



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, March 19, 2024

7:00 PM

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

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The agenda was revised on March 12, 2024 at 9:00 a.m. to add a teleconference location

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

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

*The City allows members of the public to participate in person or remotely*

**Public Speaking Times:**

**Up to 4 speakers: 3 minutes**

**5 or more speakers: 2 minutes**

**Speakers cannot cede time**

**For information to assist with remote participation, please click:**

**<https://www.alamedaca.gov/zoom>**

**For Zoom registration, please click:**

**[https://alamedaca-gov.zoom.us/webinar/register/WN\\_YEAXhSyETaqGe1Dfo19pWw](https://alamedaca-gov.zoom.us/webinar/register/WN_YEAXhSyETaqGe1Dfo19pWw)**

**For Telephone Participants:**

**Zoom Phone Number: 669-900-9128**

**Zoom Meeting ID: 858 0510 7737**

**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 - CLOSED SESSION - 5:00 P.M.**

**1 Roll Call - City Council**

**Note: Councilmember Vella will be present via teleconference from Residence Inn Marriott Arlington Rosslyn, 1651 N. Oak Street, VA 22209 and**

**Councilmember Herrera Spencer will be present via teleconference from InterContinental Wuxi Taihu New Town, 118 Qingyan Road, Binhu District Wuxi 21400 Mainland China**

**2 Consent Calendar - Items are routine and will be approved by one motion unless removed by Councilmembers for a full discussion after Agenda Items if any**

- 2-A** [2024-3850](#) Recommendation to Approve Jennifer Ott, City Manager, Abigail Thorne-Lyman, Base Reuse and Economic Development Director, Alesia Strauch, Base Reuse Manager, Len Aslanian, Assistant City Attorney, and Andrew Schmieder, Senior Director, Cushman & Wakefield, as Real Property Negotiators for 1701 Monarch Street, Building 29, 1951 Monarch Street, Building 25, and 2301 Monarch Street, Building 24, at Alameda Point. (Base Reuse and Economic Development 29061822)

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

**3 Public Comment on Closed Session Items Only**

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

- 4-A** [2024-3843](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code § 54956.9(a)  
CASE NAME: Ann Lauber v City of Alameda, et al.  
COURT: Superior Court of the County of Alameda  
CASE NUMBERS: 22CV011588

- 4-B** [2024-3851](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)  
PROPERTY: 1701 Monarch Street, Building 29, 1951 Monarch Street, Building 25, and 2301 Monarch Street, Building 24  
CITY NEGOTIATORS: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Base Reuse Manager Alesia Strauch, Cushman & Wakefield Senior Director Andrew Schmieder, and Assistant City Attorney Len Aslanian  
NEGOTIATING PARTIES: City of Alameda and Alameda Point Beverage Group dba BRIX Beverage (Building 25), La Costa Pacifica (Building 25), St. George Spirits (Building 25), Dashe Cellars (Building 25), Dreyfuss Capital Partners, LLC (Building 29), and Lava Mae (Building 29)  
UNDER NEGOTIATION: Price and Terms of Leases and Licenses

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

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

- 5-A** [2024-3894](#) March 19, 2024 Closed Session Announcement

**Attachments:** [March 19, 2024 Closed Session Announcement](#)

## 6 Adjournment - City Council

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

#### Pledge of Allegiance

#### 1 Roll Call - City Council

**Note: Councilmember Vella will be present via teleconference from Residence Inn Marriott Arlington Rosslyn, 1651 N. Oak Street, VA 22209 and Councilmember Herrera Spencer will be present via teleconference from InterContinental Wuxi Taihu New Town, 118 Qingyan Road, Binhu District Wuxi 21400 Mainland China**

#### 2 Agenda Changes

#### 3 Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes

#### 4 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter over which the Council has jurisdiction or of which it may take cognizance that is not on the agenda; limited to 15 minutes and in-person comments only, remote public comment is not available for this section; any remaining speakers may comment under Section 9

#### 5 Consent Calendar - Routine items are approved by one motion unless removed by Councilmembers for discussion after Regular Agenda Items are addressed; Councilmembers may speak for up to 3 minutes

**5-A** [2024-3878](#) Minutes of the Special City Council Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting and the Regular City Council Meeting Held on February 20, 2024. (City Clerk)

**5-B** [2024-3838](#) Bills for Ratification. (Finance)

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

**5-C** [2024-3845](#) Recommendation to Review and Adopt Proposed Revisions to the Rules and Procedures for the City of Alameda Mayor's Economic Development Advisory Panel. (Base Reuse and Economic Development 10061810)

**Attachments:** [Exhibit 1: Rules and Procedures](#)

[Exhibit 2: Rules and Procedures - Redline](#)

**5-D** [2024-3852](#) Recommendation to Authorize the City Manager to Execute a First

Amendment to the Agreement with CircleUp Education to Provide Specialized Diversity, Equity and Inclusion Training for All City Employees in the Amount of \$114,586, Increasing Total Agreement Compensation to an Amount Not-To-Exceed \$134,346. (City Manager 10021030)

**Attachments:** [Exhibit 1: Agreement](#)  
[Exhibit 2: First Amendment](#)  
[Exhibit 3: Scope of Work](#)  
[Correspondence](#)

**5-E**     [2024-3735](#)     Recommendation to Authorize the City Manager to Execute an Agreement with Suarez & Munoz Construction, Inc., for Jean Sweeney Open Space Park Trail Connector Improvements for a Not-to-Exceed Amount of \$821,000, including Contingency; and Adoption of Resolution Amending the Fiscal Year 2023-24 Capital Budget Reappropriating \$134,000 from Capital Improvement Program (CIP) C63000, \$210,000 from CIP C63100, and \$50,000 from CIP C65010 to CIP C65010 Increasing Revenue and Expenditure Appropriations by \$394,000.

This action is categorically exempt from further environmental review pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15304 (Minor Alterations to Land). Additionally, in 2014 the City Council adopted a Mitigated Negative Declaration for the Jean Sweeney Park Master Plan, of which the trail connector improvements authorized by this action are one component. Pursuant to CEQA Guidelines sections 15162 and 15163, none of the circumstances necessitating further CEQA review are present. (Recreation and Park 10051400)

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

**5-F**     [2024-3858](#)     Final Passage of Ordinance Approving a First Amendment to the Rebuilding the Existing Supportive Housing at Alameda Point (RESHAP) Development Agreement to Ensure Consistency Between the RESHAP Disposition and Development Agreement, Amended Development Plan, and Development Agreement.

The streamlining provision of Public Resources Section 21083.3 and Section 15183 of the California Environmental Quality Act Guidelines apply and no further environmental review is required. (Planning, Building and Transportation 20962710)

**Attachments:** [Correspondence - Updated 3/19](#)

**5-G**     [2024-3859](#)     Final Passage of Ordinance Authorizing the City Manager to Execute a

Purchase and Sale Agreement for the 1.7 Acres of Surplus Land (Building 607) with the Alameda Food Bank, Execute a 12-Month License with a 6-Month Optional Extension for Temporary Use of Adjacent Property During Project Construction, Execute a Lease for Wings 8 and 9 of Building 2 on West Midway Avenue at Alameda Point with the Alameda Point Collaborative, and Execute Release of the Legally Binding Agreements with the Alameda Point Collaborative and Alameda County. [Requires 4 affirmative votes]

The streamlining provisions of Public Resources Section 21083.3 and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines apply and no further environmental review is required. (Base Reuse 29061822)

- 5-H**     [2024-3860](#)     Final Passage of Ordinance Authorizing the City Manager to Execute a Lease for a Portion of Building 22 with Gold Bar Spirits Company Inc., Located at 2505 Monarch Street, at Alameda Point, Alameda, California, for a Term of Six Years with One Extension Option for Five Additional Years. [Requires 4 affirmative votes]

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 and Economic Development 29061822)

**Attachments:**     [Exhibit 1: Lease - Redline](#)  
[Exhibit 2: Tenant Approval of Change](#)  
[Supplemental Memo](#)  
[Correspondence from City Manager](#)  
[Correspondence from Councilmember Herrera Spencer - Updated 3/19](#)  
[Correspondence - Updated 3/19](#)

## **6            Continued Agenda Items**

## **7            Regular Agenda Items**

- 7-A**     [2024-3848](#)     Adoption of Resolution Appointing Thelma Decoy to the Housing Authority Board of Commissioners.
- 7-B**     [2024-3861](#)     Introduction of Ordinance Authorizing the City Manager to Execute a Second Lease Amendment with Faction Brewing Company LLC for Building 22, Suite 200, Located at 2501 Monarch Street at Alameda Point, for a Three-Month Rent Deferral and Subsequent Twelve-Month Deferred Rent Repayment Schedule. [Requires 4 affirmative votes]  
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 and Economic Development 29061822)

**Attachments:** [Exhibit 1: Lease](#)  
[Exhibit 2: First Amendment](#)  
[Exhibit 3: Second Amendment](#)  
[Ordinance](#)  
[Presentation](#)

- 7-C**     [2024-3827](#)     Introduction of Ordinance Amending the Alameda Municipal Code by Amending Article XV (Rent Control, Limitations on Evictions and Relocation Payments to Certain Displaced Tenants Ordinance [Rent Ordinance]) to Implement Senate Bill 567 (State Rent Control Laws) by Adopting a Written Finding That the Just Cause Provisions of the Rent Ordinance Are More Protective Than Civil Code Section 1946.2, Clarifying the City's Authority to Enforce State Rent Control Laws, and Rephrasing the Definition of Rental Units Creating Consistency with State Law. (Rent Stabilization 20723849)

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

- 7-D**     [2024-3849](#)     Recommendation to Accept the 2023 Annual Reports on the General Plan/Housing Element, Active Transportation Plan, Vision Zero Action Plan, Transportation Choices Plan, the Climate Action and Resiliency Plan, and Climate Adaptation and Hazard Mitigation Plan. California Environmental Quality Act (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, 20962743, 10062032)

**Attachments:** [Exhibit 1: Annual Reports](#)  
[Exhibit 1: Annual Reports - REVISED](#)  
[Exhibit 2: Transportation Capital Projects Map](#)  
[Exhibit 3: Response to Bike Walk Alameda](#)  
[Correspondence](#)  
[Supplemental Memo](#)  
[Presentation](#)  
[Correspondence - Updated 3/19](#)

- 7-E**     [2024-3815](#)     Recommendation to Approve the Master Plan Design for De-Pave Park.  
The City of Alameda previously certified an Environmental Impact Report for the Alameda Point Waterfront and Town Center Precise Plan. Pursuant to California Environmental Quality Act (CEQA)

Guidelines sections 15162 and 15163, none of the circumstances necessitating further CEQA review are present. (Recreation 10051400)

**Attachments:** [Exhibit 1: De-Pave Park Master Plan Supplemental Memo Presentation](#)

- 7-F [2024-3824](#) Public Hearing to Consider Introduction of Ordinance Amending Alameda Municipal Code Chapter XXX (Development Regulations) to Revise Section 30-73 et seq. (Real Estate Subdivision Regulations) to Implement the City of Alameda General Plan and Housing Element and Make Other Technical Amendments, as Recommended by the Planning Board.

California Environmental Quality Act Review: This action is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3). (Planning Building and Transportation 20962710) [Not heard on March 19, 2024]

**Attachments:** [Exhibit 1: Existing and Proposed Subdivision Ordinance](#)  
[Exhibit 2: Subdivision Ordinance Amendments – Strikeout](#)  
[Exhibit 3: Decision-Making Table](#)  
[Exhibit 3: Decision-Making Table - REVISED Ordinance](#)  
[Supplemental Memo Presentation](#)

- 8 **City Manager Communications - Communications from City Manager**
- 9 **Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter over which the Council has jurisdiction or of which it may take cognizance that is not on the agenda; comments are limited to In-person only, remote public comment is not available for this section**
- 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 may speak for up to 3 minutes**
- 11 **Council Communications - Councilmembers may speak for up to 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings**
- 12 **Adjournment - City Council**

- Public speaking times: 3 minutes for up to four speakers and 2 minutes for five or more speakers; speakers cannot cede time
- Meeting Rules of Order are available at:  
<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-4>
- Public Comment and Council Meeting Guide available at:  
<https://www.alamedaca.gov/GOVERNMENT/Public-Comment-and-City-Council-Meeting-Guide>
- 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.