

MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY- -NOVEMBER 1, 2016- -6:30 P.M.

Mayor Spencer convened the meeting at 6:34 p.m.

Roll Call – Present: Councilmembers Daysog, Ezzy Ashcraft, Matarrese, Oddie and Mayor Spencer – 5.

[Note: Councilmember Daysog arrived at 6:35 p.m.]

Absent: None.

The meeting was adjourned to Closed Session to consider:

(16- 551) Conference with Legal Counsel – Anticipated Litigation; Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9 of the Government Code  
Number of cases: One (As Defendant – City Exposure to Legal Action).

Following the Closed Session, the meeting was reconvened and Mayor Spencer announced direction was given to staff.

Adjournment

There being no further business, Mayor Spencer adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

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

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
TUESDAY- -NOVEMBER 1, 2016- -7:00 P.M.

Mayor Spencer convened the meeting at 7:04 p.m. and led the Pledge of Allegiance.

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

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(16-552) Proclamation Declaring November 2, 2016 as Alameda Collaborative for Children, Youth and Their Families Day.

Mayor Spencer read and presented the proclamation to the Community Development and Resiliency Coordinator.

The Community Development and Resiliency Coordinator made brief comments.

(16-553) Proclamation Declaring November 1, 2016 as Extra Mile Day.

Mayor Spencer read the proclamation and presented it to Jennifer Williams, Social Service Human Relations Board, and Award Recipients: Joyce Denyven, Jill Gorman, Juelle Ann Boyer, Ed Kofman and Mark Morales.

Ms. Denyven, Ms. Gorman and Ms. Williams made brief comments.

ORAL COMMUNICATIONS, NON-AGENDA

(16-554) Maria Dominguez, Alameda; and Gretchen Lipow, Alameda; expressed support for the decision not to approve senior housing at Harbor Bay and the Councilmembers who voted against the project.

(16-555) Dorothy Freeman, Alameda, discussed campaign flyers and fundraising; expressed support for Council candidates Jennifer Roloff and Tony Daysog, Auditor candidate Kevin Kearney and Treasurer candidate Kevin Kennedy; urged campaign reform.

(16-556) Joseph Woodard, Alameda, expressed support for Council candidates Jennifer Roloff and Tony Daysog.

(16-557) Former Councilmember Doug deHaan, Alameda, stated the campaign is reminiscent of Sun Cal; expressed concern over the campaign.

(16-558) Janet Gibson, Alameda, and George Humphreys, Alameda, expressed support for Council candidate Tony Daysog.

### CONSENT CALENDAR

Mayor Spencer announced the Affordable Housing Agreement [paragraph no. 16-561] was removed from the Consent Calendar for discussion.

Vice Mayor Matarrese moved approval of the remainder of the Consent Calendar.

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

(\*16-559) Minutes of the Special and Regular City Council Meetings Held on October 4, 2016. Approved.

(\*16-560) Ratified bills in the amount of \$2,081,401.02.

(16-561) Recommendation to Approve an Amendment to the City Affordable Housing Agreement Standard Form and Amend and Record Five Previously Executed Agreements.

In response to Councilmember Ezzy Ashcraft's inquiry, the Director of Housing and Community Development responded the correction is administrative; a minor set of conflicts was discovered between the State governing documents and the tax credit allocation committee; the action is only for affordable housing rental units, not for sale affordable housing.

Councilmember Ezzy Ashcraft inquired about Area Median Income (AMI) and rent and income restriction as they relate to the categories of affordability.

The Director of Housing and Community Development responded AMI is the metropolitan area standard that the Housing Authority must adhere to; rental or sale price is set on the basis of median income; on the tax credit program, rents are set at 60% to 20% of the median income; for home ownership, the City program identifies three levels for home ownership: 50%, 80% and 120% of AMI; the State publishes new income data once a year; the Housing Authority uses current income data to establish prices.

Councilmember Ezzy Ashcraft inquired whether rent standards reflect adjusted AMI.

The Director of Housing and Community Development responded the formula is set to

one-third of a family's income; affordable rents have not increased as much as market rents.

Councilmember Ezzy Ashcraft inquired how the standards are assured.

The Director of Housing and Community Development responded some State programs are very restrictive; programs have different eligibility requirements and guidelines; some programs allow the renter or homeowner to improve their financial situation while remaining in the affordable units.

Councilmember Ezzy Ashcraft moved approval of an amendment to the City Affordable Housing Agreement Standard Form and amend and record five previously executed agreements.

Vice Mayor Matarrese seconded the motion, which carried by unanimous vote – 5.

(\*16-562) Recommendation to Amend the Contract with Stantec Consulting Services to Increase the Contract Amount by \$74,000, Including Contingencies, for Transportation Engineering Services for a Total of \$148,000. Accepted.

(\*16-563) Recommendation to Accept the Work of W. Bradley Electric, Inc. for Installation of Pedestrian Push Button Upgrades Proposed for Blind or Visually-Impaired Individuals, No. P.W. 12-14-17. Accepted.

(\*16-564) Recommendation to Amend the Contract with Dream Ride Elevator to Increase the Contract Amount by \$22,211.80, Including Contingencies, for Full Service Elevator Maintenance, for a Total Contract Amount of \$105,871.67. Accepted.

(\*16-565) Recommendation to Authorize the City Manager to Negotiate and Execute Agreements for the Purchase of Remounting One Ford E-450 Leader Ambulance and Two Fire Department Staff Vehicles in an Amount Not to Exceed \$231,219.98 and to Increase Fleet Replacement Fund Appropriations by \$18,000 in Fiscal Year 2016-17. Accepted.

(\*16-566) Recommendation to Authorize the City Manager, or Her Designee, to Enter into Purchase Agreements Not to Exceed \$225,000 for the Replacement of Five Police Department Vehicles and One Police Motorcycle. Accepted.

(\*16-567) Recommendation to Authorize the City Manager to Execute an Agreement with Moffatt & Nichol to Provide Design and Permit Services for the Encinal Boat Launch Facility Renovation in an Amount Not to Exceed \$226,302, Funded by a Grant from the California Department of Parks and Recreation Division of Boating and Waterways. Approved.

(\*16-568) Ordinance No. 3167, "Approving a Lease and Authorizing the City Manager to

Execute Documents Necessary to Implement the Terms of a 10 Year Lease with One Five-Year Option to Renew and an Option to Purchase with St. George Spirits, Inc., a California Corporation, for Building 21 Located at 2601 Monarch Street at Alameda Point.” Finally passed.

(\*16-569) Ordinance No. 3168, “Amending the Alameda Municipal Code by Amending Chapter 30 of (Zoning Ordinance) to Streamline Improvements to Existing Residential Properties and Minor Administrative, Technical, and Clarifying Revisions to the Zoning Ordinance Regarding Chimneys, Accessory Buildings, Windows, Existing Driveways and Parking, Non-Conforming Setbacks, Home Occupation Signage, and Other Miscellaneous Amendments.” Finally passed.

### REGULAR AGENDA ITEMS

(16-570) Introduction of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease with Pacific Pinball Museum for Three Years with No Extension Options and an Early Termination Right in Building 169, Suite 101 Located at 1680 Viking Street at Alameda Point. [In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.]

The Base Reuse Director gave a brief presentation.

Vice Mayor Matarrese requested an explanation of early termination.

The Base Reuse Director responded either party can terminate the lease after one year with a 90 day notice.

Vice Mayor Matarrese stated the area is 45,000 square foot; inquired if the vendor needs that much space.

The Base Reuse Director responded the building is bare bones; the tenant would be the highest and best use for the short term without any investment in development of the building.

Vice Mayor Matarrese inquired whether after a year’s time, the City has the ability to terminate the lease, to which the Base Reuse Director responded in the affirmative.

Councilmember Ezzy Ashcraft stated Pacific Pinball Museum would not be entitled to any relocation expenses or loss of business payments if the early termination occurs; inquired what Pacific Pinball Museum is paying on Building 169 and what is the square footage compared to Building 13.

The Base Reuse Director responded Pacific Pinball Museum’s current location is approximately 12,000 square feet and they are paying \$0.20 a square foot; stated the

new location is \$0.25 a square foot.

Councilmember Ezzy Ashcraft inquired whether Pacific Pinball Museum will be occupying all of the 43,355 square feet.

The Base Reuse Director responded Pacific Pinball Museum will be utilizing all of the space.

Melissa Harmon, Pacific Pinball Museum, noted the space will be used to show the collection.

Councilmember Ezzy Ashcraft inquired whether Pacific Pinball Museum will be giving tours at Building 169.

Ms. Harmon responded in the affirmative; stated the space is large enough to show the collection.

Councilmember Oddie moved introduction of ordinance approving a lease and authorizing the City Manager to execute documents necessary to implement the terms of a lease with Pacific Pinball Museum for three years with no extension options and an early termination right in Building 169, Suite 101 Located at 1680 Viking Street at Alameda Point.

Vice Mayor Matarrese seconded the motion.

Under discussion, Councilmember Ezzy Ashcraft stated the lease has an escape clause with the ability to terminate after one year; she likes to take staff's recommendation to heart, they've studied the matter more thoroughly.

Mayor Spencer inquired what the below market rate rent is versus market rate rent; stated the information should have been provided in the staff report for the public.

Andrew Schmieder, Cushman and Wakefield, responded the market rate is \$0.45 per square foot.

Mayor Spencer stated the difference is \$0.20 per square foot; the \$0.25 per square foot is equal to \$10,838 to \$11,498; inquired what the monthly rate would be at the \$0.45 per square foot.

The Base Reuse Director responded about another \$10,000 per month.

Mayor Spencer inquired if staff's proposal is to offer the property at \$10,000 less per month for up to 3 years.

The Base Reuse Director responded in the affirmative; stated the lease is up to one year with early termination; stated Pacific Pinball Museum's current lease has a term

which would impede the City's ability to move forward with the Site A development; the City would have to buy Pacific Pinball Museum out of the year left on their lease; staff believes the proposal is the right thing to do under the circumstances.

Councilmember Daysog recused himself and left the dais.

The Base Reuse Director stated there is not a lot of leverage when the tenant has a legal right to stay in a building and the City needs them to move to facilitate construction; the project gives the City more per square foot than before for a larger space; there were no users interested in the property; the lease can be terminated after a year.

Mayor Spencer inquired whether Pacific Pinball Museum has twelve months left on the current lease, to which the Base Reuse Director responded in the affirmative; stated the City will be earning five times more than before.

Mayor Spencer inquired whether the City can unilaterally terminate the lease after one year, to which the Base Reuse Director responded in the affirmative; stated with 90 days' notice.

Mayor Spencer stated the information was not in the report; in the future, including the information is important to keep the public informed.

Vice Mayor Matarrese stated that he will support the project due to the fact that the lease can be terminated in one year; he understands the predicament the City is in; the lease is in the best interest of the City.

Councilmember Oddie inquired whether there is any other tenant currently interested in the location, to which the Base Reuse Director responded in the negative.

Mayor Spencer stated that she will support the lease; the City needs to ensure people are aware that the lease can be terminated after one year.

Councilmember Ezzy Ashcraft stated it is important to be consistent in the policies and not using buildings for large displays and uses that create minimal employment opportunities; she is willing to support the lease.

On the call for the question, the motion carried by unanimous voice vote – 4. [Absent: Councilmember Daysog – 1.]

The item was re-opened after the Main Street Neighborhood Specific Plan [paragraph no. 16-571].

(16-571) Provide Comments on the Draft Main Street Neighborhood Specific Plan for Alameda Point.

The Redevelopment Project Manager gave a brief presentation.

Councilmember Ezzy Ashcraft inquired what is the Collaborative Partners.

The Redevelopment Project Manager responded the Alameda Point Collaborative, Building Future's for Women and Children and Operation Dignity.

Councilmember Ezzy Ashcraft inquired whether Collaborative Partners is for formerly homeless households, to which the Redevelopment Project Manager responded in the affirmative; stated Building Future's for Women and Children is for women and children that have experienced domestic violence and Operation Dignity is for homeless veterans.

Mayor Spencer inquired about the map on slide 4.

The Redevelopment Project Manager responded the specific plan is to consolidate the 34-acre area that the three housing providers currently occupy; the location was selected to qualify for low income tax credits; continued the presentation.

Councilmember Ezzy Ashcraft inquired whether the Collaborative Partners are taking a much smaller footprint than they currently have, to which the Redevelopment Project Manager responded in the affirmative; stated the Collaborative Partners are going from 34-acres to 10-acres.

Mayor Spencer inquired whether the Main Street area's perimeter is the entire area on the map, to which the Redevelopment Project Manager responded in the affirmative.

Mayor Spencer inquired whether Council and the public are being asked to comment on the external boundary and whether the three colors on the map will be consolidated into the one red color, to which the Redevelopment Project Manager responded in the affirmative; continued the presentation.

Mayor Spencer inquired whether the Main Street area is the entire area on the map shown on slide 4, to which the Redevelopment Project Manager responded in the affirmative.

In response to Mayor Spencer's inquiry regarding the colors on the map, the Redevelopment Project Manager stated the green space is open space and parks; the green Central Garden area is the main gathering space and tree lined streets; the Collaborative partner's site is also on the map.

Mayor Spencer inquired how many homes will be in the area.

The Redevelopment Project Manager responded the plan is providing the vision of how the area will look; the actual numbers and types of homes will be determined later with the Request for Qualification (RFQ) and Request for Proposal (RFP) process.



Councilmember Daysog inquired whether Council could establish the details tonight, to which the Redevelopment Project Manager responded the plan is to provide framework, not to provide specific housing numbers.

Mayor Spencer inquired whether the matter would come back to Council to decide the housing numbers of housing before going to the Planning Board.

The Redevelopment Project Manager responded in the affirmative; stated the Council will decide housing matters.

Councilmember Daysog inquired whether Council could specify the types of housing.

The Redevelopment Project Manager responded broad types of housing are already included in the plan.

Councilmember Daysog stated perhaps Council wants to be more specific on the types of housing for the area.

The Redevelopment Project Manager stated Council could make comments regarding the types of housing.

Councilmember Ezzy Ashcraft stated the item is not agendized; individual Councilmembers can comment.

Councilmember Daysog stated Councilmembers could also vote against the proposed plan.

The Redevelopment Project Manager stated the developer would propose specific ideas and the Council would need to make decisions on those ideas.

Councilmember Daysog stated perhaps Council could decide the types of housing at tonight's meeting.

Vice Mayor Matarrese stated the Council is only providing comments tonight; there is no action for revising or making decisions on the plan; stated he would like to hear the rest of the presentation.

Mayor Spencer inquired whether the matter would come back to Council after the RFQ/RFP process and before the Planning Board; inquired what is the process.

The Base Reuse Director responded the Planning Board has already commented on the plan; stated staff will take the Council's and Planning Board's comments and put together a revised plan; the plan would go back to the Planning Board for a recommendation of approval to Council; Council finally adopts the plan; Base Reuse will put together an outline for an RFQ to be approved by Council, which is the stage where

the decision will be made on the types of housing.

Mayor Spencer inquired what happens after the RFQ process.

The Base Reuse Director responded the process is to see who is interested in the RFQ and select the developer.

Mayor Spencer inquired if the developers would be narrowed down.

The Base Reuse Director responded with Site A, staff narrowed the decision down to two developers and brought the matter to Council for approval, with the reasons why staff picked the two developers; if Council approves, staff would negotiate with the chosen developers.

Mayor Spencer inquired whether the maps in the presentation could have different colors to make the different areas stand out.

The Redevelopment Project Manager responded in the affirmative.

Mayor Spencer inquired whether the Council is being asked to put housing in the solid cream areas of the map on slide 6.

The Redevelopment Project Manager responded the lots have many different uses; stated the housing decision is a future step.

Councilmember Ezzy Ashcraft inquired whether Mayor Spencer is referring to the green space, called Central Gardens.

Mayor Spencer responded the green space will be a park area; inquired whether new housing will be proposed in the historic area.

The Redevelopment Project Manager responded the plan has infill guidelines for the historic district.

Mayor Spencer inquired whether the Council will be commenting whether there should be housing in the dark green area.

The Redevelopment Project Manager responded the dark green area would be housing; stated commercial and all types of uses are permitted in said area.

Councilmember Ezzy Ashcraft inquired whether Council will not be starting from scratch because there is a framework set up of the different uses and zoning.

The Redevelopment Project Manager responded in the affirmative; stated the plan provides the framework.

Mayor Spencer inquired whether Council has not yet made the decision on what goes where.

The Redevelopment Project Manager responded in the affirmative.

Mayor Spencer inquired whether the decision is part of the RFQ process, to which the Redevelopment Project Manager responded in the affirmative.

Mayor Spencer inquired who would make the decision on what would go where after the RFQ process.

The Redevelopment Project Manager responded the Council would make said determination.

Mayor Spencer inquired whether staff would return to Council with the proposal.

The Redevelopment Project Manager responded staff would come up with recommendations and request approval from Council; continued the presentation.

Mayor Spencer inquired what narrow streets means.

The Redevelopment Project Manager responded there are a few variations in the plan; the narrowest travel lane would be no narrower than 10 feet.

Councilmember Ezzy Ashcraft inquired whether a 10 foot wide travel lane is comparable to Broadway in Alameda.

The Base Reuse Director responded a 10 foot wide travel lane is a standard width.

The Redevelopment Project Manager continued the presentation.

Mayor Spencer inquired what is the acreage of the Central Gardens.

The Redevelopment Project Manager responded 3 acres; stated the whole Main Street area is 108 acres.

Mayor Spencer requested information on comparable parks and acreage be added to presentations.

The Redevelopment Project Manager continued the presentation.

Mayor Spencer inquired whether there are one story buildings in the historic district, to which the Redevelopment Project Manager responded in the affirmative.

In response to Mayor Spencer's further inquiry regarding the historic district, the Redevelopment Project Manager stated the vision is to have more density to create

more housing opportunities; stated the maximum height is 2 stories.

Councilmember Ezzy Ashcraft inquired whether the streets referred to as the beehive streets have ranch style houses.

The Redevelopment Project Manager responded the beehive streets are the Big White houses.

Vice Mayor Matarrese stated the ranch style houses are below the beehive street.

Councilmember Ezzy Ashcraft inquired whether the Big Whites are staying.

The Redevelopment Project Manager responded the Big Whites are proposed to stay.

Councilmember Ezzy Ashcraft inquired how the City will deal with the residents currently in the ranch style homes.

The Base Reuse Director responded the leases are all month-to-month; stated if the homes end up being demolished, staff will work with the tenants in a very respectful way as part of the development process.

Councilmember Ezzy Ashcraft inquired whether staff is contemplating how to handle the tenants.

The Base Reuse Director responded in the affirmative; stated staff will interact with the tenants and integrate them in the process.

The Redevelopment Project Manager continued the presentation.

Councilmember Ezzy Ashcraft inquired what is Principle 2 on slide 16.

The Redevelopment Project Manager responded a lot of infrastructure improvements need to happen; stated market rate housing will pay for the infrastructure and the Collaborative.

Councilmember Ezzy Ashcraft inquired whether the City can review the affordable housing developers to underwrite the infrastructure improvements.

The Redevelopment Project Manager responded financing affordable housing is hard; staff is looking for money to come from tax credits which will not be enough to cover the infrastructure and the Collaborative.

Mayor Spencer inquired what is the numbers of units for the Collaborative.

The Redevelopment Project Manager responded 267 housing units are proposed for the Collaborative.

Mayor Spencer stated the original number was 200; inquired about the extra 67 units.

The Redevelopment Project Manager responded 267 units is what the Collaborative proposed.

Mayor Spencer inquired whether all the 267 are affordable units, with no market rate.

The Redevelopment Project Manager responded in the affirmative; stated the units would be low and very low income housing.

Mayor Spencer inquired whether there is any market rate to pay for the 267 affordable housing units.

The Base Reuse Director responded the Collaborative will finance the additional 67 units as part of the project; the Collaborative will help the City finance the 67 low and very low units; the City would need to deliver improved infrastructure; a certain number of market rate units are needed in order to support the infrastructure of the market rate units and the Collaborative site; more analysis needs to be done as part of the RFQ process.

Mayor Spencer inquired what the real cost is for the 67 units; inquired if the Collaborative is going from 200 to 267 units.

The Base Reuse Director responded 267 units would be on 10 acres.

Councilmember Daysog stated that he is not ready to hand over 67 units without doing some level of due diligence.

The Base Reuse Director stated staff is trying to create a planning and regulatory framework so that the Collaborative and the City can move forward with the next phase of development in the Main Street neighborhood.

Councilmember Daysog stated the Collaborative is responsible for delivering 200 units; if the Collaborative wants an additional 67 units, he would like the Collaborative to argue its case; he does not want to set a precedence that 67 units belongs to the Collaborative.

The Base Reuse Director stated said issue can be a part of the RFQ process; the Collaborative Partners can attend the meeting to justify why 67 units are needed.

Councilmember Daysog stated the problem is the document states the 67 units will be given to the Collaborating Partners.

The Base Reuse Director stated nothing in the plan mentions the 67 units; the plan says in order to provide the Collaborating Partners with the infrastructure to the site, market rate housing would need to be used for financing.

Vice Mayor Matarrese inquired if the Council could hear the rest of the presentation before going into further details.

The City Manager stated tonight is for Council to make comments; requested the presentation continue.

Councilmember Daysog stated the plan should not be setting up a contract with the Collaborative Partners; there is no need to guarantee the 67 units to the Collaborative Partners; the economic value of giving away the 67 units is too great; he cannot support the plan tonight; suggested staff go back to redo the principles; stated there is an opportunity for the City's to provide alternative forms of housing and affordable housing.

Vice Mayor Matarrese stated the primary goal should speak to providing affordable housing for people who cannot qualify for the State level affordable housing criteria, but cannot afford market rate housing; he will not support infill housing in the historic zone; 68 units are owned by the City: the Big Whites and the small units behind the Big Whites; there is an opportunity to have 68 developers; he would like to auction said houses "as is;" affordable housing could be covered; multiplying 68 units by an average of \$400,000 per property equals \$27 million, which would cover the \$1 million per acre to satisfy infrastructure; the City would not receive a rate of return like a developer; he would like staff to consider assisted living as part of the residential community and more discussion of urban agriculture to ensure the land is not contaminated; a goal should be to use a green approach for as many buildings and materials as possible; truck routes should be decided because of the mixed-use in the area.

Councilmember Ezzy Ashcraft read the bullet points of the plan; stated the plan has incorporated many different uses and transit options; inquired when Section 1.6 states "future plans will preserve and maintain Alameda Point's ample supply of large industrial and warehouse space..." staff is referring to places like Bay Ship and Yacht; stated that she thought the City was trying to get away from warehouse uses and shipping containers.

The Redevelopment Project Manager responded the Section relates to all the guidelines of Alameda Point, not just the current project.

Councilmember Ezzy Ashcraft stated the Alameda Point Collaborative development allows the City to provide housing for those in need; the plan involves important work for the community; instead of the phasing, she would like to see a broad based approach to development; she appreciates how much consideration has gone into the sea level rise protection measures, which is expensive; she would like to move forward with a positive attitude.

Councilmember Oddie stated that he does not want the historical district touched; maximizing the space for Alameda Point Collaborative for the most vulnerable citizens is important; he is concerned about the narrow streets; he would like bike lanes to the

ferry station, not away from it; bike lanes should be protected; he does not want to see a cookie cutter suburban development that does not make the City proud.

Mayor Spencer inquired what are the numbers of units for the Collaborative.

The Base Reuse Director responded any new market rate development in the Main Street neighborhood has to meet a 25% requirement; stated the Collaborative units are excluded; the Collaborative would like to do 267 units because the Operation Dignity tenants are currently in multiple bedroom units; the Collaborative wants to build more units for the residents that suffer from the post-traumatic stress syndrome; Operation Dignity gets the extra units and the City gets to meet the 16% requirement with the help of the Collaborative financing it.

Mayor Spencer inquired whether units over the 1,425 cost an additional \$50,000 per unit.

The Base Reuse Director responded in the affirmative; stated the additional units would require review of the environmental review work and an amendment to the General Plan.

Mayor Spencer inquired whether 600 of the 800 units at Site A are market rate.

The Base Reuse Director responded in the affirmative; stated 200 are below market rate.

Mayor Spencer stated that she would like to see more middle income housing between market rate and affordable housing; people are being displaced from Alameda that cannot afford the market rate housing.

The Base Reuse Director stated the analysis has to be done to see how many more units would be required to do middle income housing; staff is looking at creative ways to try to address the issue in the current plan.

Mayor Spencer stated there are 467 affordable and 800 market rate being built; the market rate being built in Alameda is luxury.

The Base Reuse Director responded another 25 moderate units are being built; of the 200 units, 70 are moderate; moderate is up to 120% of the AMI, which is a 4 person household making approximately \$100,000.

Mayor Spencer inquired whether moderate is 80% of the AMI, to which the Base Reuse Director responded moderate is 80 to 100% of the AMI, stated \$100,000 for a 4 person household is the maximum income.

Mayor Spencer inquired what the price point would be for the moderate housing.

The Base Reuse Director stated that she does not currently have those numbers; Council seems to want more information on the trade-offs the number of units versus the subsidization of some units.

Mayor Spencer stated the middle income housing should be the highest in quantity; the market rate and affordable should be lower quantity; many people who fall in the middle of market rate and affordable are being displaced; there is a significantly higher percentage of market rate, which will be luxury; she is concerned with the number of market rate, affordable and middle income housing; when the plan comes back, she would like to see a 3-D model with other buildings to compare; she would like to see more greenbelts weaving through; the streets on the Big Whites are curved; inquired whether staff could carry through the weaved themed streets throughout the plan rather than a grid neighborhood and be more creative; stated doing so would allow for more greenbelts; she would prefer bike paths that are set back off the road, to better protect bicyclists; she would like feedback from staff on how a performing arts center can be implemented; she would like mixed transit; she is concerned with the narrow streets; people park on sidewalks because there is no room; she likes the blend of the one, two and three story homes which is what is in the historical district; she would like to see more green incorporated into the design; she would like higher paying jobs so people can move up, including people from the Collaborative; there should be retail that can be used by the neighborhood.

The Base Reuse Director stated staff did try to incorporate the same bee hive curvature on the design; staff will look into doing more with the design.

Vice Mayor Matarrese stated the Community Reuse Plan and General Plan amendments discussed continuing the grid plan into Alameda Point; if the current Council policy is to extend the grid, then Council needs to discuss whether to change it or not.

Mayor Spencer inquired whether the request can be a part of the RFQ process, to have things considered and have the developer come back with a vision.

The Base Reuse Director stated the RFQ can include exploring the potential for non-traditional streets.

Mayor Spencer stated that she is concerned about having bike paths not next to cars and roads.

The Base Reuse Director stated a number of streets have protected bike paths and staff can look into having more protected bike paths.

Mayor Spencer inquired how many votes would be needed to pass the issue.

The Base Reuse Director responded three votes.



Mayor Spencer inquired even though the property is City property.

The Base Reuse Director responded ultimately the development would require four votes; stated staff is hearing the comments made by Council and will try to incorporate the comments.

Councilmember Ezzy Ashcraft stated that she wants to understand some of the planning principles behind the decision to make the street grid like; sometimes there are reasons to design the streets in a grid pattern.

Mayor Spencer stated that she would like to see a non-traditional neighborhood which meets the needs of bicyclists, pedestrians and motorists; she would like to see a developer create a modern neighborhood with paths safe for all motorists.

Councilmember Daysog stated the 67 units could be used for another development and not Mid-Peninsula Housing; it is too early to say how the 67 units should be used; there should be more flexibility; the vision of the Main Street neighborhood should be about the hopes and aspirations of the different parts of the population.

Councilmember Oddie stated the neighborhood needs retail, restaurants and mixed-use to allow people to gather and congregate.

Councilmember Ezzy Ashcraft stated the 67 units for Operation Dignity is for homeless veterans in need of housing; the people at the Alameda Point Collaborative best know the needs of the homeless veterans; inquired if there was a suggestion to go even higher than 1,425 units.

Mayor Spencer stated that she did not hear any suggestion to have more units.

Councilmember Daysog inquired if the Alameda Unified School District (AUSD) is slated for a number of residential units.

The Base Reuse Director responded AUSD is not allocated any units, but has a conditional use permit; AUSD would need to obtain a discretionary land use entitlement in order to do housing.

Councilmember Daysog inquired whether AUSD units are contemplated within the numbers.

The Base Reuse Director responded in the negative; stated a historic expert considered the infill guidelines for the Big Whites to address how to fill the gaps; staff has no interest in adding a unit where there used to be a unit; staff and the historic experts want to build in the spaces in a very respectful way; she would like to be clear on the direction.

Vice Mayor Matarrese stated the wording sounded like staff is going to replace

something different in the space that is available.

The Base Reuse Director responded there are different ways to fill in the space.

Vice Mayor Matarrese stated he heard infill, infill is where units are squeezed in.

The Base Reuse Director inquired whether Council is okay with putting a unit back where there was a unit initially in a respectful way consistent with historic guidelines.

Vice Mayor Matarrese stated said suggestion is replacement, not infill.

The Base Reuse Director inquired what Council considers middle income housing.

Mayor Spencer responded work force housing is defined as 80 to 120% of the AMI.

Councilmember Ezzy Ashcraft responded said category is moderate income.

Mayor Spencer stated wherever affordable housing is stopped should be where the next category should start.

The Base Reuse Director stated it would be 120 to 150% of AMI.

Mayor Spencer inquired what is the price point of homes currently being built across the street from Target in Alameda; inquired whether the percentage is 200% or 300%; stated the homes that are being built right now have a low price point of \$1 million.

The Base Reuse Director responded staff will review the technical definitions and the price points of the "for sale" homes and come up with a range to bring back to Council.

Councilmember Ezzy Ashcraft stated that she would like to make sure that the amount of affordable housing units is not lowered.

The Base Reuse Director stated there is a settlement agreement, the City has to provide 25% affordable and subsidize all the infrastructure for the 200 units, plus subsidize the middle income housing.

(16-571A) Introduction of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease with Pacific Pinball Museum for Three Years with No Extension Options and an Early Termination Right in Building 169, Suite 101 Located at 1680 Viking Street at Alameda Point. [In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.]

Councilmember Daysog recused himself and left the dais.

The City Manager stated there was a misstatement on the Pacific Pinball Museum lease and the City's ability to terminate the lease after one year; the lease language states only the tenant may terminate the lease after one year; one option is to have Council reconsider the vote; if the Council wants to reconsider and add as a two-way lease termination, staff would bring the matter back at the next meeting.

The City Attorney responded a motion to reconsider is needed to re-open the item.

Councilmember Ezzy Ashcraft inquired how a motion to reconsider works.

The City Attorney responded the motion to reconsider has to be from someone on the prevailing side.

Vice Mayor Matarrese moved approval of reconsidering the introduction of ordinance approving a lease and authorizing the City Manager to execute documents necessary to implement terms of a lease with Pacific Pinball Museum.

Councilmember Ezzy Ashcraft seconded the motion, which carried by unanimous voice vote – 4. [Absent: Councilmember Daysog – 1.]

Councilmember Ezzy Ashcraft inquired whether the matter no longer qualifies as a first reading of the ordinance.

The City Attorney responded the change would have to be negotiated with the other party and brought back; stated it is not a first reading.

Mayor Spencer inquired whether direction should be given to staff.

The City Manager responded direction should be given to staff through a motion.

Vice Mayor Matarrese moved approval of directing staff to negotiate having both sides be able to terminate the lease.

Councilmember Oddie seconded the motion.

Under discussion, Mayor Spencer stated that she believes the lease terms need to be negotiated; dictating what the lease terms would look like is not appropriate.

The City Manager stated she is interpreting the motion to direct staff to go back and negotiate a two-way early termination, otherwise staff will still come back with whatever is agreed to.

Councilmember Ezzy Ashcraft stated the two-way early termination lease is more appropriate.

Mayor Spencer stated negotiating is not appropriate at the Council meeting without the other side present.

Councilmember Ezzy Ashcraft stated Council should direct staff what it wants out of the lease.

The City Manager stated if a representative from Pacific Pinball was present, the modifications could have been agreed upon and the first reading would have been done tonight; since no one is present, the decision cannot be made tonight; staff is assuming the change is the only modification Council wants, not reopening the entire lease; inquired whether it is acceptable for staff to come back with said commitment from Pacific Pinball.

Vice Mayor Matarrese moved approval of calling the question.

Councilmember Oddie seconded the motion to call the question.

Under discussion, Councilmember Ezzy Ashcraft inquired whether the matter is time sensitive and how quickly staff can bring the matter back to Council.

The City Manager responded the matter will be brought back as soon as possible.

Mayor Spencer stated there is a motion call to question; inquired whether there needs to be a vote.

The City Attorney responded in the affirmative.

Vice Mayor Matarrese stated he will withdraw his motion to call the question to hear the response from the Base Reuse Director on Councilmember Ezzy Ashcraft's question.

The Base Reuse Director responded the new lease can be done immediately; the staff report is ready for the November 15<sup>th</sup> meeting; Pacific Pinball needs a board action and if they can get that done, the matter will be brought back November 15<sup>th</sup> or if not, December 6<sup>th</sup>.

Mayor Spencer requested the motion be repeated.

The City Clerk stated the motion is to have both sides be able to terminate the lease at one year.

On the call for the question, the motion carried by the following voice vote: Ayes: Councilmembers Ezzy Ashcraft, Matarrese and Oddie – 3. Noes: Mayor Spencer – 1. [Absent: Councilmember Daysog – 1.]

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Mayor Spencer called a recess at 10:03 p.m. and reconvened the meeting at 10:08 p.m.

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### CITY MANAGER COMMUNICATIONS

(16-572) The City Manager stated the Del Monte groundbreaking would be on November 14<sup>th</sup> from 4:00 p.m. to 5:00 p.m.; the maker's space at Alameda Point – Building 8 is moving along as scheduled; there are currently good candidates for the recruitment for the General Manager position at Alameda Municipal Power (AMP); reminded everyone to go out and vote.

Mayor Spencer inquired what the time is for the Alameda Collaborative Anniversary event.

The City Manager responded 4:30 p.m. to 6:30 p.m. in Council Chambers.

### ORAL COMMUNICATIONS, NON-AGENDA

None.

### COUNCIL REFERRALS

(16-573) Consider Directing the City Manager to Initiate and Begin the Process with the Planning Board to Propose Revisions to the Ordinance and Code Sections Defining Alameda's Inclusionary Housing for Residential Development. (Vice Mayor Matarrese)

The City Manager showed a slide outlining staff activities related to all the referrals on the agenda.

Mayor Spencer inquired whether a study session is separate from a regularly scheduled Council meeting.

The City Manager responded that staff could have a special meeting on the matter instead of hearing the matter at a regular Council meeting.

Councilmember Oddie stated two of the referrals have pending zoning or project applications; inquired to what extent could Council weigh in on projects in process.

The City Manager responded the discussion of mixed-use zoning Citywide would be more global.

Councilmember Oddie stated the City should not put itself at any legal risk by modifying any processes already in place.

The City Manager stated the Council has the discretion to determine quantity and types of housing units within the same zoning district; staff is not changing the zoning or the rules.

Councilmember Daysog inquired whether the City affirms the vision it has in place through a contract with Catellus Development.

The City Manager inquired whether the Council wants two separate study sessions or to review the developments all together.

Mayor Spencer stated that she would like legal input because of Councilmember Oddie's comments; she does not want to give input prematurely.

Vice Mayor Matarrese stated his referral does not discuss specific projects; his referral discusses mixed-use zoning and initiates a revision of the mixed-use zoning designation and related implementation policies to take into account the definition of mixed use and provide sufficient guidance to new development in areas previously zoned or used exclusively for commercial purposes; it also accommodates adjacent tidelands and shoreline uses to establish portions of commercial use to allow residential use to increase jobs in areas zoned for mixed use; the referral is very generic, but may provide some developers with guidance; he would like to make sure there is not a residential development on a previously commercialized zoning area and does not want to interfere with an existing application.

Councilmember Ezzy Ashcraft stated that she is okay with dividing up the study sessions; stated there is an objective that needs to be met by putting different uses on different lots.

Mayor Spencer stated zoning needs to be flexible.

Councilmember Ezzy Ashcraft stated all that is currently being decided is whether to address the matters as one big workshop or three different study sessions.

Councilmember Oddie suggested looking at the housing element and what the projects may or may not do.

Vice Mayor Matarrese stated that he would prefer not to blend the Bayport-Alameda Landing Disposition and Development Agreement (DDA) and the mixed-use zoning together; Bayport-Alameda Landing is project specific and needs its own workshop; mixed-use zoning is a policy question; he wants something that addresses preserving jobs and existing commercial, which should be in its own workshop or with another policy on land use.

The City Manager stated that she heard Alameda Landing would be a stand-alone study session and the mixed-use zoning would be a broader zoning discussion; Alameda Marina and Encinal will continue to go through their process with the Planning Board.

The Council agreed.

Councilmember Ezzy Ashcraft stated doing so addresses the concern about Council interfering Council with a project that is going through the approval process.

Councilmember Oddie stated Council interference should be everyone's concern.

Councilmember Daysog stated the public should be able to discuss Bayport-Alameda Landing in its own study session.

Mayor Spencer stated a motion is not needed to address remaining agenda items because Council already is hearing the referrals; a vote will be done at 11:00 p.m. to see if Council wants to continue.

The City Manager continued the presentation on referrals.

Councilmember Ezzy Ashcraft stated that she would like to defer some of the items to the priority work session; some of the referrals should be done in a priority work session after the first of the year.

Mayor Spencer stated there should be a vote on whether or not to proceed.

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Councilmember Ezzy Ashcraft left the dais at 10:34 p.m. and returned at 10:37 p.m.

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Spoke on Inclusionary Housing and Bayport-Alameda Landing [paragraph no. 16-576]: Stated there is a housing problem; new workforce homes are needed; market rate homes with large mortgages make it impossible for middle income workers to purchase homes: Dorothy Freeman, Alameda.

Spoke on the Regulation and Taxation of Commercial Cannabis [paragraph no. 16-580]: Encouraged Council to explore the opportunities and options afforded to the City by updating regulations and potential taxation of commercial cannabis; stated cannabis will bring jobs and money to the community: Alex Seville, Attorney.

Spoke on the Mixed-Use Zoning [paragraph no. 16-578]: Stated Alameda needs to build businesses, not retail type shops that do not support the tax base needed to support the City; Alameda Marina provides jobs and businesses; Alameda needs to support existing businesses: Dorothy Freeman, Alameda.

Mayor Spencer inquired whether Council's preference is to go through each referral in order.

Vice Mayor Matarrese moved approval of following the direction of the referral and following staff's proposal to schedule a workshop in early 2017.

Councilmember Oddie seconded the motion.

Under discussion, Councilmember Oddie inquired whether there will be discussion on workforce or moderate income housing and work live housing; stated the reality is people cannot afford the lowest unit at Alameda Landing; inquired what is the City going to do for people making workforce housing wage; 33% of the AMI is \$3,000; the issue is critical; the City needs to provide housing options for all levels of affordability, not just the higher end.

Councilmember Ezzy Ashcraft stated that she is confused about order of the issues.

Mayor Spencer stated Council is addressing the referrals in the order they were submitted.

Councilmember Ezzy Ashcraft stated inclusionary housing should be addressed at a priority setting work session; inquired whether that is what the City Manager had in mind.

The City Manager responded inclusionary housing will have its own meeting.

Councilmember Ezzy Ashcraft stated that she would like Council to direct staff to set the priority setting work session and the first item the Council would tackle would be the considered most significant.

Mayor Spencer stated the priority setting workshop is separate; right now, Council needs to give direction on the referrals; stated that she would like to discuss the work/live, whether or not to count the units as dwellings and look at the work/live ordinance.

Councilmember Daysog stated the issue with inclusionary housing is that Alameda Point needs to bring to life a revamped inclusionary housing policy; the City has to have a discussion about a local housing bond to supplement money; how the City sells land at Alameda Point can influence the affordable housing set asides; Council should contemplate a local housing bond.

Vice Mayor Matarrese stated said points can be included in the discussion; the referral is to direct staff to look at changing the inclusionary ordinance and come back to Council with a report.

The City Manager responded the referral states to start the process with the Planning Board; she prefers to start with the Council discussion to obtain policy direction.

Vice Mayor Matarrese stated he agrees with the City Manager's direction.

Mayor Spencer inquired whether she needs to do a separate referral if she would like to discuss work/live housing.

Vice Mayor Matarrese stated work/live housing is a component of affordable housing.



On the call for the question, the motion carried by the following voice vote: Ayes: Councilmembers Daysog, Matarrese, Oddie and Mayor Spencer – 4. Noes: Councilmember Ezzy Ashcraft – 1.

(16-574) Consider Directing the City Manager to Schedule a Priority Setting Work Session. (Mayor Spencer)

Refer to the first referral on inclusionary housing [paragraph no. 16-] for City Manager comments on all the referrals.

Mayor Spencer stated it is important to have the priority setting work session annually and have a public discussion on the work to be done throughout the year.

Councilmember Oddie inquired how the priority setting work session would be facilitated and whether the session will be organized.

The City Manager responded in the affirmative; stated she is open to any facilitator recommendations; staff would look at existing workload; there is a combination of staff that has to do the work; priority setting replaces the need to depend on referrals.

Councilmember Ezzy Ashcraft stated the priority setting work session is necessary and urged Council support.

The City Manager stated a facilitator will meet with each Councilmember before the meeting to go over the process.

Councilmember Daysog stated that he would be concerned if constituents come to him in June or July with issues and the priority setting session already occurred in January.

Councilmember Ezzy Ashcraft stated there should be some flexibility to address items that will come up throughout the year.

The City Manager stated the process is not iron clad; the session is in addition to the referral process and is an opportunity for Council to look ahead; staff has to be flexible enough to respond to constituents.

Mayor Spencer moved approval of calling the question to approve referral.

Vice Mayor Matarrese seconded the motion.

On the call for the question to approve the referral, the motion carried by the following voice vote: Ayes: Councilmembers Ezzy Ashcraft, Matarrese, Oddie and Mayor Spencer – 4. Noes: Councilmember Daysog – 1.

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(16-575) Vice Mayor Matarrese moved approval of continuing the meeting past 11:00 p.m.

Councilmember Oddie seconded the motion which carried by the following voice vote: Ayes – Councilmember Oddie, Vice Mayor Matarrese and Mayor Spencer – 3. Noes: Councilmember Ezzy Ashcraft and Councilmember Daysog – 2.

Councilmember Ezzy Ashcraft stated meetings that go past 11:00 p.m. are not doing serving the public.

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(16-576) Consider Directing the City Manager to Immediately Hold a City Council Workshop on the Final Phase of the Bayport-Alameda Landing Disposition and Development Agreement (DDA)\Development Plan. (Councilmember Daysog)

Refer to the first referral on inclusionary housing [paragraph no. 16-] for City Manager comments on all the referrals and public comment.

Councilmember Daysog stated the developer has not complied with the vision for Alameda Landing and the developer should come to Council first.

Councilmember Daysog moved approval of directing the City Manager to immediately hold a City Council workshop on the final phase of the Bayport-Alameda Landing DDA.

Vice Mayor Matarrese seconded the motion with a friendly amendment to remove the word immediately

Under discussion, Councilmember Daysog accepted the amendment to the motion.

Councilmember Ezzy Ashcraft stated the date is not specific.

Councilmember Oddie made a friendly amendment to adopt the staff's proposal for the next steps.

Councilmember Daysog accepted the amendment to the motion.

Mayor Spencer stated there is a motion with two friendly amendment.

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

(16-577) Consider Directing the City Manager to Have the Social Service Human Relations Board (SSHRB) Review City Policies and Procedures for Aiding Alameda's Homeless in Order to Make Recommendations to the City Council for Policy Revisions and Additions. (Vice Mayor Matarrese)

Refer to the first referral on inclusionary housing [paragraph no. 16-] for City Manager comments on all the referrals.

Vice Mayor Matarrese moved approval of adopting the referral as written; stated the SSHRB is working on a specific plan for Jean Sweeney Park; he would like to make sure all the policies for Police procedures and recommendations come to Council.

The City Manager responded the kick off will be in December.

Vice Mayor Matarrese stated there should be a project specific update in December; he would like the ongoing review of City policies and procedures and recommendations from the SSHRB to come to Council.

Councilmember Oddie seconded the motion.

Under discussion, Councilmember Ezzy Ashcraft stated she would like to wait to hear what SSHRB says about Operation Dignity and then make a decision.

Vice Mayor Matarrese stated that he is asking the SSHRB to help the City systematically look at all the City's policies and procedures and come back with recommendations.

Councilmember Ezzy Ashcraft inquired whether the Council makes recommendations when the SSHRB comes to Council.

Vice Mayor Matarrese responded Council is not making recommendations.

The City Manager stated when the issue comes to Council in December, the immediate plan can be discussed and Council will provide input for policy matters; the SSHRB wants direction from Council.

On the call for the question, the motion carried by the following voice vote: Ayes: Councilmembers Matarrese, Oddie and Mayor Spencer – 3. Abstentions: Councilmembers Daysog and Ezzy Ashcraft – 2.

(16-578) Consider Directing the City Manager to Initiate Revisions to the Ordinances and Code Sections for Mixed-Use Zoning in the City of Alameda to Aid Retention of Beneficial Commercial Uses within Areas Zoned for Mixed Use. (Vice Mayor Matarrese)

Refer to the first referral on inclusionary housing [paragraph no. 16-573] for City Manager comments on all the referrals.

Dorothy Freeman, Alameda, spoke before the Council referrals were heard.

Vice Mayor Matarrese moved approval of directing the City Manager to initiate revisions to the ordinances and Code sections for mixed-use zoning in the City of Alameda.

Councilmember Ezzy Ashcraft inquired whether Vice Mayor Matarrese would accept a

friendly amendment to include the matter in the priority setting work session.

Vice Mayor Matarrese responded in the negative; stated direction should be given now.

Councilmember Ezzy Ashcraft stated the priority setting work session is a way to get away from so many Council referrals and deal with significant items.

Vice Mayor Matarrese stated the matter is time critical.

Mayor Spencer seconded the motion.

On the call for the question, the motion carried by the following voice votes: Councilmember Daysog, Vice Mayor Matarrese and Mayor Spencer – 3. Noes: Councilmember Ezzy Ashcraft – 1. Abstention: Councilmember Oddie – 1.

(16-579) Consider Directing Staff to Review Enacting a Minimum Wage Increase in Alameda. (Mayor Spencer)

Refer to the first referral on inclusionary housing [paragraph no. 16-573] for City Manager comments on all the referrals.

Mayor Spencer moved approval of directing staff to review enacting a minimum wage increase in Alameda.

Councilmember Ezzy Ashcraft stated the minimum wage increase matter should be addressed at the priority setting work session.

Councilmember Daysog stated that he is concerned with small mom and pop shops; he would like said matter included in the discussion.

Councilmember Oddie stated the matter should be addressed at the priority setting work session; there could be other models to look at from other cities.

Vice Mayor Matarrese seconded the motion.

On the call for the question, the motion carried by the following voice vote: Ayes: Councilmembers Daysog, Matarrese, Oddie and Mayor Spencer – 4. Noes: Councilmember Ezzy Ashcraft – 1.

(16-580) Consider Updated Regulation and Potential Taxation of Commercial Cannabis Activities. (Councilmember Oddie)

Refer to the first referral on Inclusionary Housing [paragraph no. 16-573] for City Manager comments on all the referrals.

Alex Zalell, spoke before the Council referrals were heard.

Councilmember Oddie stated the matter can be addressed at the priority setting work session; the possible benefits to the community should be contemplated and discussed at the priority setting work session.

Mayor Spencer requested clarification on the referral process; stated the referral is done to decide whether staff should review the matter; the priority setting work session is to determine where within the priorities the matter will be placed; her preference would be to vote on whether or not Council wants to hear the matter as a referral.

Councilmember Oddie stated he is okay with reviewing the issue at the priority setting work session.

Mayor Spencer moved approval of hearing the matter.

Vice Mayor Matarrese inquired whether Councilmember Oddie would accept a friendly amendment to the referral to accept controls and regulations in residential areas.

Councilmember Oddie responded in the affirmative, including the possible use of taxation.

Mayor Spencer stated she assumed said matters would be included in the review.

Vice Mayor Matarrese seconded the motion.

Under discussion, Councilmember Daysog stated that he would not want the City of Alameda to rush into the issue; he would want to look at other cities to see how the issue could work in the City of Alameda.

Vice Mayor Matarrese inquired whether the Council should wait to see if the proposition passes in the November election there could be the absence of regulation and law; inquired will the City be governed by what is in the State code.

The City Attorney responded the City of Alameda protected itself to maintain control.

Councilmember Oddie stated the underlying principle is to look at other cities to see what Alameda can do better.

On the call for the question, motion carried by the following voice vote: Councilmember Oddie, Vice Mayor Matarrese and Mayor Spencer – 3. Noes: Councilmember Ezzy Ashcraft – 1. Abstention: Councilmember Daysog – 1.

## COUNCIL COMMUNICATIONS

(16-581) Vice Mayor Matarrese pointed out highlights of the AC Transit/City of Alameda liaison meeting last week; stated the neighbors that attended the Council meeting about

the bus stop in front of their house attended; staff came up with a plan to obtain a handicapped parking space in close vicinity of the house to allow the elderly owner of the house to have access to a parking space.

(16-582) Councilmember Oddie stated that he attended the community awards; Stop Waste.org passed the second reading of the revised plastic ban ordinance.

#### ADJOURNMENT

There being no further business, Mayor Spencer adjourned the meeting at 11:23 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

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