
[Exhibit 2 - Traffic Fee Annual Report](#)

- 5-E [2020-8507](#) Recommendation to Accept the 2013 Local Library Bond Measure Annual Report. (Finance 2410)
Attachments: [Exhibit 1 - Annual Report](#)
- 5-F [2020-8508](#) Recommendation to Accept the Police and Fire Construction Impact Fee Annual Report. (Finance 2410)
Attachments: [Exhibit 1 - Annual Report](#)
- 5-G [2020-8473](#) Recommendation to Accept the Annual Review of the Affordable Housing Ordinance and the City's Affordable Housing Unit Fee Consistent with Section 27-1 of the Alameda Municipal Code; Accept the Annual Affordable Housing Unit Fee Fund Activity Report; and 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 Remains Needed to Support the Production of Affordable Housing in the City. (Community Development 266)
Attachments: [Exhibit 1 - Annual Report](#)
- 5-H [2020-8483](#) Recommendation to Modify Rent Relief Programs Offered at Alameda Point in Response to the Covid-19 Pandemic to Allow Loan Conversion Applicants to be Eligible for the Newly Approved Assistance for Non-Profits and Spirits Alley Businesses and to Allow Recipients of Business Assistance Grants to be Eligible for the Alameda Point Programs with the Obligation to Repay the Business Assistance Grant. (Community Development 858)
- 5-I [2020-8448](#) Recommendation to Authorize the City Manager to Execute Two Use Agreements with the Alameda Soccer Club for the Alameda Point Soccer Fields on Lexington Street for a Term of Ten Years with an Option to Extend the Term for Ten More Years and the Hornet Soccer Field for a Term of Five Years, Subject to the City's Right to Terminate the Agreement at Its Discretion; and Adoption of Resolution Authorizing the City Manager to Enter into Use Agreements with the Alameda Soccer Club for the Alameda Point Field and the Hornet Field at Enterprise Park. (Recreation and Parks 280)
Attachments: [Exhibit 1 - Alameda Point Field Use Agreement](#)
[Exhibit 2 - Hornet Field Use Agreement](#)
[Resolution](#)
- 5-J [2020-8446](#) Adoption of Resolution Authorizing Fiscal Year-End Budget Amendments to Facilitate Closing Fiscal Year (FY) 2019-20; and

Adoption of Resolution Amending the FY 2020-21 Budget. (Finance 2410)

Attachments: [Exhibit 1 - FY 19-20 Budget Amendments](#)
[Exhibit 2 - FY 20-21 Budget Amendments](#)
[Resolution - FY 19-20 Budget Amendments](#)
[Resolution - FY 20-21 Budget Amendments](#)

- 5-K** [2020-8466](#) Adoption of Resolution Amending the Fiscal Year (FY) 2020-21 Operating and Capital Budgets Due to the COVID-19 Pandemic. (Finance 2410)
- Attachments:** [Exhibit 1 - Proposed Budget Adjustments](#)
[Exhibit 2 - Capital Improvement Program Spending Plan Update](#)
[Exhibit 3 - General Fund Budget Summary](#)
[Exhibit 4 - Year-Over-Year Revenue Comparison Resolution](#)
- 5-L** [2020-8470](#) Adoption of Resolution Approving an Amendment to the Memorandum of Understanding between the City of Alameda and the International Association of Firefighters, Local 689, Extending the Term through December 19, 2023. (Human Resources 2510)
- Attachments:** [Exhibit 1 - Tentative Agreement Resolution Correspondence](#)
- 5-M** [2020-8517](#) Adoption of Resolution Setting the 2021 Regular City Council Meeting Dates. (City Clerk 2210)
- Attachments:** [Resolution](#)
- 5-N** [2020-8522](#) Adoption of Resolution to Amend the Fiscal Year (FY) 2020-21 Budget in the Commercial Revitalization Fund to Provide \$100,000 in Matching Funds for the Alameda County CARES Grant Program. (Community Development 227)
- Attachments:** [Resolution](#)
- 5-O** [2020-8523](#) Final Passage of Ordinance Approving a Third Amendment to Development Agreement By and Among the City of Alameda, TL Partners I, LP, and Alta Buena Vista Owner, LLC Governing the Del Monte Warehouse Project Located at the Northeast Corner of the Intersection of Sherman Street and Buena Vista Avenue to Extend the Completion Deadline for the Clement Extension Improvements by One Year and Authorizing the City Manager, or Designee, to Grant an Additional One Year Extension without Further Action by the City Council or Planning Board. (Planning, Building and Transportation

481005)

6 Regular Agenda Items

6-A [2020-8524](#) Verbal Status Update by the Police Reform and Racial Equity Steering Committee and City Staff. (City Manager)

6-B [2020-8509](#) Recommendation to Review and Comment on Association of Bay Area Government's (ABAG) Housing Methodology Committee's Proposed Methodology for Distributing the Regional Housing Needs Allocation (RHNA) among Bay Area Cities and Counties, and Staff's Proposed Process/Meeting Schedule to Update the City's General Plan Housing Element for 2023 to 2031. (Planning, Building and Transportation 481005)

Attachments: [Exhibit 1 - Letter to ABAG](#)
 [Exhibit 2 - RHNA Fact Sheet](#)
 [Exhibit 3 - ABAG Executive Director Staff Report](#)
 [Exhibit 4 - July 2020 Staff Report](#)
 [Exhibit 5 - January 2020 Staff Analysis](#)
 [Exhibit 6 - July 2012 Staff Report](#)
 [Presentation](#)
 [Correspondence-Updated 12/1](#)

6-C [2020-8484](#) Introduction of Ordinance Authorizing the City Manager to Execute Lease Amendments for Rent Relief Program with Alameda Point Beverage Group, Auctions By the Bay, Building 43 & Associates, Faction Brewing, Group Delphi, Proximo Spirits, Saildrone and USS Hornet Air & Space Museum via the Non-Profit Spirits Alley Program for Rent Relief in Response to the Covid-19 Pandemic. (Community Development 858)

Attachments: [Exhibit 1 - Form of Lease Amendment](#)
 [Ordinance](#)

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 [2020-8519](#) Consider Adoption of Resolution Requiring a Project Stabilization Agreement for Certain Construction Projects, Including Construction Associated with Certain Leases, which Include: City-Owned Property, City Funding at a Set Threshold, Approval of Certain Agreements, or

Other City Subsidies or Credits at Set Thresholds, or
Consider Directing Staff to Place the Resolution on a December 15,
2020 Special Meeting Prior to the 7:00 p.m. Regular Meeting.
(Councilmembers Oddie and Vella)

Attachments: [Draft Resolution](#)

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

10-A [2020-8476](#) Stopwaste October 2020 Topic Brief: Re:Source. (Councilmember Oddie) [Informational only] [Not heard November 17, 2020]

Attachments: [Topic Brief](#)

11 Adjournment - City Council

- Please contact the City Clerk at 510-747-4800 or clerk@alamedaca.gov at least 48 hours prior to the meeting to any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.
- 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.
- 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.
- Sign up to receive agendas here: <https://alameda.legistar.com/Calendar.aspx>

- **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.