

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -APRIL 18, 2023- -12:00 P.M.

(23-194) A Special Meeting was called to allow the Council to attend a tour of the Lincoln Avenue/Marshall Way/Pacific Avenue Project.

Lara Weisiger
City Clerk

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

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -APRIL 18, 2023- -5:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 5:00 p.m.

Roll Call – Present: Councilmembers Daysog, Herrera Spencer, Jensen, Vella and Mayor Ezzy Ashcraft – 5. [Note: Councilmember Vella arrived at 5:43 p.m.]

Absent: None.

Consent Calendar

Councilmember Herrera Spencer moved approval of the Consent Calendar.

Councilmember Jensen seconded the motion, which carried by unanimous voice vote - 4. [Absent: Councilmember Vella – 1.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*23-195) Recommendation to Approve Jennifer Ott, City Manager, Lisa Maxwell, Community Development Director, Len Aslanian, Assistant City Attorney, and Pat O’Keeffe, Consultant, as Real Property Negotiators for Building 11, Located at 1190 West Tower Avenue, Alameda, CA [Science Corporation]. Accepted.

(*23-196) Recommendation to Approve Jennifer Ott, City Manager, Lisa Maxwell, Community Development Director, Len Aslanian, Assistant City Attorney, and Pat O’Keeffe, Consultant, as Real Property Negotiators for Building 39, Located at 950 West Tower Avenue, Alameda, CA [Pyka, Inc.]. Accepted.

(*23-197) Recommendation to Approve Jennifer Ott, City Manager, Lisa Maxwell, Community Development Director, Andrew Thomas, Planning, Building, and Transportation Director, Len Aslanian, Assistant City Attorney, and Pat O’Keeffe, Consultant, as Real Property Negotiators for Pier 3 Located at 1501-1597 Ferry Point, Alameda Point, Alameda, CA [Water Emergency Transportation Authority (WETA)]. Accepted.

(*23-198) Recommendation to Approve Jennifer Ott, City Manager, Lisa Maxwell, Community Development Director, Len Aslanian, Assistant City Attorney, and Lorie Curtis, Management Analyst, as Real Property Negotiators for 1399 Ferry Point (Pier 3 North) Alameda, CA [Aircraft Carrier Hornet Foundation]. Accepted.

Public Comment on Closed Session Items

Max Hodak, Science Corporation, provided background on Science Corporation; expressed interest in leasing Building 11.

Michael Norcia, Pyka, provided background information on Pyka; expressed interest in entering into a lease for Building 39.

Sam Ingram, Pyka, stated that he is an Alameda resident and hopes Pyka moves to Alameda.

The meeting was adjourned to Closed Session to consider

(23-199) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8; Property: Building 11, Located at 1190 West Tower Avenue, Alameda Point, Alameda, CA; City Negotiators: City Manager Jennifer Ott, Community Development Director Lisa Maxwell, Assistant City Attorney Len Aslanian, and Baker Tilly Consultant Pat O'Keeffe; Negotiating Parties: City of Alameda and Science Corporation; Under Negotiation: Price and Terms of Lease

(23-200) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8; Property: Building 39, Located at 950 West Tower Avenue, Alameda Point, Alameda, CA; City Negotiators: City Manager Jennifer Ott, Community Development Director Lisa Maxwell, Assistant City Attorney Len Aslanian, and Baker Tilly Consultant Pat O'Keeffe; Negotiating Parties: City of Alameda and Pyka, Inc.; Under Negotiation: Price and Terms of Lease

(23-201) Conference with Legal Counsel – Existing Litigation, Pursuant to Government Code Section 54956.9(a); Case Name: Brennan, et al. v City of Alameda, et al.; Court: Alameda County Superior Court; Case No: 22CV024994

(23-202) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8; Property: 1501 – 1597 Ferry Point (Pier 3) Alameda Point, Alameda, CA; City Negotiators: City Manager Jennifer Ott, Community Development Director Lisa Maxwell, Assistant City Attorney Len Aslanian, Planning, Building, and Transportation Director, Andrew Thomas, and Baker Tilly Consultant Pat O'Keeffe; Negotiating Parties: City of Alameda and Water Emergency Transportation Authority (WETA); Under Negotiations: Price and Terms of Lease Term Sheet

(23-203) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8; Property: 1399 Ferry Point (Pier 3 North) Alameda Point, Alameda, CA; City Negotiators: City Manager Jennifer Ott, Community Development Director Lisa Maxwell, Assistant City Attorney Len Aslanian and Management Analyst Lorie Curtis; Negotiating Parties: City of Alameda and Aircraft Carrier Hornet Foundation; Under Negotiation: Price and Terms of Lease

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding Building 11, staff provided information and Council provided direction by the following voice vote: Ayes: Councilmembers Daysog, Jensen and Mayor Ezzy Ashcraft – 3; Noes: Councilmember Herrera Spencer – 1; [Absent: Councilmember Vella – 1]; regarding Building 39, staff provided information and Council

provided direction by unanimous voice vote – 5; regarding Existing Litigation, staff provided information and Council provided direction by the following voice vote: Ayes: Councilmembers Daysog, Jensen and Mayor Ezzy Ashcraft – 3; Abstentions: Councilmembers Herrera Spencer and Vella – 2; regarding 1501 – 1597 Ferry Point, staff provided information and Council provided direction by unanimous voice vote – 5; and regarding 1399 Ferry Point, staff provided information and Council provided direction by unanimous voice vote – 5.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 7:16 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- - APRIL 18, 2023- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:08 p.m. Councilmember Herrera Spencer led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Daysog, Herrera Spencer, Jensen, Vella, and Mayor Ezzy Ashcraft – 5.

Absent: None.

AGENDA CHANGES

(23-204) The City Clerk announced the Home Electrification Pilot Project [paragraph no. 23-217] is being withdrawn by staff and will not be heard.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(23-205) Proclamation Declaring April 23 through 29, 2023 as Alameda County Victims' Rights Week.

(23-206) Proclamation Declaring April 2023 as Parkinson's Awareness Month.

(23-207) Proclamation Declaring April 2023 as Autism Acceptance Month.

ORAL COMMUNICATIONS, NON-AGENDA

(23-208) Nancy Lewis, South Shore Apartments Tenant Association, expressed concerns over Capital Improvement Project (CIP) pass-through costs at South Shore Apartments.

(23-209) Toni Grimm, Alameda Renters Coalition, discussed impacts of CIP pass-throughs at South Shore Apartments; urged Council approve a moratorium on CIP pass-throughs.

(23-210) Gabriel Duncan, Alameda Native History Project, stated that he would like to work with Council on special events in the next year.

(23-211) Jenice Anderson, Alameda, discussed the death and memorial of Mario Gonzalez; urged Council to consider earmarking \$300,000 for the building and maintenance of a permanent Mario Gonzalez Park memorial.

(23-212) Tod Hickman expressed support for residents of South Shore; expressed concern over predatory investors; discussed increasing the number of Councilmembers needed to hire and fire a City Manager and the Consent Calendar.

(23-213) Steven Jones, AC Transit, urged people to complete a survey seeking input related to AC Transit services; stated AC Transit is performing an analysis of its services for a post-pandemic update; travel patterns have shifted AC Transit's budget and services.

(23-214) Joshua Altieri, Alameda Housing Authority, provided a Housing Authority update.

CONSENT CALENDAR

Urged the Webster Street Business Improvement Area (BIA) [paragraph no. 23-224] be discussed; discussed Webster Street needing funding and parking: Tod Hickman.

Discussed the Central Avenue/Fourth Street/Ballena Boulevard roundabout [paragraph no. 23-222] design and related parking: Zac Bowling, Alameda.

Vice Mayor Daysog stated that he would recuse himself from the Webster Street BIA.

Councilmember Herrera Spencer requested the Webster Street BIA be withdrawn from the Consent Calendar for discussion; recorded a no vote on the roundabout.

Vice Mayor Daysog recorded a no vote on the Auto Plus Towing contract [paragraph no. 23-220].

Councilmember Herrera Spencer recorded a no vote on the Auto Plus Towing contract.

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

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

In response to Councilmember Jensen's inquiry about recusals, the City Attorney stated recusal is not necessary on matters not related to land use; some Councilmembers recuse themselves out of an abundance of caution.

(*23-215) Minutes of the Special City Council Meeting, the Joint City Council and Successor Agency to the Community Improvement Commission Meeting and the Regular Meeting held on March 21, 2023. Approved.

(*23-216) Ratified bills in the amount of \$6,307,274.97.

(23-217) Recommendation to Develop a Home Electrification Pilot Project for Low Income Households Using Energy Efficiency and Conservation Block Grant Funds. Not heard.

(*23-218) Recommendation to Authorize the Purchase of Two Replacement Vehicles Consistent with the Revised Vehicle Replacement Policy in Amounts Not-to-Exceed \$181,207 from Global for One Aerial/Bucket Truck and \$232,533 from Altec Industries for One Crane Truck. Accepted.

(*23-219) Recommendation to Authorize Updates to the Existing Alameda Police Department Policy Manual to Conform to Best Practices and to Ratify Policies that Have Been Updated Pursuant to Legal Updates, Significant Liability Issues, and Imminent Safety. Accepted.

(23-220) Recommendation to Authorize the City Manager to Negotiate and Execute a Three-Year Contract with Auto Plus Towing for Zero Compensation. Accepted.

Vice Mayor Daysog and Councilmember Herrera Spencer recorded no votes, so the item carried by the following vote: Ayes: Councilmembers Jensen, Vella and Mayor Ezzy Ashcraft – 2. Noes: Councilmembers Daysog and Herrera Spencer – 2.

(*23-221) Resolution No. 16035, “Extending the Abandoned Vehicle Abatement Program.” Adopted.

(23-222) Resolution No. 16036, “Authorizing the City Manager to Execute All Necessary Documents with the Metropolitan Transportation Commission to Complete the Central Avenue/Fourth Street/Ballena Boulevard Roundabout for \$3,321,429 as Part of the Central Avenue Safety Improvement Project Funded by One Bay Area Grant 3 and the Necessary Local Match.” In accordance with the California Environmental Quality Act (CEQA), this Project is Categorically Exempt Under CEQA Guidelines Section 15301(c) Existing Facilities (Minor Alterations to Existing Facilities Including Bicycle Facilities) and Section 15304(h) (Minor Alterations to Land and the Creation of Bicycle Lanes on Existing Public Rights of Way).” Adopted.

Councilmember Herrera Spencer recorded a no vote, so the item carried by the following vote: Ayes: Councilmembers Daysog, Jensen, Vella and Mayor Ezzy Ashcraft – 4. Noes: Councilmember Herrera Spencer – 1.

(*23-223) Recommendation to Approve the Park Street Business Improvement Area (BIA) Annual Assessment Report; and

(*23-223A) Resolution No. 16037, “Intention to Levy an Annual Assessment on the Park Street BIA for Fiscal Year 2023-24, and Set a Public Hearing for May 2, 2023 to Levy an Annual Assessment on the Park Street BIA.” Adopted.

(23-224) Recommendation to Approve the Webster Street Business Improvement Area (BIA) Annual Assessment Report; and

(23-224A) Resolution No. 16038, “Intention to Levy an Annual Assessment on the Webster Street BIA for Fiscal Year 2023-24, and Set a Public Hearing for May 2, 2023 to Levy an Annual Assessment on the Webster Street BIA.” Adopted.

Councilmember Daysog recused himself and left the dais.

The Economic Development Manager gave a brief presentation.

Councilmember Herrera Spencer inquired whether Council's vote would be to add a 4.9% increase.

The Economic Development Manager responded to vote is to accept the Webster Street annual report; stated Council also needs to pass the resolution of intent for the public hearing on May 2nd; the hearing on May 2nd allows Council to adopt the resolution to levy the assessment.

Councilmember Herrera Spencer inquired whether the assessment was assessed the last three years.

The Economic Development Manager responded there was not a Consumer Price Index (CPI) increases for three years; stated the assessment was collected, but there was not an annual adjustment.

Councilmember Herrera Spencer inquired whether businesses will be able to handle an additional assessment.

The Economic Development Manager responded both Webster Street Business Association (WABA) and Downtown Alameda Business Association (DABA) support resuming the annual adjustment.

Councilmember Herrera Spencer stated Webster Street still has some parklets; inquired whether the City is currently providing funding to the business association due to COVID-19.

The Economic Development Manager responded the City is reimbursing businesses for parklet insurance costs and helping with marketing campaigns.

Councilmember Herrera Spencer noted a public speaker expressed support for the City providing additional funds the business areas; inquired whether the City would provide additional funding.

The Economic Development Manager responded the assessments collects individual businesses BIA fees; stated marketing assistance or other programs would likely go through the Community Development.

In response to Mayor Ezzy Ashcraft's inquiry, the Economic Development Manager stated the fees are used to support the business associations; the districts are already invested in the marketing and advocacy for different programs; the assessment helps WABA with programming the al fresco dining area as well as other events.

The City Manager stated requests from business districts and the Chamber of Commerce are also being entertained as part of the two-year budget process; staff is evaluating the requests; any additional funds beyond the proposed assessment would be presented as part of the budget; Council can entertain requests from business districts during the budget work sessions.

Councilmember Herrera Spencer inquired whether the City has an idea of what the average assessment cost is per business on Webster Street; questioned whether the cost is based on square footage.

The Economic Development Manager responded the cost is usually based on gross receipts; stated financial institutions are assessed at a flat rate.

In response to Councilmember Herrera Spencer's inquiry, the Economic Development Manager stated retail businesses will experience an increase of \$16.

In response to Councilmember Herrera Spencer's further inquiry, the Economic Development Manager stated the increase is based on CPI, which is currently 4.9%.

Councilmember Vella moved approval of the staff recommendation [including adoption of the resolution].

Councilmember Jensen seconded the motion.

Under discussion, Councilmember Herrera Spencer inquired whether the matter includes Alameda Point businesses, to which the Economic Development Manager responded WABA includes the Webster Street corridor and Alameda Landing.

Councilmember Herrera Spencer inquired whether the district includes Spirits Alley at Alameda Point, to which the Economic Development Manager responded in the negative.

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

(*23-225) Resolution No. 16039, "Authorizing Continued Participation in the Alameda County HOME Consortium for HOME Funds and Authorizing Execution of the Necessary Documents to Maintain the Eligibility of the Consortium for HOME Program Funds in Accordance with the National Affordable Housing Act of 1990; and Recommendation to Authorize the City Manager to Take All Necessary Actions to Carry Out the City of Alameda's Participation in the Alameda County HOME Consortium." Adopted.

(*23-226) Resolution No. 16040, "Amending the Electric Utility Professionals of Alameda (EUPA) Salary Schedule to Add the Classifications of Supervisor-Customer

Resources and Supervisor-Energy Resources Effective April 23, 2023, Amending the Alameda Municipal Power Unrepresented (AMPU) Management Employees Salary Schedule to Add the Classifications of Assistant General Manager-Customer and Energy Resources and Chief Utility Technology Officer Effective April 23, 2023, Add One Supervisor-Customer Resources, One Supervisor-Energy Resources, One Assistant General Manager-Customer and Energy Resources, and One Chief Utility Technology Officer to Alameda Municipal Power, and Delete One Assistant General Manager-Customer Resources, One Assistant General Manager-Energy Resources and One Utility Information Technology Manager and to Upgrade One Senior Energy Resources Analyst to Supervisor-Energy Resources, and One Utility Energy Analyst to Supervisor-Customer Resources, from Alameda Municipal Power.” Adopted.

CONTINUED AGENDA ITEMS

None.

REGULAR AGENDA ITEMS

(23-227) Public Hearing to Consider Amendments to the Alameda Landing Waterfront Master Plan and Bay 37 Development Plan for the Alameda Landing Waterfront Mixed Use Project Located at 2800 Fifth Street;

(23-227A) Resolution No. 16041, “Amending the Bay 37 Development Plan PLN22-0401 to Replace a Requirement for a 5,000 Square Foot Commercial Retail Lot with Other Land Uses at the Northern Terminus of Fifth Street at Alameda Landing.” Adopted; and

(23-227B) Introduction of Ordinance Amending the Alameda Landing Waterfront Master Plan PLN22-0401 to Replace a Requirement for a 5,000 Square Foot Commercial Retail Lot with Other Land Uses at the Northern Terminus of Fifth Street at Alameda Landing. Introduced.

The City Planner gave a Power Point presentation.

Councilmember Herrera Spencer inquired whether Pulte is agreeable to Option 3, to which the City Planner responded in the affirmative; stated Option 3 is the lowest cost for Pulte.

Councilmember Herrera Spencer inquired whether Council's goal is to build single family, detached homes.

The City Planner responded staff is looking for opportunities to build more housing; stated the more housing the better; the two proposed single-family homes would be considered affordable and consistent with prior Council direction.

Councilmember Herrera Spencer inquired how many single-family detached homes are

in the current development, to which the City Planner responded 30 other units.

Councilmember Herrera Spencer inquired how many total homes are in the current development, to which the City Planner responded 357 units.

Councilmember Jensen inquired whether Option 3 would be maintained by the community, to which the City Planner responded in the affirmative; stated the space would be maintained by the Bay 37 Homeowners Association (HOA).

Councilmember Jensen inquired whether there would be any increase in HOA fees.

The City Planner responded the amount could be wrapped into the current assessment, which the developer would need to further confirm.

Expressed support for affordable and market rate housing being built in Alameda and for the two units of affordable housing; discussed supporting affordable housing in Alameda; urged Council to support the staff recommendation: Laura Thomas, Renewed Hope Housing Advocates.

Expressed support for the compromise solution: Carol Kuester, Metropolitan Transportation Commission (MTC).

Expressed support for affordable housing; stated the compromise is not much for residents; there is an opportunity to create affordable housing within existing units while providing green space; there is a responsibility not to become a five-story concrete city: Kelly Kistner, Alameda.

Stated Bohol Circle Immigrant Park is nearby and is a significantly large park; the City needs to meet its demand for affordable housing; expressed support for Option 5 or 4; stated Option 4 will serve multiple people and the community; expressed support for a recreational space: Zac Bowling, Alameda.

Expressed support for green space; stated Bohol Circle Immigrant Park is mostly concrete with little green space; discussed a petition; stated many people in Alameda advocate for green space; privacy is flawed under the compromise: Charles Eilhardt, Alameda.

Expressed support for Option 3; stated that she is concerned about the proposal to building new housing due to lot premiums paid; she paid a lot premium of \$90,000 for views and would like to protect her investment; many units in Bay 37 are still unsold: Allison Plaisance, Alameda.

Stated the proposal would change the development from mixed use; mixed use developments are superior and more sustainable; permanent decisions should not be made during a post-pandemic economy; expressed support for a community building: Jamie Gloyne, Alameda.

Stated there is a misleading premise in the Planning Board recommendation; discussed his experience addressing the housing crisis; stated creating green space is not against creating affordable housing; the recommendation is being presented as a false compromise; urged Council to change existing units to affordable: Chris Lloyd, Alameda.

Expressed support for 100% green space; stated that her unit faces the sales center; new homes would block light and views; the market has gone down; many existing homes have not been sold; the compromise of affordable units would not provide justice to the community: Laurie Ferris, Alameda.

Expressed support for 100% green space; stated the proposed area would not affect her property views; she enjoys the limited existing green space park; expressed concern over crime near the vacant space: Stacey Ma, Alameda.

Expressed support for 100% green space; stated the park space is not large and has a lot of concrete and fake grass; he would like open space with real grass: Mitchell Ferris, Alameda.

Stated it is important to have nature and green space for physical and mental well-being; there is a responsibility to ensure each neighborhood has adequate green space: Ashley Curato, Alameda.

Stated Bay 37 is doing its part and affordable housing is currently interspersed in the community; the Planning Board is recommending something more than initially bargained for; residents moved in with an understanding of a single level, commercial space with lot premiums: Stephanie Bradshaw, Alameda.

Stated Bay 37 is adjacent to Bohol Circle Immigrant Park; noted teenagers want park space, which is not available; open, green space is needed; ownership at Bay 37 is a struggle; all financials are not disclosed to moderate to low-income owners: Yael HerreraVillar, Alameda.

Stated that he has heard many people say green space would enhance Alameda Landing; expressed support for affordable housing and related programs; stated green space would allow community members to get to know one another: Carlos HerreraVillar, Alameda.

Discussed research on the positive impact green space has on children's development; stated the view of the estuary from the neighborhood is expansive, inviting, and healing; open green space plays a large part in mental health; urged Council vote for green space: Marni Roosevelt, Alameda.

Discussed studies related to lack of green space causing significant detriment to families and students thriving and succeeding; stated the studies have caused general

plan revisions; outlined a goal from the Alameda General Plan: Ford Roosevelt, Alameda.

Stated the entrance to Bohol Circle Immigrant Park is inviting, however, the appearance will be misleading to future homebuyers if the landscape changes; views from homes will not be attractive; building the proposed homes will greatly affect residents; open space preserves inviting feelings: Linda Tromblay, Alameda.

Expressed support for green space to enhance the concrete Bohol Circle Immigrant Park; stated the proposed plan includes two homes which were not counted towards housing quota requirements; half of the visitors to the park are from other parts of Alameda: Jill Benson, Alameda.

Stated it is difficult maintaining being a resident; discussed residents of Oakland utilizing the available park space; stated there is not enough park space for kids to play; families deserve to have green space to help with mental health; expressed support for respecting the land; discussed vacant units being repurposed: Mariana Matthews, Alameda.

Mayor Ezzy Ashcraft called a recess at 8:38 p.m. and reconvened the meeting at 8:50 p.m.

In response to Mayor Ezzy Ashcraft's inquiry regarding converting existing market-rate housing to affordable units, the City Planner stated the project utilized State law density bonus; the developer committed to a number of affordable units in order to receive a density bonus; under State law, the developer has a right to 318 market rate units; Council can ask the developer whether they are willing to increase the amount, however, staff cannot compel the developer to do so.

Bill Stadler, Pulte Homes, expressed support for Council's willingness to hear alternatives; stated there is not a scenario in which Pulte would transfer existing units earmarked for market rate to affordable; Pulte counts on the market rate units to help cover the 39 affordable units required for the development; the proposed option works for Pulte due to the land value of the 5,000 square foot parcel being zero; Pulte can commit to an affordable price point, which would cover the majority of the cost; Pulte would place something more useable in the space; there is a huge demand for market rate housing across the country, especially in northern California; there is not a concern about selling market rate housing units.

Councilmember Jensen inquired whether the existing proforma establishes the number of affordable units; whether there would be two additional affordable units if Option 4 is approved.

Mr. Stadler responded in the affirmative; stated the affordable price point absorbs the

majority of the building cost.

Councilmember Herrera Spencer inquired whether the development has any real grass.

Mr. Stadler responded that he does not know whether there is real grass or turf, however, there are a couple of small green spaces throughout the site; if the spaces are not currently developed, spaces will be present as part of the final design.

In response to Councilmember Herrera Spencer's inquiry about the design, Mr. Stadler stated the spaces will have real grass and would be small; common spaces are fairly small and other areas are large.

Councilmember Herrera Spencer stated the original agreement proposed commercial space; inquired whether the original proposal would be a good use of the property.

Mr. Stadler responded Pulte is not a commercial developer; stated Pulte reached out to commercial developers who advised the location is not appropriate for retail, which sparked Pulte's desire to meet with the Planning, Building, and Transportation Department to look for alternatives for the property.

Councilmember Vella stated the project was one of the earlier matters discussed when she became a Councilmember; discussed the project deliberations; stated the City has benefitted greatly from the density bonus and resulting project; residents gain the benefit of choosing where to live based on park proximity; Alameda has over 20 parks; the proposed property is not far from Estuary Park, Bayport Park, or parks at Alameda Point; many parks have visitors from all areas of Alameda and the East Bay; there appears to be desire for more greenery at Bohol Circle Immigrant Park; the Housing Element (HE) has met its market rate housing goal; affordable housing is still needed; expressed support for Option 5, however, she would be amenable to Option 4; stated originally many people did not want the project to happen; one of the ways the City was able to get units was through density; a number of projects are occurring throughout Alameda; Council is trying to take in different considerations; many neighborhoods are not near a park; the City is trying to invest in greenways and green spaces; Council has tried to make decisions to invest in and complete parks throughout the City; having big greenways and green spaces is so that everybody can enjoy them; not everyone will have a park in close proximity; the City has many types of open spaces and bay trails; expressed support for the potential to meet greener goals at Bohol Circle Immigrant Park in the future; stated that she would like to utilize the opportunity to meet affordable housing goals.

Councilmember Herrera Spencer inquired whether there is currently any real grass or green space at Bohol Circle Immigrant Park.

The City Planner responded the majority of the park is built on a repurposed wharf and cannot structurally support the weight of soil; stated there is very limited active, live, green space.

Councilmember Herrera Spencer inquired whether the proposed space would have the option for real green space, to which the City Planner responded in the affirmative.

Councilmember Herrera Spencer inquired the commercial building height originally planned for the space.

The City Planner responded commercial buildings need to have sufficient interior heights of 13 to 15 feet and equipment would create a total height of 18 to 20 feet.

Councilmember Herrera Spencer inquired the height of Option 4.

The City Planner responded the two single-family homes would mirror the height of the other single-family homes across the street and would be about 35 feet tall.

Councilmember Herrera Spencer inquired whether the footprint of the two single-family homes would be the same size as the commercial building.

The City Planner responded in the negative; stated the homes would be smaller than the commercial building; stated a 5,000 square foot commercial building would take up 100% of the proposed site.

Councilmember Herrera Spencer inquired whether the two homes side-by-side would take up the same space.

The City Planner responded the footprint of two homes would likely add up to 2,500 square feet; stated the the park would take up the remaining space.

Mayor Ezzy Ashcraft inquired the size for the commercial building, to which the City Planner responded 5,000 square feet.

Councilmember Herrera Spencer stated that she supports the 100% green option; expressed support for public comments; stated it is important for people and children to be exposed to real grass and trees; the Bronze Coast neighborhood has front and back yards and the Pulte development does not; the residents do not have their own private green spaces; expressed support for the original plan of a commercial building [Option 1]; expressed concern over a bait-and-switch where residents were anticipating something that would have been 18 feet tall and is now proposed at 30 to 35 feet, which is a 50% increase in height; the change is significant and not appropriate; there is a lengthy process for building changes; that she lives near Krusi Park; she has a front and back yard; she is a renter and is interested in affordable housing units; it is important for her to access grass for mental health; being around grass is different than being surrounded by cement; many people associate parks with real grass; the adjacent park is limited in use and has many kids rolling on cement; many families will not have picnics on cement; gatherings and picnics are important; the park is lacking; many Councilmembers have identified green space as part of the City's climate action plan, in

addition to urban forest; natural features matter to people and is a Council priority; the project has a density bonus; Pulte has done its part towards affordable housing; many people visit the development from other areas, which would likely increase.

Councilmember Jensen requested clarification about Bohol Circle Immigrant Park; inquired whether there was similar input from the community related to green space at the park site.

The Assistant City Manager responded the pier weight limits dictated what could be built; stated soil and irrigation would have been more difficult and caused trade-offs; there was not public input; the project design was seen as a unique park for Alameda; the park is close to Estuary Park, which is scheduled for completion in 2024.

Councilmember Jensen inquired whether there is a proposal for a water tax to serve Bohol Circle Immigrant Park, to which the Assistant City Manager responded in the affirmative.

Councilmember Jensen inquired how far Estuary Park is from Bohol Circle Immigrant Park, to which the Assistant City Manager responded approximately one quarter mile.

Councilmember Jensen stated Option 4 will cut the footprint in half and result in 2,500 square feet for two additional moderate to low-income housing units and 2,500 square feet of adjacent open space; concerns were raised related to significant reductions in light; the reductions will impact residents, especially those who paid lot premiums; inquired whether residents would have grounds for action against Pulte.

The City Planner displayed a presentation slide; stated view blockages are not considered impacts unless the views are designated view corridors; the views are not protected or designated view corridors in the General Plan or any other planning documents; the location is considered an urban setting where single family homes are abutted next to each other; there will be shading against other homes; shadows are expected in urban neighborhoods; driveways surrounding the sites create a buffer between the two proposed homes and the surrounding buildings; staff believes that neither view blockage or shading are considered an environmental impact.

Councilmember Jensen inquired whether there is some green space adjacent to Bohol Circle Immigrant Park and roughly half of the proposed space would have green space, to which the City Planner responded in the affirmative; stated the shape displayed is roughly 7,000 square feet.

Councilmember Jensen inquired whether the Council's decision will relate to half of the proposed space being utilized for two additional affordable homes, to which the City Planner responded in the affirmative.

Vice Mayor Daysog expressed support for the public comment and correspondence; stated many people have provided touching and powerful testimony; the matter is

straightforward; 2,500 square feet is not usable for open space; having 2,500 square feet bumped up against two possible three-story buildings is not usable; the proposal creates a use conflict; providing open or green space should be done at the 5,000 square foot amount under Option 3; he does not see the matter as an issue of open space versus affordable housing; he sees the matter as an issue of going back to the originally proposed project; discussed his participation in the 2006 Bayport Master Plan amendment; stated in 2017, the Master Plan was revised again; and the waterfront plan was decreased from eight acres to four acres to ensure space for Bay Ship and Yacht; expressed support for going back to the originally planned for 5,000 square feet of green, open space; stated the vision of having a green open space with a container for coffee service could achieve the vision set in 2006; the City is under tremendous pressure to provide affordable housing; Alameda can figure out how to provide adequate affordable housing; the notion of having 5,000 square feet of open space is in line of the vision for neighborhood pocket parks.

Mayor Ezzy Ashcraft stated the City is a community that says it is welcoming of all; there is a housing crisis which is trying to be addressed; staff has recommended a workable compromise that adds 2,500 square feet of open space in addition to the existing 7,000 square foot green space, the four acres of waterfront park, and Bohol Circle Immigrant Park; homes and being housed are important for children's mental health development; homelessness is dealt with on a daily basis in the City; progress is being made; the opportunity being afforded is to actually provide sale opportunities at a low-income, affordable level; it takes a six figure income to qualify for low-income units; Option 4 would provide two-units of housing where people could develop equity; the City can compromise and provide something for everyone in Option 4; discussed teenagers at Bohol Circle Immigrant Park; stated Estuary Park is merely one quarter mile away; Encinal High School is two miles away; Alameda is fortunate to have many parks; expressed support for Council taking the opportunity to add very rare units.

Councilmember Herrera Spencer moved approval of Option 3: Public Open Space.

Councilmember Herrera Spencer stated the proposal states the space is maintained by the Bay 37 HOA; many spaces maintained by HOA are designated as private use, however, the open space would remain open to all; many people nearby will utilize the space.

Vice Mayor Daysog seconded the motion, which failed by the following voice vote: Ayes: Councilmembers Daysog and Herrera Spencer – 2. Noes: Councilmembers Jensen, Vella and Mayor Ezzy Ashcraft – 3.

Councilmember Vella moved approval of Option 4 [including adoption of resolution and introduction of the ordinance].

Councilmember Vella stated Estuary Park is less than a ten-minute walk and three-minute bike ride away; there is a significant amount of green space; combined spaces could work together; there is a lot of density in Central Alameda; green space is

needed, however, so is a density of housing; the affordable housing goal will be reached by voting for the matter; expressed support for the City getting two more units of affordable housing.

Councilmember Jensen seconded the motion.

Under discussion, Councilmember Jensen stated the decision is difficult; there are a lot of opportunities and challenges; the Planning Board approved a different option; expressed support for the compromise and the Bay 37 residents; stated there will likely be other developments in Alameda where open space is needed; there is a need to compromise; Option 4 has 2,500 square feet of open, green space instead of a 5,000 square foot commercial building, which appears to be a compromise that will support the community and have less of an impact; she would have supported a recreational building over open space; the City needs housing; the proposal is a donation by Pulte homes and provides additional housing on a beautiful site, adjacent to a park and green space; expressed support for the motion.

Vice Mayor Daysog inquired whether the proposal alters the Development Agreement (DA).

The City Clerk responded the motion is to adopt the resolution amending the Bay 37 development plan PLN22-0401 to replace a requirement for a 5,000 square foot commercial retail lot with other land uses at the northern terminus of Fifth Street at Alameda Landing.

The City Attorney stated there is a DA in place, however, the agreement is not currently before Council.

The City Planner concurred with the City Attorney; stated the matter before Council is not related to the development agreement; staff is working within the confines of the Master Plan approved by Council; an ordinance is needed and being introduced; the development plan needs to be changed by resolution.

The City Attorney stated an amendment to the DA would only require three affirmative votes.

On the call for the question, the motion carried by the following voice vote: Ayes: Councilmembers Jensen, Vella and Mayor Ezzy Ashcraft – 3; Noes: Councilmembers Daysog and Herrera Spencer – 2.

(23-228) Recommendation to Endorse the Design Concept for the Lincoln Avenue/Marshall Way/Pacific Avenue Corridor Improvement Project; and Authorize the City Manager to Execute an Agreement with Parametrix, Inc. in an Amount Not-to-Exceed \$1,000,000, Including Contingencies, to Provide Additional Technical Services Related to the Lincoln Avenue/Marshall Way/Pacific Avenue Corridor Improvement Project.

David Parisi and Bri Adams, Parametrix, gave a Power Point presentation.

(23-229) Councilmember Vella moved approval of allowing two more minutes for the presentation.

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

Mr. Parisi completed the presentation.

In response to Councilmember Herrera Spencer's inquiry related to turning left, Mr. Parisi stated there will still be left turn lanes; between intersections, there will be a single lane with parking on both sides.

Councilmember Herrera Spencer inquired whether there is a dedicated left turn lane with only one lane.

Mr. Parisi responded in the affirmative; stated at the intersections, there will be left turn lane carve-outs.

Councilmember Herrera Spencer inquired whether there is a diagram for the segment, to which Mr. Parisi responded there is a diagram on the website.

Councilmember Herrera Spencer inquired how many cars would be accommodated in the turn lanes; noted there is no center lane.

Ms. Adams responded the existing median will not be removed; stated the existing left turn pockets will remain; drivers will need to utilize the turn pockets to make a left turn.

Councilmember Herrera Spencer stated that she believes there are two lanes each direction with no left turn lane; she would be interested in seeing a diagram.

Vice Mayor Daysog inquired why the proposed plan does not include a roundabout at Wilma Chan Way and Lincoln Avenue; questioned whether the reason is due to complexity of incoming lanes.

Mr. Parisi responded a single lane roundabout was reviewed, however, the operation would be congested; double lanes would be needed due to the traffic levels; two of the four roundabout quadrants would require two lanes and it would be more challenging for bicyclists and pedestrians to cross the intersection; staff understands roundabouts are relatively new to Alameda and people need to initially understand single-lane roundabouts versus multi-lane.

Mr. Parisi displayed and explained a slide.

Councilmember Herrera Spencer stated that she would like information related to Bay Street.

Mr. Parisi stated left turns will be made from the through lane at Bay Street; the next street to the east will have a left turn lane; a left turn pocket at Bay Street would need to be carved-out from the island if desired.

Councilmember Herrera Spencer inquired whether there currently is not a left turn lane at Bay Street, to which Mr. Parisi responded in the affirmative.

Councilmember Herrera Spencer stated there is currently two lanes; drivers can go around a car turning left; inquired whether the proposed plan only has one lane and cars behind a car turning left would stop and wait, to which Mr. Parisi responded in the affirmative.

Councilmember Herrera Spencer stated traffic would be held up and not able to continue on a single lane design.

Mr. Parisi stated the delays would be a few seconds on average.

Councilmember Herrera Spencer inquired how many intersections are without a left turn carve out.

Mr. Parisi responded the area is one of the unique locations; stated the corridor location is just under three miles.

Stated the plan is not perfect yet and is moving in the right direction; safety is important; expressed support for parents knowing children are safe on streets; expressed concern about climate issues; stated that she likes roundabouts; staff needs to pursue grants for the project; urged Council to approve the project: Christy Cannon, Alameda.

Expressed support for the project, street safety and the proposed beacons; stated that she would support further enhancements; the proposal for Wilma Chan Way still needs work; urged Council to think about how to resource the project properly to minimize delays: Cyndy Johnsen, BikeWalk Alameda.

Expressed support for the project and safety improvements; stated that she would like the plan to consider a fourth crosswalk across Wilma Chan Way; urged bike crossings be made as safe as possible; stated overall improved safety and mode separation is desired: Denyse Trepanier, BikeWalk Alameda.

Expressed support for the project and for roundabouts on Main Street and improvements to Lincoln Avenue; stated the project is vitally needed; the City should move quickly: Zac Bowling, Alameda.

Discussed the site visit; stated the project corridor will benefit from a road diet; expressed support for the project and for immediate improvements being made to the Lincoln Avenue and Walnut Street intersection; urged Council approval: Drew Dara-Abrams, Alameda.

Stated closing several streets increases the distance travelers need to cover; getting to Alameda Point will be a greater distance, which will increase greenhouse gas emissions; expressed concern over truck deliveries and blocking lanes; expressed support for a safe Island evacuation plan: Jim Strehlow, Alameda.

Mayor Ezzy Ashcraft discussed the project site visit; stated Lincoln Avenue is a wide street with fast travel; there are not many bicyclists on Lincoln Avenue due to vehicle speeds; areas of Lincoln Avenue need the road diet; it is apparent that work is needed; expressed support for the project; inquired whether the Commission on Persons with Disabilities (CPD) has provided input.

The Senior Transportation Coordinator responded the CPD is in support of the project; stated flashing beacons are of concern for some with disabilities; flashing can induce seizures; three signals would be a red light with no flashing; options can be implemented to try and meet all needs; the flashing beacons are some of the most popular treatments installed.

Mayor Ezzy Ashcraft stated that she understands the reason behind not moving forward with a roundabout at Wilma Chan Way; a number of requests have been made for the fourth leg of the crosswalk; requested clarification about crosswalk possibilities.

Mr. Parisi stated a feedback from the site visit will be reviewed for the fourth crosswalk; a signal is being proposed for west bound cyclists; a pedestrian light can be considered at the same time; staff would like to balance out the traffic signal in light of actual traffic congestion; staff will return with information.

Mayor Ezzy Ashcraft discussed Lincoln Avenue; inquired where the project will begin.

The Senior Transportation Coordinator responded staff has applied for a \$10 million grant and will hear response next month; stated the funding will cover the west end to Saint Charles Street; another resource would be to pool resurfacing funding with safety improvement; the section which would be up prior to others is Eighth Street to Saint Charles Street; a portion of the project in the initial section and safety improvements can be implemented if the City does not receive a grant; staff is continuously looking for grants and will be strategic.

Mr. Parisi stated phasing can be flexible depending on funding; signals are costly and can be installed later; there are ways to phase the project.

Councilmember Jensen expressed support for the project; stated the crossing to Maya

Lin School is a challenge; a crossing guard is present; she is looking forward to the intersection improvements; inquired how bicycle and pedestrian safety can improve for the portion of Lincoln Avenue between Park Street and Broadway; stated the section is unique for travelers.

Ms. Adams responded Lincoln Avenue going into Park Street is one-way; stated a traffic circle at Everett Street is being reviewed; more striping will be added on the street near the approaches to Broadway and Park Street; delineation and red curb paint will be added.

Mayor Ezzy Ashcraft inquired whether the diagonal parking will be changed to parallel parking.

Ms. Adams responded in the affirmative; stated focus group meetings were held with the Police Department and Library to look at adjusting the paint to allow for a bikeway; left turns at Oak Street would also remain; parking will be adjusted from angled to parallel.

In response to Vice Mayor Daysog's inquiry about fire safety, Mr. Parisi stated the route would be down Pacific Avenue; stated the other projects include treatments for the cul-de-sac would to allow fire apparatuses and bicycles to travel through in both directions.

Councilmember Vella stated the project start is fantastic; the current discussion is encouraging for a few segments; expressed support for review of a fourth crosswalk at Wilma Chan Way; stated the area has a number of seniors; expressed support for roundabouts; stated there are opportunities to add more roundabouts; the City should think about how to phase roundabouts for the community to become accustomed to them; other roundabouts are planned throughout the City; the community awareness is needed to avoid shocks; the awareness and engagement has been helpful to get people excited and receive feedback; the project relates to connectivity for everybody and is multimodal.

Councilmember Herrera Spencer stated that she will not be supporting the project; there are concerns related to evacuation; that she does not like to be stopped in a single lane while someone is turning; discussed the Vision Zero plan and traffic fatalities; stated there does not appear to be a significant reduction in the number of cars; ridership is down for public transportation; she does not see many bicyclists on Otis Drive, but does see bicyclists on Shoreline Drive; the road diet has fewer lanes for cars; people will continue to drive cars; the City needs to find a way to accommodate drivers; charts indicate an increase over the last few years which is when improvements have been made; everyone is being crammed into a tight area; expressed concern over continuing to perpetuate what is validated on the charts; stated the increases, as well as improvements, are happening throughout the country.

Mayor Ezzy Ashcraft stated accidents often involve excessive speed; the projects are designed to slow down automobile speeds while keeping traffic moving with dedicated

turn lanes; the City is providing multimodal options.

Councilmember Vella moved approval of the staff recommendation.

Councilmember Jensen seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Daysog, Jensen, Vella and Mayor Ezzy Ashcraft - 4. Noes: Councilmember Herrera Spencer – 1.

CITY MANAGER COMMUNICATIONS

(23-230) The City Manager announced that the City received an award of excellence; for Dignity Village in the opportunity and empowerment category and an award of merit for the Housing Element in the comprehensive plan for small jurisdiction category; discussed Webster/Posey Tube closures; announced City surveys regarding Fire Department service, a water taxi and DePave Park; discussed upcoming City events: a virtual community meeting, the annual fair housing seminar, a second strategic planning workshop and the annual bike festival.

ORAL COMMUNICATIONS, NON-AGENDA

(23-231) Denyse Trepanier, BikeWalk Alameda, announced the upcoming bike festival ride hosted by BikeWalk Alameda.

(23-232) Jim Strehlow, Alameda, discussed an electric scooter in the bicycle lane.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(23-233) Councilmember Jensen made an announcement about attending a tour of the Zero Net Energy Center hosted by the International Brotherhood of Electrical Workers (IBEW), the Spring Shindig, and an outreach event at DePave Park.

(23-234) Councilmember Vella announced that she attended the Spring Shindig and expressed support for the work done.

(23-235) Councilmember Herrera Spencer discussed the Spring Shindig and Earth Day; announced she attended the DePave Park outreach event, the Three Dot art show at Studio 23, the Chamber of Commerce Economic and Government meeting, the re-opening of Friends of Alameda Animal Shelter (FAAS), the Bay Farm science fair and the public rent meeting; discussed an Airport Noise Forum meeting and expressed support for APD.

(23-236) Mayor Ezzy Ashcraft discussed attending a luncheon at Mastick Senior

Center, a League of California Cities Board meeting and UC Davis Picnic Day.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 10:36 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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