



City of Alameda

Meeting Agenda

City Council

Tuesday, January 4, 2022

7:00 PM

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

The regular agenda was revised 1/3/22 at 4:30 pm to indicate 5-E was withdrawn and on 1/4/22 at 5:10 pm to indicated 7-B is continued to 1/18/22 and the closed session agenda was revised 1/4/22 at 1:30 pm to indicate 4-A was withdrawn and time changed

Pursuant to Assembly Bill 361, codified at Government Code Section 54953, 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 regular meeting registration, please click:
https://alamedaca-gov.zoom.us/webinar/register/WN_XdTkIPz_QnmxEfoZTInJbw*

*For Telephone Participants:
Zoom Phone Number: 669-900-9128
Zoom Meeting ID: 862 6396 5816*

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.

REVISED SPECIAL CITY COUNCIL MEETING - 5:45 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 [2022-1595](#) Recommendation to Approve Eric Levitt, City Manager, Lisa Maxwell, Community Development Director, Elizabeth Mackenzie, Chief

Assistant City Attorney, and Nanette Mocanu, Assistant Community Development Director, as Real Property Negotiators for Building 163, located at 1800 Orion Street, Suite 100, and Building 414, located at 1820 Orion Street, Alameda, CA. (City Manager) [Not heard on January 4, 2022]

3 Public Comment on Closed Session Items - Anyone wishing to have comments read into record on closed session items, please email clerk@alamedaca.gov during public comment or no more than 30 minutes prior to the meeting; comments submitted more than 30 minutes prior will not be read

4 Adjournment to Closed Session to consider:

4-A [2022-1589](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Alameda Point, Alameda, CA
CITY NEGOTIATORS: Eric Levitt, City Manager, Lisa Maxwell, Community Development Director, Elizabeth Mackenzie, Chief Assistant City Attorney and Nanette Mocanu, Assistant Community Development Director
NEGOTIATING PARTIES: City of Alameda and Sustainable Technologies, 1800 Orion Street, Suite 101 (Building 163) and 1820 Orion Street, Alameda Point (Building 414)
UNDER NEGOTIATION: Price and terms of lease [Not heard on January 4, 2022]

4-B [2022-1594](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
CITY NEGOTIATORS: Eric Levitt, City Manager; Gerry Beaudin, Assistant City Manager; and Nancy Bronstein, Human Resources Director
EMPLOYEE ORGANIZATION: Alameda Police Officers Association (APOA), Alameda Police Managers Association (APMA) and Alameda Fire Chief's Association (AFCA)
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment

5 Announcement of Action Taken in Closed Session, if any

[2022-1638](#) January 4, 2022 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
- 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 [2022-1597](#) Minutes of the Special Joint City Council and SACIC Meetings Held on November 16, 2021 and December 7, 2021. (City Clerk)
- 2-B [2022-1568](#) Public Hearing to Consider Adoption of a Joint City Council/SACIC Resolution Approving the Development List of Affordable Housing Projects and Funding Request for Such Projects as Requested by the Alameda Unified School District; and Recommendation to Authorize the City Manager to Submit the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for the Period from July 1, 2022 to June 30, 2023 to the Countywide Oversight Board. (Community Development 70161852)
Attachments: [Exhibit 1 - Budget](#)
[Exhibit 2 - AUSD Letter](#)
[Resolution](#)
- 3 Adjournment - City Council and SACIC

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

Pledge of Allegiance

- 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) - 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** [2022-1598](#) Minutes of the Continued November 16, 2021 City Council Meeting Held on November 30, 2021 and the Special and Regular City Council Meetings Held on December 7, 2021. (City Clerk)
- 5-B** [2022-1603](#) Bills for Ratification. (Finance)
Attachments: [Bills for Ratification](#)
- 5-C** [2022-1553](#) Public Hearing to Consider Approving the Housing and Community Development Needs Statement for the Community Development Block Grant (CDBG) Annual Plan for Fiscal Year 2022-23. (Community Development 20361841)
Attachments: [Exhibit 1 - Needs Statement](#)
[Exhibit 2 - Action Plan Schedule](#)
[Exhibit 3 - Consolidated Plan Priorities and Goals](#)
- 5-D** [2022-1564](#) Recommendation for City Council to Accept a Report Regarding the EveryOne Counts! 2022 Upcoming Point-In-Time Count of the Homeless Population in the City of Alameda. (Community Development 10061833)
Attachments: [Presentation](#)
- 5-E** [2022-1554](#) Recommendation to Authorize the City Manager to Execute an Agreement with SEED Collaborative, Inc., to Assist the City with the Development of a Citywide Diversity, Equity, Inclusion and Belonging Plan for an Amount not to exceed \$275,000 Including a 10% Contingency. (Human Resources 10025060) [Not heard on January 4, 2022]
Attachments: [Exhibit 1 - Agreement](#)
[Correspondence](#)
- 5-F** [2022-1570](#) Recommendation to Authorize the Chief of Police to Update Section 1030 of the Existing Alameda Police Department Policy Manual Entitled “Commendations and Awards” to Conform to Operational Changes. (Police 10031100)
Attachments: [Exhibit 1 - Draft Policy](#)
- 5-G** [2022-1572](#) Recommendation to Authorize the Chief of Police to Update Section 444 - Watch Commanders and Section 814 - Computers and Digital

Evidence within the Existing Alameda Police Department Policy Manual to Conform With Best Practices and Operational Changes. (Police 10031100)

Attachments: [Exhibit 1 - Draft Policy 444](#)
[Exhibit 2 - Draft Policy 814](#)

- 5-H** [2022-1563](#) Recommendation to Approve Findings to Allow City Meetings to be Conducted via Teleconference. (City Clerk 10022020)
- 5-I** [2022-1566](#) Recommendation to Authorize the City Manager to Execute a Two-Year Agreement with NBS for Audit Implementation Services for Alameda's Landscape and Lighting District and Special Financing Districts, in an Amount Not to Exceed \$101,750. (Public Works 27641530)
- Attachments:** [Exhibit 1 - Agreement](#)
 [Exhibit 2 - Findings Summary](#)
- 5-J** [2022-1483](#) Adoption of Resolution Appointing Tyler Savage as Trustee to the Alameda County Mosquito Abatement District Board. (Public Works 10041500)
- Attachments:** [Resolution](#)
- 5-K** [2022-1591](#) Adoption of Resolution Ordering Vacation of a Portion of an Existing Public Utility Easement within Parcel Map 8474, 2450 Marina Square Loop, and Recordation of a Quitclaim Deed. (Alameda Municipal Power 10491900)
- Attachments:** [Exhibit 1 - Original Easement Parcel 8474](#)
 [Exhibit 2 - Quitclaim Deed](#)
 [Resolution](#)
- 6** **Continued Agenda Items - Public comment and speaking times are determined based upon the prior meeting discussion**
- 6-A** [2022-1519](#) Recommendation to Accept an Update and Approve a Work Plan Addressing Efforts to Reimagine Police Services and Racial Equity. (City Manager 10021030/Police Department 10031100) [Continued from December 21, 2021]
- Attachments:** [Exhibit 1 - 3-16-2021 Staff Report – Community-Led Steering Committee Recommendations](#)
 [Exhibit 2 - 7-20-2021 Staff Report – Work Plan](#)
 [Exhibit 3 - Truleo Company Overview](#)
 [Correspondence](#)

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** [2022-1587](#) Public Hearing to Consider Introduction of an Ordinance Amending Alameda Municipal Code Chapter XXX to Implement Senate Bill 9 Regarding Two-Unit Housing Developments and Urban Lot Splits in Single-Family Residential Zones, as Recommended by the Planning Board; and
Adoption of Urgency Ordinance Amending Alameda Municipal Code Chapter XXX to Implement Senate Bill 9 Regarding Two-Unit Housing Developments and Urban Lot Splits in Single-Family Residential Zones. [Requires four affirmative votes] (Planning, Building and Transportation 20962700)

Attachments: [Exhibit 1 - Senate Bill 9 Text](#)
[Exhibit 2 - Map, R-1 Districts](#)
[Exhibit 3 - Turner Center Report](#)
[Draft Ordinance](#)
[Draft Urgency Ordinance](#)
[Correspondence from Councilmember Daysog](#)
[Presentation](#)
[Correspondence - Updated 1/5](#)

- 7-B** [2022-1569](#) Public Hearing to Consider the following Ordinances to Govern the Future Development of the Encinal Terminals Property:
Introduction of Ordinance Approving a Disposition and Development Agreement for the Encinal Terminals Project By and Between the City of Alameda and North Waterfront Cove, LLC (“Developer”) Governing the Encinal Terminals Project for Real Property Located at 1521 Buena Vista Avenue and Approving and Authorizing the Assistant City Manager, or Designee, to Execute a Land Exchange and Title Settlement Agreement for the Encinal Terminals Project By and Among the State of California Acting By and Through the State Lands Commission, the City and Developer Substantially in the Form Attached Hereto [Requires four affirmative votes];
Introduction of Ordinance Approving the Amended Encinal Terminals Tidelands Exchange Master Plan and Density Bonus Application for Redevelopment of Real Property Located at 1521 Buena Vista Avenue (APN 072-0382-001, 072-0382-002, 072-0383-003 and 072-0382-009); and
Introduction of Ordinance Approving Development Agreement (Encinal Terminals Project) By and Between the City of Alameda and North Waterfront Cove, LLC Governing the Encinal Terminals Project for Real Property Located at 1521 Buena Vista Avenue. (Planning, Building and Transportation 20962700) [Continued from January 4,

2022]

Attachments: [Exhibit 1 - Letter from Applicant](#)
[Exhibit 2 - Tidelands Exchange Master Plan](#)
[Exhibit 3 - Development Agreement](#)
[Exhibit 4 - Disposition and Development Agreement](#)
[Exhibit 5 - Exchange Agreement](#)
[Exhibit 6 - Density Bonus Application](#)
[Ordinance - Disposition and Development Agreement](#)
[Ordinance - Master Plan](#)
[Ordinance - Development Agreement](#)
[Correspondence - Updated 1/10](#)

- 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** [2022-998](#) Considering Directing Staff to Provide an Update on License Plate Readers. (Councilmember Herrera Spencer) [Not heard on June 15, July 6, 20, September 7, 21, October 5, 19, November 2, 16, December 7 or 21, 2021]
Attachments: [Correspondence](#)
- 10-B** [2022-999](#) Consider Directing Staff to Publicly Share Information on Parking Recreational Vehicles. (Councilmember Herrera Spencer) [Not heard on June 15, July 6, 20, September 7, 21, October 5, 19 or November 2, 16, or December 7, 2021]
- 10-C** [2022-1000](#) Consider Directing Staff to Address Representation for Below Market Rate Homeowners on Homeowner Association (HOA) Boards and with Property Management. (Councilmember Herrera Spencer) [Not heard on June 15, July 6, 20, September 7, 21, October 5, 19, November 2, 16, December 7 or 21, 2021]
- 10-D** [2022-1248](#) Consider Directing Staff to Support Removal of the US Navy Constraints Limiting Housing Development at Alameda Point. (Councilmember Herrera Spencer and Councilmember Daysog) [Not

heard on September 7, 21, October 5, 19, November 2, 16, December 7, 21, 2021 or January 4, 2022]

Attachments: [City of Alameda RHNA Appeal](#)

10-E [2022-1249](#) Consider Directing Staff to Address Identifying New Areas at Alameda Point to Develop a Number of Housing Units Above the Originally-Agreed Upon Numbers of the 2023-2031 Regional Housing Needs Allocation (RHNA). (Councilmember Daysog) [Not heard on September 7, 21, October 5, 19, November 2, 16, December 7, 21, 2021 or January 4, 2022]

10-F [2022-1337](#) Consider Directing Staff to Move Jean Sweeney Park Fencing. (Councilmembers Herrera Spencer and Daysog) [Not heard on October 5, 19, November 2, 16, December 7, 21, 2021 or January 4, 2022]

Attachments: [Sweeney Land versus Railroad Land](#)
[Photos of Fence](#)
[Correspondence](#)

10-G [2022-1427](#) Consider Reviewing and Updating the Previous City Council's Priorities at a Regular City Council Meeting. (Councilmember Herrera Spencer) [Not heard on November 2, 16, December 7, 21, 2021 or January 4, 2022]

Attachments: [July 25, 2020 Council Workshop Summary](#)

10-H [2022-1529](#) Consider Having the City Council Address the Zoning of the Harbor Bay Club. (Councilmember Herrera Spencer) [Not heard on December 7 or 21, 2021]

Attachments: [November 16, 2021 Planning, Building and Transportation Director Correspondence](#)

10-I [2022-1530](#) Consider Having the City Council Review Recreation and Parks Department Community Events. (Councilmember Herrera Spencer) [Not heard on December 7, 21, 2021 or January 4, 2022]

10-J [2022-1571](#) Consider Directing Staff to Immediately Agendize an Urgency Hearing on Senate Bill (SB) 9. (Councilmember Herrera Spencer) [Not heard on December 21, 2021]

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

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

- 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.
- 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.
- The meeting will be broadcast live on the City's website:
<https://www.alamedaca.gov/GOVERNMENT/Agendas-Minutes-Announcements>
- 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.