



City of Alameda

Meeting Agenda

City Council

Tuesday, September 19, 2023

7:00 PM

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

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

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 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 [2023-3381](#) Recommendation to Approve Jennifer Ott, City Manager, Andrew Thomas, Interim Base Reuse and Economic Development Director, Annie Cox, Acting Management Analyst, and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for 1.7 Acres of City Owned Property Located at 677 West Ranger Avenue and along Pan Am Way (Alameda Food Bank). (Base Reuse 24061810)

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 [2023-3372](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
CITY NEGOTIATORS: Jennifer Ott, City Manager, Jessica Romeo, Human Resources Director, Edward Kreisberg, Outside Counsel, and Doug McManaway, Deputy City Attorney
EMPLOYEE ORGANIZATIONS: International Association of Firefighters Local 689 (IAFF)
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment

4-B [2023-3384](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: 677 West Ranger Avenue (1.7 Acres Located on Pan Am Way between West Midway Avenue and West Ranger Avenue), Alameda, CA
CITY NEGOTIATORS: City Manager Jennifer Ott, Interim Base Reuse and Economic Development Director Andrew Thomas, Annie Cox, Acting Management Analyst, Assistant City Attorney Len Aslanian
NEGOTIATING PARTIES: City of Alameda and The Alameda Food Bank
UNDER NEGOTIATION: Price and Terms of Purchase

5 Announcement of Action Taken in Closed Session, if any

[2023-3420](#) September 19, 2023 Closed Session Announcement

Attachments: [Announcement](#)

6 Adjournment - City Council

SPECIAL JOINT MEETING OF THE CITY COUNCIL AND THE ALAMEDA PUBLIC FINANCING AUTHORITY (APFA) MEETING - 6:59 P.M.

Pledge of Allegiance

1 Roll Call - City Council and APFA

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 [2023-3395](#) Minutes of the Special Joint Meeting of the City Council and Alameda Public Financing Authority (APFA) Held on September 21, 2021. [APFA] (City Clerk)

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

3-A [2023-3357](#) Public Hearing to Consider Adoption of City of Alameda and City of Alameda Public Financing Authority Resolutions Authorizing the Issuance and Sale of City of Alameda Financing Authority 2023 Lease Revenue Bonds for the City Aquatic Center in an Amount Not-to-Exceed \$16,000,000 and Approving Certain Documents in Connection with the Issuance and Sale of the Bonds and Authorizing the City Manager, Assistant City Manager and Finance Director to Execute the Documents and Take All Related Actions in Connection Therewith [City Council/APFA];
Adoption of Resolution of the Alameda Public Financing Authority Adopting Amended By-Laws [APFA];
Adoption of Uncodified Ordinance on Urgency Basis Authorizing the City Manager to Enter into Leases with the City of Alameda Financing Authority.
The actions involved are categorically exempt from environmental review under the California Environmental Quality Act (CEQA) under CEQA Guidelines, Section 15322 (in fill projects). (Finance 10024051)

Attachments: [Exhibit 1 - Notice of Public Hearing](#)
[Exhibit 2 - Site Lease](#)
[Exhibit 3 - Lease Agreement](#)
[Exhibit 4 - Assignment Agreement](#)
[Exhibit 5 - Indenture](#)
[Exhibit 6 - Bond Purchase Agreement](#)
[Exhibit 7 - Preliminary Official Statement](#)
[Resolution](#)
[Resolution - Alameda Public Financing Authority](#)
[Resolution - Alameda Public Financing Authority Bylaws](#)
[Ordinance](#)
[Correspondence](#)
[Presentation](#)
[Presentation - REVISED](#)

4 Adjournment - City Council and 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

3-A [2023-3064](#) Proclamation Declaring October 1 through 7, 2023 as Public Power Week.

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

2023-3423 September 19, 2023 Oral Communications Submittal

Attachments: Submittal

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; routine items include, but are not limited to: annual reports and hearings, budget adjustments, contracts, grants, final passage of Ordinances, Police policies and items returning to Council

(Various Locations) for an Amount Not-to-Exceed \$183,898.
In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301(c) (Existing Facilities).
(Public Works 60341590)

Attachments: [Exhibit 1 - Agreement](#)

5-H [2023-3376](#) Final Passage of Ordinance Approving the Transfer by Quitclaim Deed of Approximately 0.11 Acres of City Property at the Del Monte Development Site to Alta Buena Vista Owner, LLC, in Exchange for the Clement Avenue Right-Of-Way Between Entrance Road and Sherman Street to the City per the Development Agreement for the Del Monte Warehouse Project.

In 2008, the City Council certified an Environmental Impact Report for the Northern Waterfront General Plan Amendment. Additionally, in 2014, the City Council adopted a subsequent Mitigated Negative Declaration and Mitigation Monitoring Program for the Del Monte Master Plan and Development Agreement. None of the circumstances requiring further California Environmental Quality Act review are present. (Public Works 31041520)

5-I [2023-3377](#) Final Passage of Ordinance Amending the Alameda Marina Master Plan and Approving Density Bonus Application No. PLN23-0179 to Increase the Alameda Marina Sitewide Housing Unit Count from 760 Units to 801 Units.

The Alameda Marina Master Plan Environmental Impact Report (State Clearinghouse #2016102064) and the Alameda General Plan 2040 Environmental Impact Report (State Clearinghouse #2021030563) were certified in accordance with the California Environmental Quality Act. None of the circumstances necessitating further environmental review exists under CEQA Guidelines Sections 15162 and 15163. (Planning Building and Transportation 20962700)

5-J [2023-3378](#) Final Passage of Ordinance Authorizing the City Manager to Execute a Lease with Pyka Inc., a Delaware Corporation, for Building 39, Located at 950 West Tower Avenue at Alameda Point, Alameda, California, for an Eight Year Lease Term with an Additional Three Year Extension Option for Research and Development of Autonomous Electric Aircraft.

In accordance with California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities).
(Base Reuse 29061822)

Attachments: [Lease Redline](#)
[Correspondence](#)

- 5-K** [2023-3379](#) Final Passage of Ordinance Authorizing the City Manager to Execute a Fifth Amendment to the License with Amber Kinetics, Inc., a California Corporation, to Extend the License Term for Twelve Months and to Establish a New Monthly Rent for the Unimproved Lot Located at 641 West Red Line Avenue for Electrical Systems Storage.
In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities).
(Base Reuse and Economic Development 29061822)
- 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** [2023-3371](#) Adoption of Resolution Appointing Clifford Tong as a Member of the Golf Commission.
- 7-B** [2023-3366](#) Work Session on the Draft City of Alameda Three-Year Strategic Plan (Fiscal Years 2023-2026). (City Manager 10021030)
Attachments: [Exhibit 1 - Draft Alameda Strategic Plan](#)
 [Exhibit 2 - Strategic Retreat #1 Report](#)
 [Exhibit 3 - Strategic Retreat #2 Report](#)
 [Exhibit 4 - Community and Staff Engagement Report](#)
 [Presentation](#)
 [Correspondence from Staff](#)
 [Councilmember Jensen Slide](#)
 [Vision Statement Edits](#)
 [Correspondence - Updated 9/20](#)
- 7-C** [2023-3348](#) Public Hearing to Consider Introduction of Ordinance Amending the Zoning Map for the Approximately 2,280-Square-Foot Property at 1715 Lincoln Avenue (APN 72-299-11) from C-1, Neighborhood Business District, to R-5, Residential District, in Conformance with the Property's General Plan Land Use Designation of Medium-Density Residential, as Recommended by the Planning Board.
Under the California Environmental Quality Act, use of Alameda General Plan 2040 Final Environmental Impact Report, State Clearinghouse #2021030563. No Further Environmental Review is Required. (Planning, Building & Transportation 20962710)

Attachments: [Exhibit 1 - Planning Board Resolution No. PB-23-15](#)
[Exhibit 2 - Proposed Zoning Map Amendment](#)
[Exhibit 3 - General Plan Excerpt: Land Use Diagram Ordinance Presentation](#)

7-D [2023-3338](#) Introduction of Ordinance Authorizing the City Manager to Execute a 59-Month Lease with All Good Living Foundation for the Property Located at 1900 Thau Way, Alameda, CA.

In accordance with the California Environmental Quality Act (CEQA), this action is exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Base Reuse and Economic Development 10061810)

Attachments: [Exhibit 1 - Lease Ordinance Presentation](#)

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 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 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.