



# City of Alameda

## Meeting Agenda

### City Council

---

Tuesday, July 7, 2015

7:00 PM

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

---

#### **SPECIAL MEETING - CLOSED SESSION - 6:00 P.M.**

- 1 Roll Call - City Council
- 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 [2015-1799](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Initiation of litigation pursuant to subdivision (c) of Section 54956.9  
Number of cases: Three (As Plaintiff - City Initiating Legal Action)
- 4 Announcement of Action Taken in Closed Session, if any
  - [2015-1848](#) July 7, 2015 Closed Session Announcement  
**Attachments:** [Announcement](#)
- 5 Adjournment - City Council

#### **JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 6:59 P.M.**

##### **Pledge of Allegiance**

- 1 Roll Call - City Council (CC), SACIC
- 2 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council/Commission on any matter not on the agenda
- 3 Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the Council/Commission or the public
- 3-A [2015-1816](#) Minutes of the Joint City Council and SACIC Meetings Held on June 2, 2015 and June 11, 2015. (City Clerk)

**4 Agenda Items**

- 4-A**     [2015-1579](#)     Hold a Public Hearing to Consider Adoption of a Resolution Amending Master Fee Resolution No. 12191 to Add and Revise Fees. (Finance 2410)

**Attachments:**     [Exhibit 1 - Fiscal Year 2015-16 Master Fee Schedule](#)  
[Exhibit 1 - REVISED Fiscal Year 2015-15 Master Fee Schedule](#)  
[Resolution](#)

**5 Adjournment - CC, SACIC****REGULAR CITY COUNCIL MEETING - 7:00 P.M.****1 Roll Call - City Council****2 Agenda Changes****3 Proclamations, Special Orders of the Day and Announcements**

**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**     [2015-1808](#)     Minutes of the Special and Regular City Council Meetings Held on June 2, 2015. (City Clerk)

- 5-B**     [2015-1809](#)     Bills for Ratification. (Finance)

**Attachments:**     [Bills for Ratification](#)

- 5-C**     [2015-1714](#)     Recommendation to Award Three Separate Contracts in the Amount of \$75,000 Each (Total Expenditure of \$225,000) to the Following Providers: AECOM, Construction Testing Services, and Ninyo & Moore for On-Call Geotechnical Investigative Services and Quality Assurance Program Services. (Public Works 310)

**Attachments:**     [Exhibit 1 - AECOM Contract](#)  
[Exhibit 2 - Construction Testing Services Contract](#)  
[Exhibit 3 - Ninyo & Moore Contract](#)

- 5-D**     [2015-1716](#)     Recommendation to Award Three Separate Contracts in the Amount of \$150,000 Each (Total Expenditure of \$450,000) to the Following

Providers: Brown Reynolds Watford Architects, Muller & Caulfield Architects, and Shah Kawasaki Architects, for On-Call Architectural Consulting Services. (Public Works 310)

**Attachments:** [Exhibit 1 - Brown Reynolds Watford Architects Contract](#)  
[Exhibit 2 - Muller Caulfield Architects Contract](#)  
[Exhibit 3 - Shah Kawasaki Architects Contract](#)

- 5-E**     [2015-1788](#)     Recommendation to Award a Third Amendment to the Agreement in the Amount of \$79,975, Including Contingencies, to Water Works Engineers for the Preparation of Engineering Documents and Engineering Services During Construction for the Abandonment and Relocation of Existing Sanitary Sewer Main and Lagoon Seawall, No. P.W. 01-12-03. (Public Works 90909)

**Attachments:** [Exhibit 1 - Third Amendment to Agreement](#)  
[Exhibit 2 - Original Agreement](#)  
[Exhibit 3 - First Amendment to Agreement](#)  
[Exhibit 4 - Second Amendment to Agreement](#)

- 5-F**     [2015-1795](#)     Recommendation to Authorize the City Manager to Execute an Amendment to an Agreement with Verde Design Landscape Architects to Add an Amount Not to Exceed \$35,300 for a Total Agreement Amount Not to Exceed \$209,445 for Design Services for Estuary Park. (Recreation and Parks 91311)

**Attachments:** [Exhibit 1 - First Amendment - Verde Design](#)  
[Exhibit 2 - Original 2014 Agreement - Verde Design](#)

- 5-G**     [2015-1796](#)     Recommendation to Authorize the City Manager to Amend an Agreement with Carlson Barbee & Gibson to Add the Amount of \$151,500 for a Total Contract Amount of \$309,500 for Civil Engineering and Surveying Consulting Services for Alameda Point. (Base Reuse 819099)

**Attachments:** [Exhibit 1 - Carlson Barbee Gibson Amendment](#)  
[Exhibit 2 - Carlson Barbee Gibson Original Contract](#)

- 5-H**     [2015-1810](#)     Final Passage of Ordinance Approving a Disposition and Development Agreement (DDA) (and Related Documents) between the City of Alameda and Alameda Point Partners, LLC (APP) for the Site A Development at Alameda Point. [Requires four affirmative votes] (Base Reuse 819099)

[NOTE: THE DISPOSITION AND DEVELOPMENT AGREEMENT EXHIBITS ARE LENGTHY; HARDCOPY MAY BE VIEWED AT THE CITY CLERK'S OFFICE AND LIBRARY REFERENCE DESKS]

**Attachments:** [Ordinance - DDA - PART 1 - DDA](#)  
[Ordinance - DDA - PART 2 - Exhibits A thru F](#)  
[Ordinance - DDA - PART 3 - Exhibits G thru K](#)  
[Ordinance - DDA - PART 4 - Exhibit L](#)  
[Ordinance - DDA - PART 5 - Exhibit M](#)  
[Ordinance - DDA - PART 6 - Exhibits N thru X](#)

- 5-I [2015-1811](#) Final Passage of Ordinance Approving a Development Agreement between the City of Alameda and Alameda Point Partners, LLC (APP) for the Site A Development at Alameda Point. (Base Reuse 819099)

[NOTE: THE DEVELOPMENT AGREEMENT IS LENGTHY;  
HARDCOPY MAY BE VIEWED AT THE CITY CLERK'S OFFICE  
AND LIBRARY REFERENCE DESKS]

**Attachments:** [Ordinance Exhibit A - Development Agreement](#)

- 5-J [2015-1812](#) Final Passage of Ordinance Amending Alameda Municipal Code Section 30-17 Density Bonus Ordinance. The Proposed Zoning Amendments are Exempt from the California Environmental Quality Act (CEQA) Pursuant to Guideline 15061(b)(3). (Community Development 481005)

- 5-K [2015-1813](#) SUMMARY: Ordinance Rezones Certain Property Bounded by Mosely Avenue and Singleton Street at the Former Naval Air Station (NAS).

Final Passage of Ordinance Amending Alameda Municipal Code Section 30-4.17 G, Special Government Combining District and the Zoning Map to Ensure Consistency Between the City of Alameda Municipal Code and Zoning Map and the NAS Alameda Community Reuse Plan for the 37.36 Acres of Federal Property Located on Singleton Avenue on the Former Naval Air Station in Alameda. Pursuant to CEQA Guidelines Section 15162, no further Environmental Review is Required. (Community Development 481005)

## 6 Regular Agenda Items

- 6-A [2015-1828](#) SUMMARY: The City Council is Being Asked to Take Several Actions for the Master Plan for the Del Monte Warehouse Project, Which was Approved in December 2014, Including Subdividing the Property, Authorizing an Agreement to Transfer Certain City Owned Land to the Housing Authority and Outlining the Requirement to Develop Affordable Units.  
Conduct a Public Hearing and Approve:  
a) PLN15-0165 - 1501 Buena Vista Avenue. Tentative Subdivision Map For A 7-Lot Subdivision on 11.06 Acres to Implement the 2014

Del Monte Master Plan. The Planning Board Recommended City Council Approval of the Tentative Subdivision Map at its May 26, 2015 Meeting. The Project is Located Within a MX-MF (Mixed-Use Planned Development Overlay) Zoning District; and

b) Introduction of an Ordinance Authorizing the Option and Purchase Agreement Between the City of Alameda and the Alameda Housing Authority to Transfer 0.45 Acre Of City-Owned Real Property Identified as Assessor's Parcel Numbers 079-0383-001 And -002 Located at the Northeast Corner of the Intersection of Buena Vista Avenue and Sherman Street in the City of Alameda, Alameda County, California, to Facilitate the Construction of a 31-Unit Affordable Housing Development; and

c) An Affordable Housing Agreement Between the City of Alameda and TL Partners I, L.P., Outlining the Requirement to Develop 55 Affordable Units, Including the 31-Unit Affordable Rental Housing Development, and to Maintain and Monitor Affordability for at Least 59 Years and Authorize the Interim City Manager to Execute the Agreement. (Community Development 481005) [DEFERRED UNTIL JULY 21, 2015]

- |     |                                  |  |
|-----|----------------------------------|--|
| 6-B | <a href="#"><u>2015-1814</u></a> | Adoption of Resolutions Appointing Laura Giuntini as a Member of the Public Utilities Board; and Appointing Daniel Davenport and Reappointing Mark Sorensen as Members of the Social Service Human Relations Board.  |
| 6-C | <a href="#"><u>2015-1759</u></a> | <p>Update and Follow-Up on Harbor Seal Haul Out Memorandum of Understanding (MOU) Between the City of Alameda and the Water Emergency Transportation Authority (WETA) at Alameda Point. (Base Reuse 819099)</p> <p><b><u>Attachments:</u></b> <a href="#"><u>Exhibit 1 - Diagram of Existing and Proposed Harbor Seal Haul Out Location</u></a><br/> <a href="#"><u>Exhibit 2 - Curriculum Vita of Dr. James Thomas Harvey</u></a><br/> <a href="#"><u>Staff Submittal</u></a></p> |
| 6-D | <a href="#"><u>2015-1783</u></a> | <p>Public Hearing to Consider Adoption of Resolution Approving the Engineer's Report, Confirming Diagram and Assessment, and Ordering the Levy of Assessments, Island City Landscaping and Lighting District 84-2, All Zones. (Public Works 275)</p> <p><b><u>Attachments:</u></b> <a href="#"><u>Exhibit 1 - Zones 1 through 8 Maps</u></a><br/> <a href="#"><u>Exhibit 2 - Engineer's Report</u></a><br/> <a href="#"><u>Resolution</u></a></p>                                  |
| 6-E | <a href="#"><u>2015-1784</u></a> | Public Hearing to Consider Adoption of Resolution Approving the Engineer's Report, Confirming Diagram and Assessment, and Ordering the Levy of Assessments, Maintenance Assessment District 01-01 (Marina Cove). (Public Works 276)  |

**Attachments:** [Exhibit 1 - Maintenance Assessment District Map](#)  
[Exhibit 2 - Engineer's Report](#)  
[Resolution](#)

- 6-F**     [2015-1786](#)     SUMMARY: Public Hearing to Determine the Election Results For or Against a Proposed Assessment Increase for the Island City Landscape and Lighting District 84-2, Zone 4 and Adoption of a Resolution Imposing the Appropriate Assessment in Light of the Election Results

Public Hearing to Consider Adoption of Resolution Confirming the Ballot Results to Determine Whether a Majority Protest Exists in the Proceedings to Increase Assessments in Island City Landscape and Lighting District 84-2, Zone 4 (Park Street); and Adoption of Resolution Confirming the Ballot Results and Providing for No Majority Protest and the Levy of an Annual Assessment in Island City Landscape and Lighting District 84-2, Zone 4 (Park Street). (Public Works 275)

**Attachments:** [Exhibit 1 - Engineer's Report 84-2 Zone 4](#)  
[Resolution - Ballot](#)  
[Resolution - No Protest](#)

**7            City Manager Communications - Communications from City Manager**

**8            Oral Communications, Non-Agenda (Public Comment) - Any person 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**     [2015-1793](#)     Consider Directing the City Manager to Draft a Policy to Increase the Transient Occupancy Tax (TOT) Above the Current Rate of 10%, with a Portion of All of Revenues Attributable to the Rate Above the Original 10% Dedicated to Specified Visitor-Serving Activities. (Councilmember Daysog)

**Attachments:** [Presentation](#)

- 9-B**     [2015-1794](#)     Consider Directing the City Manager to Draft Policies with Regard to Airbnb and Related Temporary Lodging Activities in Residential Homes and Zoning Districts. (Councilmember Daysog)

**Attachments:** [Presentation](#)

**10          Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**

- 10-A**     [2015-1815](#)     Consideration of Mayor's Nominations to the Commission on

Disability Issues, Library Board, Planning Board, Public Art Commission, Recreation and Park Commission, and Transportation Commission.

## **11 Adjournment - City Council**

- 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](http://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](mailto: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.