



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, March 21, 2023

7:00 PM

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

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The closed session agenda was revised on March 13, 2023 at 5:45 p.m. to add a negotiator and on March 14, 2023 at 9:30 a.m. to add Councilmember Vella's teleconference location

**MEETING TIMES:** Closed Session - 5:00 p.m.  
Joint Meeting - 6:59 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  
Councilmember Vella will be present via teleconference from Capitol Hilton  
1001 16th Street NW, Washington DC, 20036
- 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**     [2023-2878](#)     Recommendation to Approve Jennifer Ott, City Manager, Lisa Maxwell, Community Development Director, Andrew Thomas, Planning Building & Transportation Director, Scott Watson, Base Reuse Manager, and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for the Site A Development Project located at 171 West Atlantic Avenue bounded by West Tower Avenue to the North, Pan Am Way to the West, Atlantic Ave to the South and Main Street to the East. (Community Development 29061822)
- 2-B**     [2023-2879](#)     Recommendation to Approve Jennifer Ott, City Manager, Lisa Maxwell, Community Development Director, Andrew Thomas, Planning Building & Transportation Director, Scott Watson, Base Reuse Manager, and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for the West Midway Market-Rate Development Project bounded by West Midway Avenue to the North, West Tower Avenue to the South, Main Street to the East and Pan Am Way to the West. (Community Development 29061822)
- 2-C**     [2023-2880](#)     Recommendation to Approve Jennifer Ott, City Manager, Lisa Maxwell, Community Development Director, Andrew Thomas, Planning Building & Transportation Director, Scott Watson, Base Reuse Manager, and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for the West Midway RESHAP Development Project bounded by West Midway Avenue to the North, West Tower Avenue to the South, Main Street to the East and Pan Am Way to the West. (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**     [2023-2884](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)  
PROPERTY: West Midway Affordable Housing Development Project (Parcel bounded by Main Street, West Midway, Pan Am and West Tower) Alameda Point, Alameda, CA  
CITY NEGOTIATORS: City Manager Jennifer Ott, Community Development Director Lisa Maxwell, Planning Building & Transportation Director Andrew Thomas, Base Reuse Manager Scott Watson, and Assistant City Attorney Len Aslanian  
NEGOTIATING PARTIES: City of Alameda and MidPen  
UNDER NEGOTIATION: Terms of Agreement(s)
- 4-B**     [2023-2883](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)

PROPERTY: West Midway Market-Rate Development Project (Parcel bounded by Main Street, West Midway, Pan Am and West Tower) Alameda Point, Alameda, CA

CITY NEGOTIATORS: City Manager Jennifer Ott, Community Development Director Lisa Maxwell, Planning Building & Transportation Director Andrew Thomas, Base Reuse Manager Scott Watson and Assistant City Attorney Len Aslanian

NEGOTIATING PARTIES: City of Alameda, Brookfield Development and Catellus

UNDER NEGOTIATION: Terms of Agreement(s)

**4-C**     [2023-2882](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)

PROPERTY: Site A Development Project (approximately 171 West Atlantic Ave) Alameda Point, Alameda, CA

CITY NEGOTIATORS: City Manager Jennifer Ott, Community Development Director Lisa Maxwell, Planning Building & Transportation Director Andrew Thomas, Base Reuse Manager Scott Watson and Assistant City Attorney Len Aslanian

NEGOTIATING PARTIES: City of Alameda and Cypress Equity Investments

UNDER NEGOTIATION: Terms of Agreement(s)

**4-D**     [2023-2867](#)     CONFERENCE WITH LEGAL COUNSEL—PENDING LITIGATION  
Significant exposure to litigation pursuant to Government Code Section 54956.9, subsection (d)(2)

Number of Cases: One (As Defendant - City Exposure to Legal Action), City of Alameda Claim Number: GH004333

Plaintiffs: Daren Chan and Jennifer Chan on behalf of Wilma Chan

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

[2023-2939](#)     March 21, 2023 Closed Session Announcement

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

**6**     **Adjournment - City Council**

**SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) MEETING - 6:59 P.M.**

**Pledge of Allegiance**

**1**     **Roll Call - City Council and SACIC**  
**Councilmember Vella will be present via teleconference from Capitol Hilton**  
**1001 16th Street NW, Washington DC, 20036**

- 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/SACIC 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** [2023-2886](#) Minutes of the City Council and SACIC Meeting Held on February 21, 2023. [City Council and SACIC] (City Clerk)
- 2-B** [2023-2781](#) Recommendation to Accept the Unaudited First and Second Quarter Revenue and Expenditure Report for Fiscal Year 2022-23. [City Council and SACIC] (Finance 10024051)
- Attachments:** [Exhibit 1 - Revenue & Expenditure Report](#)

**3 Adjournment - City Council and SACIC**

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

- 1 Roll Call - City Council**  
Councilmember Vella will be present via teleconference from Capitol Hilton  
1001 16th Street NW, Washington DC, 20036
- 2 Agenda Changes**
- 3 Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes**
- 3-A** [2023-2755](#) Proclamation Declaring March 2023 as Women's History Month.  
**Attachments:** [Proclamation](#)
- [2023-2940](#) Proclamation  
**Attachments:** [Proclamation - Woman in Construction](#)
- 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** [2023-2887](#) Minutes of the Special and Regular City Council Meetings Held on February 21, 2023. (City Clerk)

- 5-B [2023-2885](#) Bills for Ratification. (Finance)  
**Attachments:** [Bills for Ratification](#)
- 5-C [2023-2842](#) Recommendation to Approve Extending the Term for the Use of Remaining Approved Funds for the Tyler Munis Financial and Human Capital Management System Implementation Project through June 2025. (Information Technology 60626070)  
**Attachments:** [Exhibit 1 - Agreement](#)  
[Exhibit 2 - 7/16/2019 Staff Report](#)
- 5-D [2023-2843](#) Recommendation to Authorize the City Manager to Execute a Second Amendment for Five Years, in an Amount Not to Exceed \$924,300, for a Total Compensation Not to Exceed \$2,046,355, to Carlson, Barbee & Gibson, Inc. (CBG) for Civil Engineering Services to Replace Backbone Infrastructure in Alameda Point's Reuse Area.  
On February 4, 2014, the City certified the Alameda Point Final Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA) (State Clearinghouse No. 2013012043). The Final EIR evaluated the environmental impacts of redevelopment and reuse of the lands at Alameda Point consistent with the Alameda Point Zoning Ordinance and Master Infrastructure Plan (MIP), which included the Reuse Area. The proposed actions implement the Alameda Point Zoning Ordinance and MIP and do not present any substantial changes in the Alameda Point redevelopment project or circumstances thereunder, or new information of substantial importance that would necessitate further environmental review pursuant to Public Resources Code section 21166 and CEQA Guidelines sections 15162 to 15164. (Public Works 31041520)  
**Attachments:** [Exhibit 1 - Alameda Point Reuse and Development Areas](#)  
[Exhibit 2 - Agreement with EBMUD](#)  
[Exhibit 3 - CBG 2nd Amendment](#)  
[Exhibit 3 - REVISED CBG 2nd Amendment](#)  
[Exhibit 4 - CBG 1st Amendment](#)  
[Exhibit 5 - CBG Agreement](#)
- 5-E [2023-2851](#) Recommendation to Accept Report on the Appointment of an Open Government Commission Member. (City Clerk 10022020)
- 5-F [2023-2874](#) Final Passage of Ordinance Amending Alameda Municipal Code by Amending Article XIX (the Third-Party Food Delivery Services) of Chapter VI (Businesses, Occupations and Industries) to Continue Placing Limits on Charges Imposed by Third-Party Food Delivery Services; Define Core Product Offering to Mean a Service; and Other Amendments. (Community Development 24161823)

**Attachments:** [Correspondence - Updated 3/22](#)

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

- 6-A** [2023-2809](#) Consider Directing Staff to Initiate the Process of Amending Alameda Municipal Code (AMC) Section 30-12.4, Location of Liquor Stores, Similar to Council's Amendment of AMC Section 30-12.2, Location of Bars in March, 2021. (Councilmember Herrera Spencer) [Continued from March 7, 2023; public comment will be allowed]

**Attachments:** [Exhibit 1 - Correspondence](#)  
[Exhibit 2 - March 2, 2021 Minutes](#)

**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** [2023-2869](#) Adoption of Resolution Establishing a Temporary Recruitment and Hiring Incentive Policy of \$75,000 for Lateral, Academy Graduate and Entry Level Police Officers through Use of Existing Salary Savings. (Police 10031100)

**Attachments:** [Exhibit 1 - 2017 Recruitment and Hiring Incentive Policy](#)  
[Exhibit 2 - 2019 Recruitment and Hiring Incentive Policy](#)  
[Exhibit 3 - Redline of 2019 Recruitment and Hiring Incentive Policy](#)  
[Exhibit 4 - 2023 Temporary Recruitment and Hiring Incentive Policy](#)  
[Exhibit 5 - Crime Table](#)  
[Resolution](#)  
[Presentation](#)  
[Correspondence from Staff - Updated 3/22](#)  
[Correspondence - Updated 3/22](#)

- 7-B** [2023-2808](#) Recommendation to Endorse the Design Concept for the Clement Avenue/Tilden Way Project and Authorize the City Manager to Execute a Third Amendment to the Agreement with Kittelson & Associates to Increase Compensation by \$1,130,000, Including Contingencies, for a Total Aggregate Compensation Not-to-Exceed \$1,475,876, to Provide Additional Technical Services Related to the Clement Avenue/Tilden Way 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) [Not heard on March

7, 2023]

**Attachments:** [Exhibit 1 - Existing Conditions Memo](#)  
[Exhibit 2 - Concept](#)  
[Exhibit 3 - Concept Analysis Memo](#)  
[Exhibit 4 - Agreement](#)  
[Exhibit 5 - First Amendment](#)  
[Exhibit 6 - Second Amendment](#)  
[Exhibit 7 - Third Amendment](#)  
[Exhibit 8 - Proposed Work Scope](#)  
[Exhibit 9 - Proposed Budget](#)  
[Presentation](#)  
[Correspondence - Updated 3/21](#)

- 7-C**     [2023-2844](#)     Recommendation to Accept the 2022 Annual Reports on the General Plan, Transportation Choices Plan, Vision Zero Action Plan, and the Climate Action and Resiliency Plan. CEQA Determination: Endorsement of the Annual Reports is Statutorily Exempt from Environmental Review Pursuant to CEQA Guidelines Section 15061(b) (3). (Planning, Building, and Transportation 20962710) [Continued from March 21, 2023]

**Attachments:** [Exhibit 1 - 2022 Annual Reports](#)  
[Exhibit 1 - REVISED 2022 Annual Reports - Updated 3/15](#)  
[Presentation](#)  
[Correspondence - Updated 3/21](#)

- 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**
- 10-A**     [2023-2810](#)     Consider Directing Staff to Proceed with the Purchase of License Plate Readers for Vehicles, Concurrently with the Implementation of Fixed License Plate Readers. (Councilmember Herrera Spencer) [Not heard on February 21, March 7 or 21, 2023]

**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.