

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -DECEMBER 16, 2014- -5:00 P.M.

Mayor Gilmore convened the meeting at 5:10 p.m. Councilmember Chen led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Chen, Daysog, Ezzy Ashcraft, Tam and Mayor Gilmore – 5.

Absent: None.

CONSENT CALENDAR

Mayor Gilmore announced that the Del Monte project ordinances [paragraph nos. 14-511 and 14-511 A], the Police and Fire Services Fee report [paragraph no. 14-513], and the resolution appointing Mark Sorensen [paragraph no. 14- 518] were removed from the Consent Calendar for discussion.

Councilmember Tam moved approval of the remainder of the Consent Calendar.

Vice Mayor Ezzy Ashcraft seconded the motion, which carried by unanimous voice vote – 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*14-509) 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 November 18, 2014. Approved.

(*14-510) Ratified bills in the amount of \$2,389,832.98.

(14-511) Ordinance No. 3115, “Adopting the Del Monte Warehouse Master Plan and Density Bonus Application for Redevelopment and Adaptive Reuse of the Property Located at the Northeast Corner of the Intersection of Sherman Street and Buena Vista Avenue.” Finally passed; and

(14-511A) Ordinance No. 3116, “Approving Development Agreement By and Between the City of Alameda and TL Partners, I, LP Governing the Del Monte Warehouse Project for Real Property Located at the Northeast Corner of the Intersection of Sherman Street and Buena Vista Avenue.” Finally passed.

Mayor Gilmore stated that she would like to limit the hearing to end at 7:00 p.m.

Councilmember Tam moved approval of the hearing running from 5:25 p.m. to 7:00 p.m.

Councilmember Chen seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Chen, Ezzy Ashcraft, Tam and Mayor Gilmore – 4. Noes:

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -DECEMBER 16, 2014- -5:00 P.M.

Mayor Gilmore convened the regular meeting at 7:06 p.m.

ROLL CALL - Present: Councilmembers Chen, Daysog, Ezzy Ashcraft, Tam and Mayor Gilmore – 5.

Absent: None.

RESOLUTIONS ACKNOWLEDGING SERVICE AND FARWELL COMMENTS

(14-522) Resolution No. 14995, “Commending Stewart G. Chen for Two Years of Service to the City of Alameda as Councilmember. “ Adopted;

(14-522 A) Resolution No. 14996, “Commending Lena Tam for Eight Years of Service to the City of Alameda as Councilmember. “ Adopted; and

(14-522 B) Resolution No. 14997, “Commending Marie L. Gilmore for Eleven Years of Service to the City of Alameda as Mayor and Councilmember.” Adopted.

Mayor Gilmore read the resolution commending Councilmember Chen and presented it to Councilmember Chen.

Councilmember Chen thanked his family and supporters and made brief comments.

Mayor Gilmore read the resolution commending Councilmember Tam and presented it to Councilmember Tam.

Councilmember Tam thanked her mentors and made brief comments.

Vice Mayor Ezzy Ashcraft read the resolution commending Mayor Gilmore and presented it to Mayor Gilmore.

Mayor Gilmore thanked her supporters and made brief comments.

Thanked Councilmembers Tam, Chen and Mayor Gilmore; made brief comments: Kate Quick, Alameda.

Stated Mayor Gilmore and Councilmember Tam have served as her role models; made brief comments: Barbara Kahn, Alameda.

Commended Mayor Gilmore and Councilmembers Tam and Chen for serving: Honora Murphy, Alameda.

Thanked Mayor Gilmore and Councilmembers Tam and Chen and made brief

comments: Robb Ratto, Park Street Business Association.

Presented Assembly resolutions to Councilmembers Chen, Tam and Mayor Gilmore:
Assemblymember Rob Bonta.

Councilmember Tam moved adoption of the resolutions.

Vice Mayor Ezzy Ashcraft seconded the motion, which carried by unanimous voice vote – 5.

Mayor Gilmore called a recess at 7:54 p.m. and the meeting was reconvened at 8:02 p.m.

INSTALLATION

(14-523) The City Clerk administered the Oath of Office to Mayor Spencer and Councilmember Matarrese; and the Honorable Judge David Krashna administered the Oath of Office to Councilmember Oddie.

COMMENTS BY NEW COUNCIL

(14-524) Councilmembers Matarrese, Oddie and Mayor Spencer each made comments and thanked their supporters.

ROLL CALL - Present: Councilmembers Daysog, Ezzy Ashcraft, Matarrese, Oddie and Mayor Spencer – 5.

Absent: None.

CONSIDERATION OF APPOINTMENT OF VICE MAYOR

(14-525) Councilmember Ezzy Ashcraft moved approval of appointing Councilmember Matarrese as Vice Mayor.

Councilmember Daysog seconded the motion, which carried by unanimous voice vote - 5.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

None.

ORAL COMMUNICATIONS, NON-AGENDA

(14-526) Leland Traiman, Alameda, discussed votes in Mayoral elections; suggested the City should have runoff elections and create a Charter Review Committee.

(14-527) Kurt Peterson, Alameda, thanked the voters; urged residents to register to vote; stated that he looks forward to the new Council.

CONSENT CALENDAR

None.

REGULAR AGENDA ITEMS

None.

CITY MANAGER COMMUNICATIONS

None.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

None.

ADJOURNMENT

There being no further business, Mayor Spencer adjourned the meeting at 8:42 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Sunshine Ordinance.

Councilmember Daysog – 1.

Councilmember Tam moved approval of limiting the speaker time to 2 minutes.

Vice Mayor Ezzy Ashcraft seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Chen, Ezzy Ashcraft, Tam and Mayor Gilmore – 4. Noes: Councilmember Daysog – 1.

Stated that she is opposed to the speaker time limit and to the Council approving the Master Plan tonight; the community should have an opportunity to see the entire project: Mayor-Elect Trish Spencer, Alameda.

Stated the project needs to be reviewed in the context of all projects, especially all projects in the Northern Waterfront; the impact of the project was not studied in the context of the projects in the Housing Element; urged the matter be delayed: Councilmember-Elect Frank Matarrese, Alameda.

Urged support on behalf of her husband; outlined benefits: Helen Sause, Alameda Home Team.

Urged the matter be deferred to the next Council: Maria Dominguez, Alameda.

Stated the plan has been reviewed for a year; the developer has made great effort to present the plans; the building is empty and there are great benefits to moving the project forward: Patricia Young, Alameda Home Team and Alameda resident.

Stated there is great detail for Phase 1 and no detail for Phase 2; outlined Municipal Code requirements for density bonus: Paul Foreman, Alameda.

Stated the neighborhood fought to have a seat at the table; urged approval, which allows the neighborhood to keep a seat at the table: Alison Greene, PLAN! Alameda.

Urged approval: Diane Lichtenstein, Alameda Home Team; and Melinda Hayes, Alameda.

Stated that she is opposed to the large number of residential units; the plans for Buildings B and C are not clear; questioned the developer's control over Jean Sweeney Park: Carol Gottstein, Alameda.

Discussed quick decisions; stated there is no need to rush if the plan is so great; expressed concern over the timing: Kurt Peterson, Alameda.

Expressed concern over the pulse of the neighborhood not being truly known; stated people felt like the Planning Board was not listening: Rion Cassidy, Alameda.

Stated the Alameda Association of Realtors supports the development of needed

housing: Anne DeBardeleben, Alameda Association of Realtors.

Stated no one is in favor of leaving the Del Monte in its current condition; urged final passage of the ordinances: Michael McDonough, Chamber of Commerce.

Expressed support for the project: John Piziali, Alameda.

Expressed support for the Planning Board and staff; urged moving forward: Nick Cabral, Alameda.

Stated the choice is restoration or dilapidation; those opposed have not offered alternatives; a decision should be made tonight; that he is in favor the project: Art Lenhardt, Alameda.

Stated that she likes the project, but a decision should not be made tonight; expressed concern over the holding the hearing at the last meeting; stated greater discussion is needed: Jane Sullwold, Alameda.

Expressed concern over the plan not being complete; outlined omissions: Ken Peterson, Alameda.

Expressed support for the project, which is good for the neighborhood and schools: Kevin Gorham, Encinal High School Principal and Alameda resident.

Stated the project would provide a needed housing supply: Kari Thompson, Chamber of Commerce and Alameda resident.

Stated the area has always been tremendously underutilized; the plans are thoughtful and well designed; Alameda needs more housing; urged approval: Charles Rogerson, Alameda.

Urged the decision be deferred: Red Wetherill, Alameda.

Provided an example of a development causing problems; stated parking is crucial; expressed her opposition to the project: Virginia Bergstrom, Alameda.

Stated problems need to be addressed; voting tonight would tarnish a good project: Adam Gillitt, Alameda.

Urged approval of the project; outlined benefits: Karen Bey, Alameda.

Expressed concern over the Plan's readiness: Former Councilmember Doug deHaan.

Discussed an article which quoted the Mayor; stated although development brings in money, costs need to be addressed, such as traffic: Alan Mitchum, Alameda.

Mayor Gilmore noted the article was addressing Alameda Point.

Expressed support; stated language guarantees affordable housing will be built; the Environmental Impact Report (EIR) could have been better, but was adequate: Bill Smith, Alameda.

Urged approval of the Master Plan; stated the Plan is a model for reversing disastrous regional development on prime farmland; discussed the importance of housing stability: Laura Thomas, Renewed Hope.

Stated that she supports the project, but urged the matter be delayed to allow additional public input: Patsy Baer, Alameda.

Expressed concern over Clement Avenue extension; stated if the City does not have control over the Penzcoil property, the matter should be delayed: Rosemary McNally, Alameda.

Stated most people support the project, but the devil is in the details; expressed concern over the affordable housing being segregated: Gretchen Lipow, Alameda.

Questioned what is the rush: Elizabeth Tuckwell, Alameda.

Stated that he would like to see the project move forward: Sean Cahill, Alameda.

Urged the matter be passed on to the next Council: Janet Gibson, Alameda.

Urged final passage of the ordinances; stated the Master Plan sets forth affordable housing provisions; all density bonus information required has been submitted; tonight is the twelfth public hearing; the project has 34 units per acre: Mike O'Hara, Tim Lewis Communities.

Councilmember Daysog stated that he abstained from voting on the Development Agreement and Master Plan because of the inadequacies of the Transportation Demand Management (TDM) Plan; he agrees Del Monte should be restored, but there should be a more robust discussion based on the type and magnitude of the project; planning has to be more strategic; he would like to have a clear understanding of the TDM; that he cannot support the item.

Vice Mayor Ezzy Ashcraft thanked the public and the Alameda Citizens Taskforce; stated the Del Monte project is different from the library and theater projects; folks like the project but are urging the Council to wait; that she gives a lot of weight and credence to PLAN! Alameda; the Del Monte project may never be perfect, but will bring many benefits to residents; that she is prepared to support the project.

Councilmember Tam expressed her appreciation to the neighborhood; stated the amount of civic engagement transcends more than the five hours at the last meeting;

the developer plans to rehabilitate a historic landmark, which is a key public benefit; that she is prepared to adopt the ordinance.

Councilmember Chen concurred with Councilmember Tam; stated the last meeting had over five hours of discussion; the speakers have not provided any new information to compel him to change his vote; that he supports the project.

Mayor Gilmore stated sometimes the process looks rushed because the public becomes engaged at the end of the process; the affordable housing piece is required to move forward before any permits can be issued.

Vice Mayor Ezzy Ashcraft moved final passage of the ordinance approving Development Agreement by and between the City of Alameda and TL Partners, I, LP governing the Del Monte Warehouse Project for real property located at the Northeast corner of the intersection of Sherman Street and Buena Vista Avenue.

Councilmember Tam seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Chen, Ezzy Ashcraft, Tam and Mayor Gilmore – 4. Noes: Councilmember Daysog – 1.

Vice Mayor Ezzy Ashcraft moved final passage of the ordinance adopting the Del Monte Warehouse Master Plan and Density Bonus Application for redevelopment and adaptive reuse of the property located at the Northeast corner of the intersection of Sherman Street and Buena Vista Avenue.

Councilmember Chen seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Chen, Ezzy Ashcraft, Tam and Mayor Gilmore – 4. Noes: Councilmember Daysog – 1.

(*14-512) Recommendation to Accept the Special Tax and Local Bond Measure Annual Report. Accepted.

(14-513) Recommendation to Accept the Police and Fire Services Fee Report.

Stated the matter should not be heard because the exhibit was not available on line:
Ken Peterson, Alameda.

Councilmember Tam stated the exhibit is attached.

Mayor Gilmore stated the law requires Council to hear the item before the end of the year.

The Assistant City Manager stated the report is on Development Impact Fees (DIF) paid to Police and Fire services; the City is required to present the DIF amount collected and spent.

Councilmember Tam stated there is no impact on the General Fund; the fees are a transfer of funds to reflect usage.

The Assistant City Manager stated the fee is for the period January through September, 2014.

The City Clerk stated the link to the exhibit was corrupted and cannot be opened.

Councilmember Tam inquired whether everyone on the dais was able to open and review Exhibit 1, to which the Councilmembers responded in the affirmative.

The City Manager suggested Council accept the report and direct staff to bring the item back on January 6, 2015.

Vice Mayor Ezzy Ashcraft moved approval of accepting the report.

Councilmember Tam seconded the motion.

Mayor Gilmore inquired whether the motion included direction to have the matter brought back on January 6th.

Vice Mayor Ezzy Ashcraft and Councilmember Tam concurred the direction is included in the motion.

On the call for the question, the motion carried by unanimous voice vote – 5.

(*14-514) Recommendation to Accept the Citywide Development Fee and Fleet Industrial Supply Center (FISC)/Catellus Traffic Fee Report. Accepted.

(*14-515) Resolution No. 14991, “Reappointing Ryan Clausnitzer as Trustee to the Alameda County Mosquito Abatement District Board.” Adopted.

(*14-516) Resolution No. 14992, “Amending Resolution No. 9460 to Reflect Current Positions and Entities to be Included in the City of Alameda’s Conflict of Interest Code and Rescind Resolution No. 14734.” Adopted.

(*14-517) Resolution No. 14993, “Relating to the Securities and Exchange Commission Municipalities Continuing Disclosure Cooperation Initiative. Adopted.

(14-518) Resolution No. 14994, “Appointing Mark Sorensen as a Member of the Social Service Human Relations Board.” Adopted.

Councilmember Tam moved adoption of the resolution.

Councilmember Daysog seconded the motion, which carried by unanimous voice vote – 5.

The City Clerk administered the Oath of Office and presented Mr. Sorensen with a certificate of appointment.

(*14-519) Ordinance No. 3117, "Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease with Bay Ship and Yacht Company for Sixty Months in Building 292 Located at 1450 Ferry Point at Alameda Point." Finally passed.

(*14-520) Ordinance No. 3118, "Amending the Alameda Municipal Code by Amending Chapter 2 (Administration), Article 2 (Board and Commissions) by Repealing Section 2-21 (Youth Advisory Commission) in Its Entirety." Finally passed.

ADJOURNMENT

(14-521) There being no further business, Mayor Gilmore adjourned the special meeting at 6:44 p.m. in memory of Sam Sause.

Respectfully submitted,

Lara Weisiger
City Clerk

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