



City of Alameda

Meeting Agenda

City Council

Tuesday, July 21, 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 [2015-1798](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (54956.9)
Case Name: Boatworks, LLC v. City of Alameda, et al.
Superior Court of the State of California, County of Alameda
Case No. RG14746654
- 4 Announcement of Action Taken in Closed Session, if any
 - [2015-1931](#) July 21, 2015 Closed Session Announcement
Attachments: [Announcement](#)

- 5 Adjournment - City Council

REGULAR CITY COUNCIL MEETING - 7:00 P.M.

Pledge of Allegiance

- 1 Roll Call - City Council
- 2 Agenda Changes
- 3 Proclamations, Special Orders of the Day and Announcements
 - 3-A [2015-1830](#) Proclamation Declaring Support of the Medicare Turns 50 National Campaign. (City Manager)

- 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** [2015-1898](#) Minutes of the Regular City Council Meeting Held on June 16, 2015
- 5-B** [2015-1899](#) Bills for Ratification. (Finance)
- Attachments:** [Bills for Ratification](#)
- 5-C** [2015-1887](#) Recommendation to Approve a Letter of Support for Assembly Bill 1182 (Santiago, Bonta, Cooley and Pan) Second Hand Dealer Bill. (Base Reuse 819099)
- Attachments:** [Exhibit 1 - Letter of Support](#)
- 5-D** [2015-1850](#) Recommendation to Award a Fifth Amendment in the Amount of \$50,247 to Schaaf & Wheeler for the Preparation of Engineering Documents for the Upgrade of the City of Alameda Sewer Pump Stations, Phase 2: Immediate Improvements, No. P.W. 12-10-34. (Public Works 602)
- Attachments:** [Exhibit 1 - Schaff & Wheeler 5th Amendment](#)
 [Exhibit 2 - Original Contract](#)
- 5-E** [2015-1852](#) Recommendation to Adopt Plans and Specifications and Authorize a Call for Bids for Group 2 - Sewer Pump Station Renovations for Reliability and Safety Improvements Project, No. P.W.03-14-10. (Public Works 602)
- Attachments:** [Exhibit 1 - Plans](#)
 [Exhibit 2 - Specifications](#)
- 5-F** [2015-1834](#) Adoption of Resolution Authorizing the Public Works Director to Submit Used Oil Payment Program Applications to the California Department of Resources and Recovery for All Available Payment Programs Under the California Oil Recycling Enhancement Act for the Period of July 1, 2015 through June 30, 2020. (Public Works 274)
- Attachments:** [Resolution](#)
- 6 Regular Agenda Items**
- 6-A** [2015-1853](#) Informational Report on the Federal Emergency Management Agency's (FEMA) Proposed Revisions to Floodplain Maps Which Could Impact Alameda Property Owners. (Public Works 4205)

Attachments: [Exhibit 1 - Preliminary Issuance Letter](#)
[Exhibit 2 - Preliminary Flood Insurance Rate Maps \(FIRMs\)](#)
[Exhibit 3 - Fact Sheet for the City](#)
[Exhibit 4 - FEMA Publication 495](#)
[Exhibit 5 - Current Alameda Municipal Code Chapter XX Floodplain Mgmt](#)
[Exhibit 6 - 2009 FIRMettes](#)
[FEMA Presentation](#)

- 6-B** [2015-1861](#) Introduction of Ordinance Amending the Alameda Municipal Code by Adding Section 2-23 to Article II Concerning the Creation of a Rent Review Advisory Committee; and

Introduction of Ordinance Amending the Alameda Municipal Code by Adding Article XIV to Chapter VI Concerning the Review of Rent Increases. (Community Development 481005) REVISED AS OF JULY 21, 2015

Attachments: [Exhibit 1 - Redlined Rent Review Ordinance A.](#)
[Exhibit 2 - Summary of RRAC Cases.pdf](#)
[Ordinance - RRAC](#)
[Ordinance - Rent Increases](#)
[External Correspondence](#)
[Submittal](#)

- 6-C** [2015-1864](#) Recommendation to Provide Input to Avery & Associates Regarding the Recruitment Brochure for the City Manager Recruitment. (Human Resources 2510)

Attachments: [Exhibit 1 - Draft Brochure](#)

- 6-D** [2015-1863](#) Summary Title: 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 housing units. Conduct a Public Hearing and Approve:
- a) Adoption of Resolution Approving PLN15-0165 - a Seven-Lot Tentative Subdivision Map at 1501 Buena Vista Avenue to Implement the 2014 Del Monte Master Plan;
 - b) Introduction of Ordinance Authorizing the Purchase Option Agreement Between the City of Alameda and the Alameda Housing Authority and Authorizing the Interim City Manager to Execute All Necessary Documents [Requires Four Affirmative Votes], which Transfers 0.47 Acres 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 From the City of Alameda to the Alameda Housing Authority For the Construction of a 31-Unit Affordable Senior Housing Development;

c) Adoption of Resolution Approving An Affordable Housing Agreement Between the City of Alameda and TL Partners I, L.P. Outlining the Requirements to Develop 55 Affordable Units, Including the 31-Unit Affordable Rental Housing Development on Parcel 3 at 1501 Buena Vista Avenue and Authorizing the Interim City Manager to Execute the Agreement. (Community Development 481005)
[Continued from July 7, 2015]

Attachments: [Exhibit 1 - Del Monte - City Affordable Housing Agreement](#)
[Exhibit 1 - REVISED Page 74](#)
[Presentation](#)
[Presentation - REVISED](#)
[External Correspondence](#)
[Resolution - Del Monte Tentative Map](#)
[Ordinance - Del Monte Option Agreement](#)
[Resolution - Del Monte Affordable Housing](#)
[Additional External Correspondence](#)

6-E [2015-1800](#) Introduction of Ordinance Amending the Alameda Municipal Code by Deleting Section 25-2.4 Concerning the Accrual of Sick Leave By Certain Part Time Employees. (Human Resources 2512)

Attachments: [Ordinance](#)

6-F [2015-1801](#) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Various Sections of Article VIII (Sunshine Ordinance) in Chapter II (Administration) and Adding New Sections 2-90.3, 2-90.4 and 2-91.18 Concerning Local Standards to Ensure Public Access to Public Meetings and Public Records. (City Attorney 2310)

Attachments: [Exhibit 1 - Sunshine Ordinance Redline with Explanations](#)
[Exhibit 2 - Current Sunshine Ordinance](#)
[Exhibit 3 - Open Government Minutes](#)
[Ordinance](#)
[Presentation](#)

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**
- 10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A [2015-1895](#)** 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.
- 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.