



City of Alameda

Meeting Agenda

City Council

Tuesday, July 10, 2018

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council
Chambers, 3rd Floor, Alameda CA 94501

SPECIAL MEETING - CLOSED SESSION - 4:00 P.M.

1 Roll Call - City Council

Note: Vice Mayor Vella will be present via teleconference from the Hilton Minneapolis, 1001 Marquette Avenue South, Minneapolis, Minnesota 55403, inquire at front desk for location

2 Public Comment on Closed Session Items - Anyone wishing to address the Council on closed session items may speak for 3 minutes per item

3 Adjournment to Closed Session to consider:

3-A [2018-5751](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Pursuant to Government Code § 54956.9)
CASE NAME: Zachary Ginsburg v. City of Alameda
COURT: Superior Court of the State of California, County of Alameda
CASE NO: RG15791428

3-B [2018-5752](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Pursuant to Government Code § 54956.9)
CASE NAME: Boatworks v City of Alameda, et al.
COURT: Superior Court of the State of California, County of Alameda
CASE NUMBERS: RG14746654, RG16823346 & RG16841240

3-C [2018-5753](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Pursuant to Government Code § 54956.9)
CASE NAME: Area 51 Productions v City of Alameda, et al.
COURT: Superior Court of the State of California, County of Alameda
CASE NUMBER: RG14741702

3-D [2018-5719](#) PUBLIC EMPLOYEE APPOINTMENT/HIRING
Pursuant to Government Code § 54957
Title/description of positions to be filled: Acting City Manager and City
Manager

4 Announcement of Action Taken in Closed Session, if any

[2018-5809](#) July 10, 2018 Closed Session Announcement

Attachments: [Announcement](#)**5 Adjournment - City Council****SPECIAL CITY COUNCIL MEETING - 6:00 P.M.****Pledge of Allegiance****1 Roll Call - City Council**

Note: Vice Mayor Vella will be present via teleconference from the Hilton Minneapolis, 1001 Marquette Avenue South, Minneapolis, Minnesota 55403, inquire at front desk for location

2 Regular Agenda Item

- 2-A** [2018-5684](#) Recommendation to Review and Comment on the City of Alameda Rent Stabilization Ordinance Review (May 2018) Prepared by Management Partners. (Community Development 265)
[\(60 minutes\)](#)

Attachments: [Exhibit 1 - Rent Stabilization Review](#)
[Exhibit 2 - Program Administrator Letter](#)
[Presentation](#)
[Correspondence](#)

3 Adjournment - City Council**REGULAR CITY COUNCIL MEETING - 7:00 P.M.****1 Roll Call - City Council**

Note: Vice Mayor Vella will be present via teleconference from the Hilton Minneapolis, 1001 Marquette Avenue South, Minneapolis, Minnesota 55403, inquire at front desk for location

2 Agenda Changes

- 3 Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes**

- 4 Oral Communications, Non-Agenda (Public Comment) - A limited number of speakers may address the Council regarding any matter not on the agenda; limited to 15 minutes; additional public comment addressed under Section 8**

- 5 Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the Council or the public**

- 5-A** [2018-5733](#) Minutes of the Special and Regular City Council Meetings Held on

Exclusive Negotiation Agreement to Be Entered into with a Selected Developer (Base Reuse 819099)

Attachments: [Exhibit 1 - Zoning Map](#)
[Exhibit 2 - Draft RFQ](#)

- 5-H [2018-5686](#) Recommendation to Authorize the Acting City Manager to Execute a One-Year Agreement with Terraphase Engineering in an Amount Not to Exceed \$143,900, with the Option of Three One-Year Extensions, for a Total Four-Year Expenditure Not to Exceed \$431,700, for Environmental Consulting Services at Alameda Point and for a Transportation Project. (Base Reuse 819099 and Transportation 91820)

Attachments: [Exhibit 1 - Contract](#)

- 5-I [2018-5680](#) Recommendation to Approve the Purchase and Installation of a Storage Area Network (SAN) Server and Switches in the Amount of \$300,227 to Replace the Existing Disk Storage Server that Has Reached its Space Capacity and End of Life. (Information Technology 704)

Attachments: [Staff Report - REVISED](#)
[Exhibit 1 - Participating Addendum](#)
[Exhibit 2 - Tegile Quote \(SAN and Switch\)](#)

- 5-J [2018-5691](#) Recommendation to Amend the Inclusionary Housing Program Guidelines to (a) Modify Available Preference Points, Including Adding a Preference for Eligible Alameda Unified School District Employees; and (b) Revise Underwriting Standards; and Direct Staff to Prepare a Proposed Amendment to the City's Inclusionary Housing Ordinance to Clarify the Appeal Process. (Housing 266)

Attachments: [Exhibit 1 - Guidelines](#)
[Exhibit 2 - Memorandum of Understanding \(MOU\)](#)

- 5-K [2018-5705](#) Recommendation to Support City Efforts to Attain a Zero Waste Goal by Approving Update to Zero Waste Implementation Plan and Authorizing the Acting City Manager to Negotiate and Execute a Contract Not to Exceed \$300,000, including Contingency, to Conduct Targeted Technical Assistance to Commercial Businesses and Multi-Family Properties; and

Adoption of Resolution Amending the Integrated Waste Fund and Operating Budget for Fiscal Year 2018-19. (Public Works 274)

Attachments: [Exhibit 1 - Update](#)
[Exhibit 2 - Draft Scope of Work](#)
[Resolution](#)
[Presentation](#)

- 5-L** [2018-5675](#) Adoption of Resolution Calling for a General Municipal Election to Be Consolidated with the Statewide General Election to Be Held in the City of Alameda on Tuesday, November 6, 2018 for the Election of Certain Officers, and Requesting the Alameda County Board of Supervisors to Permit the Registrar of Voters to Render Specified Services to the City Relating to the Conduct of Said Election Pursuant to Section 10403 of the Elections Code. (City Clerk 2220)

Attachments: [Resolution](#)

- 5-M** [2018-5724](#) Final Passage of Ordinance Approving a Purchase and Sale Agreement with 1703 Grand LLC, for the Former Fire Station #3, Located at 1703 Grand Street, Alameda, CA for a Total of \$800,000. [In accordance with California Environmental Quality Act (CEQA), this project is Categorically Exempt under the CEQA Guidelines Sections 15301(c) - Existing Facilities and 15312 (Surplus Government Property Sales).] [Requires Four Affirmative Votes] (Community Development 001)

6 Regular Agenda Items

- 6-A** [2018-5725](#) Adoption of Resolutions Appointing Shelby Sheehan as a Member of the Public Utilities Board and Adrienne Alexander and Eric Robbins as Members of the Recreation and Parks Commission.
[\(5 minutes\)](#)

Attachments: [Correspondence - Updated 7-10](#)

- 6-B** [2018-5713](#) Adoption of Resolution Calling an Election in the City of Alameda to be Consolidated with the City's Next General Municipal Election on November 6, 2018, and Submitting to the Electors A Ballot Measure, "City of Alameda Essential Services Protection Measure," Seeking Enactment of a One-Half of One Percent Transactions and Use (Sales) Tax by Amending the Alameda Municipal Code by Adding "Chapter 3-63, Transactions and Use Tax," Establishing the Policies and Procedures for such an Election and Requesting that the County of Alameda Conduct such an Election. (City Manager 2110)

Attachments: [Staff Report - REVISED](#)
[Resolution](#)
[Resolution - REVISED](#)
[Presentation](#)
[Presentation - REVISED](#)

NOTE: The regular meeting will be recessed to call the 7:01 p.m. Special City Council meeting to address the Ballot Argument.

- 6-C** [2018-5683](#) Public Hearing to Consider Adoption of Resolution Certifying the Final Environmental Impact Report, Adopting Findings and a Statement of Overriding Considerations, Mitigation Measures, and a Mitigation Monitoring and Reporting Program for the Alameda Marina Project; and

Introduction of Ordinance Approving the Alameda Marina Master Plan and Density Bonus Application for the Redevelopment of the Alameda Marina Properties Located at 1815 Clement Avenue (APN 071-0288-003 and 071-0257-004). (Community Development 209-481001)

Attachments: [Exhibit 1 - Master Plan](#)
[Exhibit 2 - Market Analysis](#)
[Exhibit 3 - Affordable Housing Density Bonus Application](#)
[Exhibit 4 - Final Environmental Impact Report](#)
[Presentation](#)
[Presentation - REVISED](#)
[Correspondence - Updated 7-10](#)
[Resolution](#)
[Ordinance](#)
[Staff Submittal](#)
[Submittals](#)

- 7** **City Manager Communications - Communications from City Manager**
- 8** **Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council regarding any matter not on the agenda**
- 9** **Council Referrals - Matters placed on the agenda by a Councilmember may be acted upon or scheduled as a future agenda item**
- 9-A** [2018-5729](#) Consider Drafting a Letter to Federal Representatives Supporting Congressional Bill S. 3036, the "Keep Families Together Act." (Councilmember Oddie) [Not heard on July 10, 2018]
Attachments: [Bill S. 3036](#)
- 10** **Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A** [2018-5716](#) Consideration of Mayor's Nomination for Appointment to the Historical

Advisory Board, Planning Board, Public Utilities Board, Recreation and Parks Commission, Social Service Human Relations Board and Transportation Commission.

11 Adjournment - City Council

SPECIAL CITY COUNCIL MEETING - 7:01 P.M.

1 Roll Call - City Council

Note: Vice Mayor Vella will be present via teleconference from the Hilton Minneapolis, 1001 Marquette Avenue South, Minneapolis, Minnesota 55403, inquire at front desk for location

2 Agenda Item

- 2-A [2018-5723](#) Recommendation to Review Ballot Argument Against the Initiative Measure that Proposes to Amend the City Charter by Incorporating into the Charter, Ordinance 3148 Rent Stabilization and Limitations on Evictions, with Certain Modifications, on the November 6, 2018 Ballot. (15 minutes) (City Clerk 2220)

Attachments: [Exhibit 1 - Argument](#)

3 Adjournment - City Council

- Meeting Rules of Order are available at <https://alamedaca.gov/node/5822>
- Time frames listed for agenda items are only estimates. Discussions on each item could take more or less time. Anyone interested in speaking is encouraged to arrive early rather than relying on the estimates.
- Translators and sign language interpreters will be available on request. Please contact the City Clerk at 510-747-4800 or TDD number 510-522-7538 at least 72 hours prior to the meeting to request a translator or interpreter.
- Equipment for the hearing impaired is available for public use. For assistance, please contact the City Clerk at 510-747-4800 or TDD number 510-522-7538 either prior to, or at, the Council meeting.
- Accessible seating for persons with disabilities, including those using wheelchairs, is available.
- Minutes of the meeting available in enlarged print.
- Video tapes of the meeting are available upon request.
- Please contact the City Clerk at 510-747-4800 or TDD number 510-522-7538 at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.
- This meeting will be broadcast live on the City's website www.alamedaca.gov/agendas.
- Documents related to this agenda are available for public inspection and copying at the Office of the City Clerk, 2263 Santa Clara Avenue, Room 380, during normal business hours.

- **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE:** Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City of Alameda exist to conduct the citizen of Alameda's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.
- **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION:** the address is 2263 Santa Clara Avenue, Room 380, Alameda, CA, 94501; phone number is 510-747-4800; fax number is 510-865-4048, e-mail address is lweisiger@alamedaca.gov and contact is Lara Weisiger, City Clerk.
- In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.