



ALBANY CITY COUNCIL – MINUTES

Virtual Meeting
Albany, CA 94706
Monday, March 21, 2022

Date approved: April 4, 2022

SPECIAL MEETING – CLOSED SESSION 5:00 PM

1. CALL TO ORDER/ROLL CALL

Present: Council Members Gary, McQuaid, and Nason, Vice Mayor Tiedemann, Mayor Jordan
Absent: None

2. CLOSED SESSION

A summary of public comment is as follows: none

2-1. Conference with Labor Negotiators pursuant to Government Code Section 59457.6

Agency Designated Representatives: City Manager Nicole Almaguer and Charles Sakai of Sloan Sakai Yeung & Wong LLP

Employee Organization: Albany Peace Officers Association (APOA)

3. ADJOURNMENT OF SPECIAL MEETING – CLOSED SESSION

SPECIAL MEETING – STUDY SESSION 5:30 PM

1. CALL TO ORDER/ROLL CALL

Present: Council Members Gary, McQuaid, and Nason, Vice Mayor Tiedemann, Mayor Jordan
Absent: None

2. STUDY SESSION

2-1. Study Session on Preparation of 2023-2032 Housing Element and San Pablo Avenue Specific Plan

Staff recommendation: for information and discussion only, no action required

Jeff Bond, Community Development Director, presented the staff report. Staff recommends the Council provide direction and comments on the progress made to date.

Barry Miller, Barry Miller Consulting, provided an overview of the updated Albany 2023-2031 Housing Element and summarized contents of the Housing Goals, Objectives, Policies, and Action Program. The State of California determined that the Bay Area needs to produce 441,176 housing units during the next eight years to balance supply and demand. The total is allocated to the 101 cities in the Bay Area by the Association of Bay Area Governments (ABAG). The City's population increased by approximately 22% in the last twenty years. Most of the population growth was due to lower vacancy rates and larger households. Between 2010 and 2020, 65-74 and 5-14 were the most rapidly



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growing age groups. 13% of the City's residents speak English less than very well. 53% of all households are renters. A household earning \$63,000 per year would need to spend half of its income on housing to afford the median apartment price in the City. There is a need for more large family housing rental units with more than two bedrooms. Albany's housing stock requires substantial maintenance and rehabilitation. The median value of a home in Albany increased 127%, which exceeded the Bay Area average increase of 117%. Albany must demonstrate capacity for 1,114 housing units, plus a buffer of 25%. The City's sites inventory totals 930 units, which results in a shortfall of 460 units. Senate Bill (SB) 686: Affirmatively Furthering Fair Housing (AFFH) takes action to combat discrimination, overcome patterns of segregation, and foster inclusive communities.

Jeff Bond, Community Development Director, advised that coordination with the fire department regarding fire hazards is a part of the review process.

A summary of Council comment is as follows: concern about a multifamily housing and single-family housing imbalance.

Jeanne Eisberg, Lexington Planning, provided an overview of the San Pablo Avenue Specific Plan and summarized the plan process. She reviewed project objectives, plan organization, land use framework, and next steps.

A summary of public comment comment is as follows: an inquiry regarding height limits allowing for less incentives; the Diverse Housing Working Group provides the City community showers; Albany needs to be bold with the plans; developers should set the parking standards; a suggestion for Council to consider eliminating single-family zoning; the City is better off with affordable units on-site; a parking study would be beneficial to the Commission and public; an inquiry regarding unit availability for low-income, very low-income, and extremely low-income; support for additional housing in Albany; reducing car-use is necessary to comply with the Climate Action Plan; alternatives must be made available if car parking is reduced.

A summary of Council comment is as follows: Albany is a housing well for surrounding areas; parking minimums on new housing is not necessary; the City should consider upzoning Solano Avenue; Albany needs to be cognizant of parking location; maximizing City density and minimizing parking is critical; a suggestion for 3D modelling; a preference for one-space parking; support for a focus group; a preference for building heights that matches the zoned density; a preference to increase inclusionary housing to 20%; a suggestion to include the southeast corner of San Pablo Avenue and Brighton Avenue in the 85-foot height limit; support for unbundled parking; one bike parking space should be given per bedroom; 20% of the spaces need to be for longtail bikes or bikes with trailers; a suggestion for more than 20% bike charging spaces; a suggestion that the San Pablo Specific Plan include the possibility of a two-way cycle track on the west side of San Pablo Avenue between Clay Street and the City limit.

3. ADJOURNMENT OF SPECIAL MEETING – STUDY SESSION: 7:30 PM



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REGULAR MEETING: 7:35 PM

1. CALL TO ORDER

Council Member Nason read the Albany Land Acknowledgement Statement as adopted by the City Council per City of Albany Minute Action, November 15, 2021.

2. ROLL CALL

Present: Council Members Gary, McQuaid, and Nason, Vice Mayor Tiedemann, Mayor Jordan

Absent: None

3. REPORT ON ACTION TAKEN IN CLOSED SESSION, IF ANY

Mayor Jordan reported no reportable action from the closed session.

4. CEREMONIAL MATTERS

4-1. Proclamation – American Red Cross Month

5. CITY MANAGER REPORT

City Manager Almaguer reported summer camp registration is available, and information can be found at albanyca.org. AT&T is removing the remaining overhead telecommunication wires and poles along Marin Avenue for the project. The Washington Avenue Pavement Rehab Project and sewer construction are proceeding on schedule. Information regarding construction updates is available at albanyca.org/constructionalerts. Timeless Beauty is on display at the Albany Community Center Art Gallery through June 13, 2022. Albany was featured in San Francisco Chronicle's Best Day Ever. Albany ZoomProspector empowers businesses with a platform to reach and analyze City data, and the webpage can be found at albanyca.org/zoomprospector.

A summary of public comment is as follows: an inquiry regarding when East Bay Municipal Utility District (EBMUD) will complete the repaving process.

City Manager Almaguer advised that the construction work is completed in phases. Staff will contact EBMUD directly to discuss paving obligations.

6. GOOD OF THE CITY/PUBLIC COMMENT

Mayor Jordan opened the Good of the City.

A summary of public comment is as follows: Solano Cleaning Center offers free laundry cleaning and COVID-19 testing to the community every Thursday; Berkeley Food Network located at 1925 Ninth Street offers free food every Monday-Thursday and Saturday from 10:00 a.m. to 2:00 p.m.; Berkeley Friends Church offers free food every Monday, Wednesday, and Friday.

7. CONSENT CALENDAR



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7-1. Minutes – March 7, 2022

Staff recommendation: Approve

7-2. Ratification of Payroll – Date Paid 03/11/2022: Net Amount \$322,217.57, Taxes/Benefits/Deductions \$346,633.06, Total Payroll \$668,850.63

Staff recommendation: Ratify

7-3. Ratification of Bills, Claims and Demands - Ratification of bills, claims and demands against the City of Albany in the amount of \$257,871.80 (3/4/2022), \$469,849.00 (3/11/2022)

Staff recommendation: Ratify

7-4. Advisory Body Appointment/Resignations:

- Gregory Hoff appointed by Council Member Gary to Charter Review Committee
- Robert Cheasty appointed by Mayor Jordan resigned from Economic Development Committee
- Ben Fong appointed by Council Member Gary resigned from Transportation Commission
- Laura Merchant appointed by Council Member Gary resigned from Climate Action Committee

Staff recommendation: Information Item

7-5. Proclamation – Persian New Year

Council Member McQuaid recommendation: that Council approve the Proclamation in recognition of Persian New Year, Norooz

7-6. Proclamation – Sergeant David Bettencourt Retirement

Staff recommendation: that the Council approve the proclamation in honor of Sergeant David Bettencourt upon his retirement from the City of Albany

7-7. Resolution of the Albany City Council Allowing for Video and Teleconference Meetings during the COVID-19 State of Emergency under California Assembly Bill (AB 361)

Staff recommendation: that the Council adopt Resolution No. 2022-22, allowing for video and teleconference meetings during the COVID-19 state of emergency under AB 361



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7-8. Waste Management of Alameda County Annual Rate Adjustment Request

Staff recommendation: that the Council accept the annual rate adjustment of 3.16%, pursuant to the terms of the Collection Services Franchise Agreement with Waste management of Alameda County

7-9. Financial Audit Services Contract Extension

Staff recommendation: that the Council adopt Resolution No. 2022-23, authorizing the City Manager to enter into Amendment #1 of the Contract No. C19-65 for an extension of the contract with Chavan & Associates for Fiscal Year 2022 financial audit services

7-10. Award of Professional Services Contract No. C22-24 to PlaceWorks for Park and Landscaped Areas Geographic Information System (GIS) Support Services

Staff recommendation: that the Council adopt Resolution No. 2022-24:

- Authorizing the City Manager to award Contract No. C22-24 to PlaceWorks in the amount of \$29,000.00 for Park and Landscaped Areas GIS Support Services
- Appropriate \$29,000 from Measure D (The Alameda County Waste Reduction and Recycling Initiative 1989) funds for this contract, to be incorporated into the Public Works Operating Budget

Mayor Jordan asked if anyone wishes to remove items from the consent calendar. Mayor Jordan removed Item 7-10.

Item 7-10: Mayor Jordan noted that it is questionable whether the mandate is funded or unfunded.

MOTION:

Moved by Council Member Nason, seconded by Council Member McQuaid, to approve the consent calendar.

AYES: Council Members Gary, McQuaid, and Nason, Vice Mayor Tiedemann, Mayor Jordan

NOES: None

Motion carried and so ordered.

8. PRESENTATION

8-1. City Council Strategic Plan Implementation Status Update

Staff recommendation: that the Council receive a status update regarding implementation of the City Council Strategic Plan July 2021 – December 2022



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City Manager Almaguer presented the staff report and summarized goals, objectives and implementation status to the City Council Strategic Plan July 2021 – December 2022.

A summary of Council comment is as follows: a request for Council to consider the possibility of placing the commercial vacancy tax on the ballot; expressed interest to extend the timeline of the Strategic Plan; appreciation for the efforts of the City Manager and Staff in developing the Strategic Plan.

9. PUBLIC HEARING

10. UNFINISHED BUSINESS

10-1. City Council Authorization for an Additional Meeting of the Community Task Force on Policing

Recommendation: that the Council consider authorizing an additional meeting of the Community Task Force on Policing to allow the budget and data work to be completed; and if approved, adopt Resolution No. 2022-25, authorizing an additional meeting of the Community Task Force on Policing

City Clerk Anne Hsu presented the staff report for Council to consider an additional meeting of the Community Task Force on Policing, and if approved, adopt Resolution No. 2022-25.

A summary of public comment is as follows: support for an additional meeting of the Community Task Force on Policing

A summary of Council comment is as follows: support for authorization of the additional meeting.

MOTION:

Moved by Council Member Nason, seconded by Council Member Gary, to adopt Resolution No. 2022-25, authorizing an additional meeting of the Community Task Force on Policing.

AYES: Council Members Gary and Nason, Vice Mayor Tiedemann, Mayor Jordan

NOES: Council Member McQuaid

Motion carried and so ordered.

11. NEW BUSINESS

11-1. Request for Financial Contribution to Upcoming Solano Avenue Association Events

Staff recommendation: that the Council consider a financial contribution in the amount of \$57,500 to the Solano Avenue Association to support upcoming business and community events; and if approved, adopt Resolution No. 2022-26,



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authorizing a financial contribution and co-sponsorship for upcoming Solano Avenue events and programs to support the business community

City Manager Almaguer introduced the item and representatives from Solano Avenue Association (SAA). The SAA requested that Council consider a financial contribution to support upcoming business-related community events on Solano Avenue.

Jennifer Hansen-Romero, Solano Avenue Association President, and Allen Cain, Solano Avenue Association Operations Manager, indicated that the funding is in support of the annual Solano Stroll, in addition to funding various other events. Supporting the events planned by the SAA is in alignment with the City Council Strategic Plan Goal to Advance Economic Development and the Arts.

SAA Hansen-Romero and Cain advised that Halloween on Solano is a part of the package. Businesses are not required to participate in the event. SAA provides a daylight opportunity for children to trick-or-treat with the presence of the Albany Police Department. The requested \$1,000 for the Halloween event is intended to provide more safety with monitoring and support the businesses with candy.

A summary of public comment is as follows: inquiries regarding funds allocated to the shower program and the source of the funding; Solano Stroll is a part of Albany's identity; SAA is an asset to the community; support for the proposal; a request for signage to be considered for safety.

A summary of Council comment is as follows: concern about holding a large event during COVID-19; concern regarding the use of American Rescue Plan Act (ARPA) funds for the events; a suggestion to pare down the events; a suggestion to consider an event fund; it is important that the SAA listen to members of the business community; a preference to allocate no more than \$15,000 of ARPA funds for the Solano Stroll.

MOTION:

Moved by Vice Mayor Tiedemann, seconded by Mayor Jordan, to adopt Resolution No. 2022-26, authorizing a financial contribution and co-sponsorship for upcoming Solano Avenue events and programs to support the business community, in the amount of \$25,000 of which \$15,000 funded from the Council Discretionary Funds and \$10,000 funded from ARPA Funds. And if \$15,000 is not available in Council Discretionary Funds, the remaining amount is to come from the ARPA funds. Solano Avenue Association will work with Albany public safety personnel on events.

Council Members McQuaid and Nason, Vice Mayor Tiedemann, Mayor Jordan

NOES: None

RECUSED: Council Member Gary

Motion carried and so ordered.

12. COUNCIL SUBCOMMITTEE REPORTS, COUNCIL MEMBER REPORTS ON APPOINTED REPRESENTATION OF ALBANY, AND OTHER MEETINGS AND EVENTS



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City Council Appointed Representation Bodies	Appointee	Alternate
Alameda County Mayors' Conference	Jordan	Tiedemann
Alameda County Transportation Commission	Nason	Jordan
Alameda County Waste Management Authority	Jordan	Nason
Association of Bay Area Government	Gary	Tiedemann
East Bay Community Energy JPA Board	Tiedemann	Jordan
East Bay Sports Field Recreational Authority JPA	Nason	Gary
Housing Authority of Alameda County	McQuaid	N/A
League of California Cities (East Bay)	McQuaid	Tiedemann
Alameda County Mosquito Abatement District	Jordan	N/A
Alameda County Library Advisory Commission	Gary	(vacant)
Alta Bates Hospital Task Force	McQuaid/Nason	N/A
Rausser College of Natural Resources Dean's Advisory Committee on the Gill Tract (DAC)	Gary	N/A
City/AUSD/UC – 2X2X2	Jordan/Tiedemann	N/A
Police & Fire Pension Fund Board	Jordan	McQuaid
Alameda County Paratransit Advisory & Planning Committee (PAPCO)	(vacant)	N/A

Vice Mayor Tiedemann reported that EBCE (East Bay Community Energy) had a Board of Directors meeting last week. Updates on all of EBCE programs and information can be found from a comprehensive presentation on the EBCE agenda including additional data tracking, support programs, technical assistance for REACH code, induction cooking program, medical baseline programs, sustainable transport programs, etc.

Council Member Nason reported she attended Committee meetings for the Alameda County Transportation Commission (ACTC), where the Policy Committee considered the San Pablo Avenue project. The current representative from Berkeley on ACTC expressed possibility that Berkeley may be moving in a different policy direction regarding to the bicycle access on San Pablo Avenue through Berkeley and Albany. Albany may need to reconsider Albany's own planning for the alternative bikeway off San Pablo Avenue.

Council Member McQuaid reported attending a Housing Commission meeting, where it was announced that Satellite Affordable Housing Associates (SAHA) received five project-based vouchers for the Affordable Housing Project. She also attended the art opening at the Albany Community Center.

Mayor Jordan reported he attended a board meeting of the Alameda County Mosquito Abatement District (ACMAD), where the Memorandum of Understanding (MOU) was approved with employee group. In addition, he and Vice Mayor Tiedemann attended an ad hoc meeting with the School Board President and Vice President and discussed City and School District waiving candidate statement fees, how to further facilitate students



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going to and from school by active transportation, return to in-person meeting for the City and Board of Education, and school's continued issues on declining enrollment.

13. FUTURE AGENDA ITEMS

Council Member Nason requested a future agenda item on sustainability relating to prioritizing climate ambitions.

Council Member Gary indicated including the Juneteenth memo as a future agenda item.

Mayor Jordan indicated the possibility of an item on StreetSaver.

14. ANNOUNCEMENT OF CITY MEETINGS AND EVENTS

Upcoming City Events – please check on City website www.albanyca.org under City Calendar web page for up-to-date information

Upcoming City Meetings

1. Planning & Zoning Commission Meeting, Wednesday, March 23, 7:00 PM, Virtual Meeting via phone/video conferencing
2. Transportation Commission Meeting, Thursday, March 24, 7:00 PM, Virtual Meeting via phone/video conferencing
3. City Council Meeting, Monday, April 4, 7:00 PM, Virtual Meeting via phone/video conferencing

15. ADJOURNMENT

10:15 p.m. There being no further business before the City Council, Mayor Jordan adjourned the meeting in memory of Lorraine Graeber Egenberger.

Minutes submitted by Anne Hsu, City Clerk.

Preston Jordan
Mayor

Attest:

Anne Hsu, City Clerk