

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -OCTOBER 2, 2018- -5:00 P.M.

Mayor Spencer convened the meeting at 5:00 p.m.

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

Absent: None.

The meeting was adjourned to Closed Session to consider:

(18-527) Conference with Legal Counsel - Existing Litigation; Pursuant Government Code section 54956.9(a); Case Name: Northern California Power Agency (NCPA), et al. v US; Court: In the United States Court of Federal Claims; Case Number: 14-817C

(18-528) Conference with Legal Counsel - Existing Litigation; Pursuant Government Code section 54956.9(a); Case Names: Velez, et al. v. City of Alameda, et al. and Stevens v. City of Alameda, et al.; Court: Superior Court of the State of California, County of Alameda; Case Numbers: RG18910164 and RG18920434

(18-529) Conference with Real Property Negotiators (Government Code section 54956.8); Property: Northwest Territories, Alameda Point; City Negotiator: David L. Rudat, Interim City Manager; Potential Tenant: East Bay Regional Park District; Issue Under Negotiation: Real Property Negotiations Price and Terms of Payment

(18-530) Conference with Labor Negotiators (Government Code section 54957.6); CITY Negotiators: David L. Rudat, Interim City Manager, Elizabeth D. Warmerdam, Assistant City Manager and Nancy Bronstein, Human Resources Director; Employee Organizations: International Brotherhood of Electrical Workers, Local 1245 (IBEW), Electric Utility Professional Association of Alameda (EUPA), Alameda City Employees Association (ACEA), Alameda Police Officers Association Non-Sworn Unit (PANS), and Alameda Management and Confidential Employees Association (MCEA); Under Negotiation: Salaries and Terms of Employment

(18-531) Public Employee Appointment/Hiring; Pursuant to Government Code § 54957; Title/description of positions to be filled: Acting/Interim City Attorney and City Attorney

(18-532) Public Employee Appointment/Hiring; Pursuant to Government Code § 54957; Title/description of positions to be filled: City Manager

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding NCPA and Velez, et al., direction was given to staff unanimous voice vote – 5; regarding Real Property, Labor and the City Attorney, direction was given to staff; and regarding City Manager, Council received a briefing.

Special Meeting
Alameda City Council
October 2, 2018

Adjournment

There being no further business, Mayor Spencer adjourned the meeting at 6:46 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL
TUESDAY- -OCTOBER 2, 2018- -6:45 P.M.

Mayor Spencer convened the meeting at 6:50 p.m. and led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers/Commissioners Ezzy Ashcraft,
Matarrese, Oddie, Vella and Mayor/Chair Spencer –
5.

[Note: Councilmember Ezzy Ashcraft arrived at 6:57 p.m.]

Absent: None.

AGENDA ITEM

(18-533) Proclamation Declaring October 10, 2018 as Walk and Roll to School.

Mayor Spencer read the proclamation and presented it to Jesse Woodward and Ben Lundholm, Ruby Bridges Principal and Vice Principal.

Mr. Woodward made brief comments.

(18-534) Proclamation Declaring October 7 through 13, 2018 as Public Power Week.

Mayor Spencer read the proclamation and presented it to Ann McCormick, Public Utilities Board.

Ms. McCormick made brief comments.

(18-535) Proclamation Declaring October 2018 as Domestic Violence Awareness Month.

Mayor Spencer read the proclamation and presented it to Jessica Rogers, Building Futures, and Stephanie Penrod, Family Violence Law Center.

Ms. Rogers provided a handout and made brief comments.

ADJOURNMENT

There being no further business, Mayor Spencer adjourned the meeting at 7:07 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- -OCTOBER 2, 2018- -7:00 P.M.

Mayor Spencer convened the meeting at 7:07 p.m.

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

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(18-536) Proclamation Declaring October 2018 as Lesbian, Gay, Bisexual, Transgender, and Queer/Questioning History Month.

Mayor Spencer read the proclamation and presented it to William Sauerland, Jeff McEwen, and Jerame Andehueson.

Councilmember Oddie made brief comments.

(18-537) Proclamation Declaring October 2018 as Disability Awareness Month and October 15, 2018 as White Cane Safety Day.

Mayor Spencer read the proclamation and presented it to Jenn Barrett, Commission on Disability.

Ms. Barrett made brief comments.

ORAL COMMUNICATIONS, NON-AGENDA

(18-538) Eric Strimling, Alameda Renters Coalition, discussed a tenant who received improper notices.

(18-539) K. Abdul discussed economic development; urged Council to vote for items with job development and revenue generation for the City.

(18-540) Steve Slauson, Alameda, discussed the federal grant to hire Fire Fighters; stated the City needs more Police Officers, not Fire Fighters; suggested the grant be returned.

(18-541) Janet Magleby, Downtown Alameda Business Association, made an announcement regarding the upcoming car show.

CONSENT CALENDAR

Mayor Spencer noted that she would vote no on the Encinal Terminals ordinance [paragraph no. 18-550].

Councilmember Ezzy Ashcraft moved approval of the Consent Calendar.

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

(*18-542) Minutes of the Regular City Council Meeting Held on September 4, 2018. Approved.

(*18-543) Ratified bills in the amount of \$5,068,548.87.

(*18-544) Recommendation to Authorize the Interim City Manager to Execute a Three Year Contract, in an Amount Not to Exceed \$11,136 Annually, Plus a One-Time Charge of \$8,690 for a Software Update, for a Total Three-Year Expenditure Amount Not to Exceed \$55,190, with Kronos Corporation for Software Licensing and Data Storage of the Fire Department's Staffing Management Program.

(*18-548) Resolution No. 15434, "Declaring a Shelter Crisis Pursuant to Senate Bill (SB) 850 Chapter 48, Statutes of 2018 and Government Code §8698.2 in Order to Apply for Homeless Emergency Aid Program Funding when it Becomes Available." Adopted.

(*18-549) Resolution No. 15435, "Consideration to Alter the Rate and Method of Apportionment of Special Taxes for Community Facilities District No. 17-1 (Alameda Point Public Services District) and Set a Public Hearing for October 16, 2018." Adopted.

(18-550) Ordinance No. 3224, "Approving the Encinal Terminals Master Plan and Density Bonus Application (PLN16-0117) for the Redevelopment of the Encinal Terminals Properties Located at 1521 Buena Vista Avenue (APN 072-0382-001, -002, and 72-0383-03), including Tidelands." Finally passed.

[Note: Mayor Spencer voted no on the ordinance, so the matter carried by the following vote: Ayes: Councilmembers Ezzy Ashcraft, Matarrese, Oddie and Vella – 4. Noes: Mayor Spencer – 1.]

(*18-551) Ordinance No. 3225, "Approving a Lease and Authorizing the Interim City Manager to Execute Documents Necessary to Implement the Terms of the Lease with Karen Zimmerman and Kenneth Edgerly, Doing Business As (dba) ABC Preschool for Five-Years with Five One-Year Renewal Options on Land Adjacent to the Mastick Senior Center." Finally passed.

REGULAR AGENDA ITEMS

(18-552) Adoption of Resolution Appointing Rona Rothenberg as a Member of the Planning Board. Not adopted.

Councilmember Matarrese moved adoption of the resolution.

Mayor Spencer seconded the motion.

Councilmember Oddie made a substitute motion to approve tabling the matter until the next meeting.

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

(18-553) Continued Introduction of Ordinance Amending the Alameda Municipal Code by Adding Article 4-60 (Minimum Wage) to Chapter IX (Regulations Concerning Trade and Commerce) Concerning a Citywide Minimum Wage to Raise Alameda's Minimum Wage to \$15.00 per Hour by July 1, 2020. Introduced; and

(18-553A) Resolution No. 15436, "Amending the General Fund Operating Budget for Fiscal Year 2018-19." Adopted.

The Development Manager gave a Power Point presentation.

Vice Mayor Vella requested inquired what staff estimates the "Buy Local" campaign to be worth.

The Development Manager responded the "Buy Local" campaign will be devoting \$20,000, and the following fiscal year would be an additional \$10,000.

Vice Mayor Vella inquired how the "Buy Local" campaign became something that the City is funding.

The Development Manager responded the program began three years ago to promote retail areas and businesses.

Vice Mayor Vella inquired how much money has been spent to date by the City on the campaign.

The Development Manager responded that he does not have the figure.

Vice Mayor Vella inquired what the City currently spends per year on the campaign.

The Economic Development Director responded that the City spends approximately \$30,000 on "Buy Local" each year.

Vice Mayor Vella inquired if the amount included ads in the San Francisco Chronicle and other inserts.

The Economic Development Director responded in the affirmative; noted calendars are also included.

Vice Mayor Vella inquired if the total expenditures for the campaign equals \$50,000, to which the Economic Development Director responded in the affirmative.

Vice Mayor Vella inquired about the enforcement portion of the campaign.

The Development Manager responded the enforcement for Fiscal Year 2019-20 is \$56,000 and the following year would be \$30,000.

Councilmember Ezzy Ashcraft inquired if the City has a procurement policy which directs staff to first check with local businesses for supplies and goods.

The Development Manager responded there is an administrative policy; stated Public Works' notifies local contractors when bids are available.

Councilmember Ezzy Ashcraft noted she might do a referral on the City working with local vendors on the bid process.

Councilmember Oddie requested clarification related to Vice Mayor Vella's inquiry if the item would tie into minimum wage.

The Development Manager responded the item expands what is currently being provided.

Councilmember Oddie inquired the correlation between the minimum wage item and the budget increase.

The Economic Development Director responded businesses will have to increase prices in order to cover the minimum wage.

Vice Mayor Vella inquired about the Chronicle's circulation, and the impact and efficacy of the ads bringing people to Alameda; stated many businesses claim a decrease in business visitation during street fairs.

The Economic Development Director responded that she could provide statistics about to the reach of the ads being placed; stated the department also receives anecdotal comments related to the ads in the Chronicle.

Mayor Spencer inquired about the fiscal impact to the City and which year the expenses would be in the red.

The Base Reuse and Economic Development Director responded a two-year budget is prepared; stated budget projections are conservative; the Council has built a healthy fund balance; if participation in an accelerated minimum wage increase is supported, an budget impact would occur two years sooner than required under State law.

Mayor Spencer inquired whether instead of by year five, a deficit would now occur in year three.

The Base Reuse and Economic Development Director responded in the negative; stated the budget forecast would increase from \$8 million to \$8.4 million.

Mayor Spencer stated that she would like to have seen a budget projection.

The Base Reuse and Economic Development Director stated the budget increase is explained in the staff report.

Mayor Spencer stated the item is only part of the entire budget; there is a chart which shows all expenses, but the chart is not included.

The Base Reuse and Economic Development Director stated a cumulative impact of all budget impacts was not included; the report focuses strictly on the impact of the minimum wage increase.

Mayor Spencer stated the cumulative impact information is missing; the Council needs to know said information in order to properly operate the City's budget.

The Base Reuse and Economic Development Director stated the budget stabilizes and is adjusted by the Consumer Price Index (CPI); cost is dictated by a combination of the State minimum wage, the proposed ordinance, and CPI adjustments.

Expressed concern over the impact of the steep increase on local businesses; suggested conforming to Oakland's plan: Michael Rose, Semifreddi's.

Expressed support for the staff recommendation; made brief comments on studies: Mike Henneberry, Alameda Justice Alliance (AJA) and Alameda Labor Council.

Discussed housing costs; urged the minimum wage be raised as quickly as possible: Eric Stimling, Alameda.

Stated creating a level playing field in Alameda is crucial to be on par with neighbors; urged Council to support the staff recommendation: Jeanne Nader, AJA.

Strongly advocated for raising the minimum wage to \$15: Doyle Sailor, Alameda

Expressed concern over her small restaurant having to raise prices: Cindy Kahl,

Speisekammer.

Expressed concern over small business being crippled by the minimum wage increase; suggested eliminating certain businesses: Kyle Connor, Alameda Theatre Cinema Grill.

Questioned why the Council is intervening in the State process which is in place: Bob Shannon, Alameda.

Expressed support for increasing the minimum wage: Laura Thomas, Renewed Hope and AJA.

Discussed problems working people face; urged approval of the minimum wage increase: Kirsten Fairbanks, Alameda for Black Lives.

Councilmember Matarrese moved approval of the staff recommendation; noted the Bay Area has higher costs than the rest of the State and other surrounding cities are moving in said direction; stated housing costs suffer from wage disparity.

Councilmember Ezzy Ashcraft seconded the motion.

Under discussion, Councilmember Ezzy Ashcraft stated that she will support the recommendation; Council has grappled with housing issues for three years; she does not take pride in knowing Alameda is one of the lowest minimum wage cities.

Vice Mayor Vella stated the item is minimum wage, not living wage; a Massachusetts Institute of Technology (MIT) calculator sets the living wage for California as \$14.01 per hour and the living wage for a single parent is \$29.68 per hour; the cost of rent is the typical reason commercial spaces close; the Council is obligated to insert themselves in the issue because constituents are being affected, she will support the recommendation.

Councilmember Oddie stated minimum wage is the one tool the Council has to help address the inequality; he will support the recommendation.

Mayor Spencer inquired whether Councilmembers have comments regarding the employee benefits packages recommendation.

Councilmember Ezzy Ashcraft responded the correspondence was received late in the afternoon; stated the issue could be considered at a later time.

Mayor Spencer expressed concern over the impact on local businesses and employees working at local businesses; stated that she prefers to have an ordinance similar to other cities with different increases for more employees; small businesses have indicated the increases could cause businesses to close; the “Buy Local” campaign is to bring in people from outside Alameda; requested Council to consider a step up for smaller businesses.

Councilmember Matarrese stated the State is headed toward \$15 per hour; the increase is going to happen regardless.

Mayor Spencer stated the increase can be tailored or tiered by business size.

Councilmember Ezzy Ashcraft stated a number of small businesses are already paying above minimum wage; she does not want to differentiate employees based off of company size.

Mayor Spencer stated larger stores can accommodate the wage increase through other stores.

Councilmember Oddie respectfully disagreed; stated employees currently working at the minimum wage rate will see a real wage increase, allowing for greater ability of survival.

Mayor Spencer stated losing employment as a result of the wage increase is a possibility.

Councilmember Oddie stated studies have shown that has not happened.

Vice Mayor Vella noted Amazon decided to increase wages.

Mayor Spencer stated companies like Amazon are not interested in small, local businesses.

Vice Mayor Vella stated many small businesses utilize Amazon for supplies.

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

Mayor Spencer called a recess at 8:35 p.m. and reconvened the meeting at 8:48 p.m.

(18-554) Resolution No. 15437, “Authorizing the Interim City Manager to Execute a Fourth Amendment to the Disposition and Development Agreement (DDA) and all Other Necessary Documents between the City of Alameda and Alameda Point Partners, LLC for the Site A Development at Alameda Point.” Adopted; and

(18-554A) Resolution No. 15438, “Adoption of Resolution Authorizing the Interim City Manager to Execute a Fifth Amendment to the Disposition and Development Agreement and all Other Necessary Documents between the City of Alameda and Eden Housing, Inc. for the Site A Development at Alameda Point.” Adopted.

The Base Reuse and Economic Development Director gave a Power Point presentation.

In response to Mayor Spencer's inquiry regarding additional housing the Base Reuse and Economic Development Director stated the fourth amendment does not address additional units, but allows for exploration of the feasibility of an additional 80 units in Phase 2; the addition would exceed the cap and Alameda Point Partners (APP) would need to go through an entitlement process if the option is pursued.

Mayor Spencer inquired whether there are three phases of the project, to which the Base Reuse and Economic Development Director responded in the affirmative.

Councilmember Matarrese inquired if the additional 80 units could come from somewhere else within the project site, to which the Base Reuse and Economic Development Director responded in the negative.

Councilmember Matarrese inquired if the Council could take the 80 units away from another portion of the plan.

The Base Reuse and Economic Development Director responded in the affirmative; stated a new Housing Element will be prepared in 2023.

Councilmember Oddie requested an explanation of developer paying \$1.1 million and where the \$200,000 would go.

The Base Reuse and Economic Development Director responded by explaining the existing DDA formula; stated the \$220,000 payment will be reinvested as part of the developer's \$10 million obligation for the Seaplane Lagoon Ferry Terminal project.

Vice Mayor Vella inquired what would happen if another delay occurs.

The Base Reuse and Economic Development Director responded if the developer is not ready in another year, they would still have another option to purchase an extension.

Vice Mayor Vella stated the payment for time extensions does not seem to be effective in moving the project forward; issues are more related to construction costs; inquired why the City is keeping the same penalty of payment to extend when it does not seem to alleviate the problem.

The Base Reuse and Economic Development Director responded staff could look into structuring the payment differently or allow for a different form in lieu of purchasing time extensions.

Vice Mayor Vella inquired whether the intent of working in good faith is the motivation behind recommending the amendment.

The Base Reuse and Economic Development Director responded staff believes the developer has been working in good faith, and are, therefore, recommending the amendment.

The Base Reuse and Economic Development Director continued the presentation.

Councilmember Ezzy Ashcraft inquired about the Eden extension; inquired whether a periodic check-in, similar to a quarterly report, could be provided to Council.

The Base Reuse and Economic Development Director responded in the affirmative.

Councilmember Oddie inquired whether Eden would address the funding plan changes, to which the Base Reuse and Economic Development Director responded in the affirmative.

Councilmember Matarrese inquired whether Eden failed to secure funding; further inquired if Council has the ability to mandate monitoring reports to ensure the failure is not repeated.

The Base Reuse and Economic Development Director responded the goal of the periodic monitoring would be to help ensure the failure to secure funding is not repeated.

Mayor Spencer requested that Eden provide updates on the application status.

Vice Mayor Vella inquired if there is a way to incorporate checking items being submitted for correctness; stated monitoring is a general term; inquired if the periodic reporting could be included or if an amendment would have to be brought back to Council.

The Base Reuse and Economic Development Director responded Council direction is sufficient to move forward.

Linda Mandolini, Eden Housing, made brief comments.

Andy Madeira, Eden Housing, gave a Power Point presentation.

Vice Mayor Vella inquired if Eden Housing is willing to put money up for multi-family as a gap.

Mr. Madeira responded in the affirmative and continued the presentation.

Councilmember Oddie inquired if Eden previously separated the applications [senior and family housing] for funding; recalled that the applications were combined for better chances of scoring higher for Cap and Trade funding; however, the clerical error resulted in a failed application; the current timing does not allow for the applications to

be combined; inquired why Eden thinks it will have better results with the next application if it only includes the Senior project.

Mr. Madeira responded senior housing components no longer make for a competitive funding application; stated in spite of the clerical error, Eden was still second in line for funding selection; based off of projections, the next round of funding applications is promising.

Councilmember Oddie inquired if the City's allocation of Measure A1 funds could be applied to other projects.

The Base Reuse and Economic Development Director responded the City's allocated \$5 million for the Site A project; stated the regional pool is opening up another funding opportunity.

Councilmember Oddie inquired if the City would be competitive in the regional pool, to which the Base Reuse and Economic Development Director responded in the affirmative.

Vice Mayor Vella inquired how many other Alameda projects are being considered in the regional pool funding opportunity.

The Base Reuse and Economic Development Director responded the Housing Authority may apply for funding for the Roseville project.

Mr. Madeira completed his presentation.

Expressed support for the amendments and APP; urged approval: Andreas Cluver, Building and Construction Trades Council.

Stated the City has come far and should not turn back; urged approval: Michael McDonough, Chamber of Commerce.

Urged approval; discussed the difficult process of getting affordable housing: Laura Thomas, Renewed Hope.

Urged approval of the extension; stated the effort to obtain funding is difficult: Lynette Lee, Buena Vista Methodist Church and Renewed Hope.

Councilmember Oddie moved approval of the fourth amendment [adoption of the resolution].

Councilmember Matarrese seconded the motion.

Under discussion, Councilmember Oddie agreed with the public comments; stated the Council cannot move back on the project; the complicated ways of finding funding for

affordable housing creates difficulties in meeting even the 25% affordable housing limits.

Councilmember Ezzy Ashcraft stated the City needs the project and the affordable housing units; urged voting “yes” on Propositions 1 and 2 on the November ballot.

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

Councilmember Matarrese moved approval of the fifth amendment [adoption of the resolution], including a requirement in the fifth amendment for frequent, quarterly monitoring reports to the Council either on agenda or off, in an effort to abate problems, make up for lost time and aid acceleration of the project.

Councilmember Ezzy Ashcraft seconded the motion.

Under discussion, Vice Mayor Vella stated the \$1.7 million would be back-filled, which is an important aspect; both projects are essential; the goal is to receive outside funding; working together is important; the City can leverage connections with letters of support in order to further help the process of procuring funding; she will support the item.

Councilmember Oddie stated Berkeley and Emeryville both proposed affordable housing bonds; requested staff to provide information about what doing so would look like for Alameda.

Mayor Spencer expressed support for the motion and appreciation of Eden; stated affordable units, plus workforce housing with as little market-rate, is most desired.

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

(18-555) Public Hearing to Consider Introduction of Ordinance Amending Ordinance No. 3086 Amending the Zoning Map to Permit Hotels at 2350 Harbor Bay Parkway (“Parcel 1”). Not introduced; and

(18-555A) Recommendation to Authorizing the Interim City Manager to Proceed with Acquisition of 2370 Harbor Bay Parkway (“Parcel 4”) for Open Space and Park Purposes.

The Planning, Building and Transportation Director gave a Power Point presentation.

Expressed support for amending the zoning; stated taxes generated from hotels provide a positive impact: Anthony Jones.

Urged approval of amending the zoning to allow a hotel: K. Abdul.

Expressed support for the project and zoning; discussed working for the applicant: Lindsey Young.

Expressed support for the staff recommendation, which will bring in tax revenue: Orville Meuks, Oakland.

Expressed support for the zoning change to allow the hotel; stated the developer has made a commitment to use a signatory responsible general contractor: Daniel Gregg, Carpenters Local 713.

Stated that he supports building the hotel, which will create good jobs: Michael Gilmore, Alameda.

Stated the hotel will generate revenue and provide jobs: Ed Dillard.

Outlined benefits of allowing the hotel; noted hotels are allowed everywhere else on Harbor Bay: Maurice Arnold.

Expressed his support: Adam Turner.

Stated that he opposes the rezoning; noted the Planning Board voted against the hotel earlier this year because it does not fit on the parcel; discussed violations by the hotel operator: Ty Hudson, Unite Here Local 2850.

Expressed his support for the project: Preston Dula, Carpenters Union Local 713.

Expressed support for the staff recommendation: Cathy Adams, National Coalition of 100 Black Women.

Expressed support for the staff recommendation, discussed the taxes that would be generated: Sherry Vance.

Expressed support for the staff recommendation: Rhonda Mason.

Expressed support for the staff recommendation, discussed the revenue that would be generated: Michael McDonough, Chamber of Commerce.

Expressed concern over the environmental destruction to the edge of the Bay; read from a letter by Cindy Margulis, Golden Gate Audubon: Diane Livia, Golden Gate Audubon.

Expressed opposition to rezoning Parcel 1 and support for the City taking title to Parcel 4: Patricia Lamborn, Alameda.

Stated that she has experience working in hotels that do not support workers' rights, which is not needed in Alameda: Beatriz Franco, Local 2850

Stated the parcel is too small for a hotel; urged Council not to approve the zoning change and to take ownership of Parcel 4: John Felts, Alameda.

Stated the hotel would be a blight on the beautiful coast and would be in the airport turning zone: Jim DuPont, Unite Here.

Stated the space was going to be for the ferry terminal and should have been incorporated into the parks on either side; a hotel should not go into the green corridor: Richard Bangert, Alameda.

Vice Mayor Vella stated the previous plans do not work in the proposed space; inquired if a new plan would be proposed.

The Planning, Building and Transportation Director responded that a new plan would have to be proposed; stated if the re-zoning is approved, the Council would be allowing the design step process to move forward; previous plans included a parking waiver to allow some parking to be offsite.

Vice Mayor Vella stated previous plans included height limitations; inquired what limitations could be set forth by Council.

The Planning, Building and Transportation Director responded Council could set the height limit; stated the limit could be the same as the other business heights in the Harbor Bay Business Park.

Vice Mayor Vella expressed support of taking title to Parcel 4 and of union based projects; stated that she is concerned over feasibility of a hotel on Parcel 1; outreach and additional items related to the project have not yet been completed to allow Council to approve the re-zoning.

Councilmember Ezzy Ashcraft stated that she cannot make all three of the required findings for the zoning amendment; the General Plan's has an Island-wide jobs-housing balance; there are four hotel projects in the works; two are located on Harbor Bay; expressed concern about supporting an item that was turned down by the Planning Board, and voted down by the Bay Area Conservation and Development Commission (BCDC); expressed support for the City taking possession of Parcel 4.

Councilmember Matarrese moved approval of taking possession of Parcel 4.

Vice Mayor Vella seconded the motion.

Under discussion, Mayor Spencer expressed support of the City taking possession of Parcel 4.

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

Councilmember Matarrese stated that Parcel 1 is likely not feasible for a restaurant or office; the parcel is vulnerable to shoreline damage; re-zoning is not in the City's best interest long-term.

Councilmember Matarrese moved approval of not changing the zoning.

Councilmember Ezzy Ashcraft seconded the motion.

Under discussion, Councilmember Oddie inquired what other hotel projects the City has planned.

The Planning, Building and Transportation Director responded the City has three active applications; stated one is on Park Street, one going to study session is adjacent to the ferry terminal and the other is near a vacant site on Harbor Bay.

Councilmember Oddie inquired about zoning status.

The Planning, Building and Transportation Director responded that staff was working under the knowledge that the previously proposed plan was consistent with the BCDC settlement agreement; stated after a year and a half, BCDC staff expressed support for the project but explained the old settlement agreement would need to be amended in order to proceed, which caused issues with the City's original BCDC settlement agreement.

In response to Councilmember Oddie's inquiry if the Planning Board could take a second look, the Planning, Building and Transportation Director responded in the affirmative.

Councilmember Oddie inquired if the Planning Board meeting addressing the matter was long.

The Planning, Building and Transportation Director responded the majority of the Board does not feel like the project fits.

Councilmember Oddie discussed discretionary points; inquired what kinds of considerations can be made by the Council to be equitable.

The Planning, Building and Transportation Director responded changing the zoning is a highly discretionary decision; stated the site has always been different from the rest of the business park and was zoned Open Space up until two-years ago; the matter is a judgement call for the Council to decide.

Councilmember Oddie expressed hesitation over overturning the Planning Board's decision; stated that he would want more information before being requested to make a judgement call.

The Planning, Building and Transportation Director stated the issue should be resolved one way or the other; staff did not change the recommendation given to Planning Board.

Councilmember Oddie stated not enough information has been presented on the item that would cause him to overturn of the Planning Board's decision.

Mayor Spencer expressed concern over insufficient parking; stated priority for parking should be for the already parking-deficient ferry terminal; she would like to review changing the zoning back to open space or ferry terminal parking.

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

CITY MANAGER COMMUNICATIONS

(18-556) The Interim City Manager made a brief announcement regarding recent Public Utilities Board actions.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

(18-557) Consider Sending a Letter to the U.S. Department of Veterans Affairs (VA) Urging a Commitment to a Firm Timeline of Action for Their Proposed Health Facility and National Cemetery. (Councilmember Matarrese)

Councilmember Matarrese made brief comments regarding the referral.

Councilmember Matarrese made a motion to approve getting a timeline, making the public aware of what is happening, and putting the VA to the test of meeting the delivery of the promise made in 2010

Vice Mayor Vella seconded the motion.

Expressed support for sending the letter: Andrew Huntoon, Alameda.

Expressed concern over nothing being done for 4 years; stated the VA has had funding for the project, which could provide needed infrastructure; urged the letter be sent; stated the City should receive a firm timeline: Richard Bangert, Alameda.

Mayor Spencer noted that work is being done related to the project.

The Interim City Manager explained the VA would be available to provide an update and make a presentation at the December 4th City Council meeting; suggested the details of

the letter be finalized after presentation is made.

Councilmember Ezzy Ashcraft suggested both sending the letter and allowing the VA to provide a presentation.

Councilmember Matarrese explained his request to the Council is to communicate that the City does not have a timeline and that no work is being done.

Mayor Spencer stated VA project updates have not been provided to Council, but she believes work has been occurring; suggested allowing the VA to provide a presentation prior to sending the letter.

Vice Mayor Vella stated the proposed letter does not seem to be overly-aggressive; the intention of sending the letter is to inform the VA of the Council's questions about the timeline; expressed support for sending the letter; explained that both sending the letter and allowing the VA to make a presentation provides a stronger stance.

Mayor Spencer stated that she does not support the letter suggesting that the City does not have confidence in the VA.

Councilmember Matarrese stated that he would be willing to omit said line; stated veterans in the area have been promised the project and money has been appropriated; he would like to see money being put in the ground and the facility being constructed; a timeline has never been provided.

Councilmember Ezzy Ashcraft stated the letter is fine as-written; a significant percentage of the homeless population being is veterans.

Councilmember Oddie stated the letter is fine as-written; sending the letter with specific questions could help the VA prepare answers about the project and allow for a comprehensive presentation.

Mayor Spencer expressed support for sending the letter with the addition of Councilmember Oddie's language and striking the portion about regaining confidence.

Mayor Spencer moved approval of a substitute motion to send the letter to the VA with the addition of Councilmember Oddie's language and removing the language regarding regaining confidence.

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

COUNCIL COMMUNICATIONS

(18-558) Consideration of Mayor's Nomination for Appointment to the Planning Board and Social Service Human Relations Board (SSHRB).

Mayor Spencer nominated Audrey Hyman for appointment to the SSHRB.

(18-559) Councilmember Ezzy Ashcraft announced the FAAS fundraiser “After the Ball” would be on Thursday, October 4, 2018.

(18-560) Mayor Spencer made a brief announcement regarding her injury during the Bike for the Parks event.

ADJOURNMENT

There being no further business, Mayor Spencer adjourned the meeting at 10:58 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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