



City of Alameda

Meeting Agenda

City Council

Tuesday, February 2, 2016

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 [2016-2540](#) CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Government Code § 54957.6)
CITY NEGOTIATOR: Elizabeth D. Warmerdam
EMPLOYEE ORGANIZATIONS: International Brotherhood of Electrical Workers, Local 1245 (IBEW), Electric Utility Professional Association of Alameda (EUPA), Alameda City Employees Association (ACEA), Alameda Police Officers Association Non-Sworn Unit (PANS), Alameda Management and Confidential Employees Association (MCEA), Executive Management (EXME), and Alameda Municipal Power Unrepresented Management Employees (AMPU)
UNDER NEGOTIATION: Salaries and terms of employment
- 4 Announcement of Action Taken in Closed Session, if any
 - 4-A 2016-2577 February 2, 2016 Closed Session Announcement
Attachments: February 2, 2016 Closed Session Announcement
- 5 Adjournment - City Council

Note: The Closed Session agenda was added on January 26, 2016 at 3:30 p.m.

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****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 [2016-2531](#) Minutes of the Special and Regular Meetings Held on January 5, 2016. (City Clerk)

5-B [2016-2524](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2016-2461](#) Adoption of Resolution Amending the Electric Utility Professionals Association of Alameda (EUPA) Salary Schedule to Establish the Classification of Media Coordinator; and

Adoption of Resolution Approving Workforce Changes at Alameda Municipal Power. (Human Resources 2510)

Attachments: [Resolution - Salary Schedule](#)
 [Resolution - Workforce Changes](#)

6 Regular Agenda Items

6-A [2016-2335](#) Public Hearing to Consider Approving the Housing and Community Development Needs Statement for the Community Development Block Grant (CDBG) Annual Plan for Fiscal Year 2016-17. (Housing 236)

Attachments: [Exhibit 1 - Needs Statement for CDBG FY16-17 Action Plan](#)
 [Exhibit 2 - City of Alameda Notice of Funding Availability \(NOFA\)/Request for Proposal Schedule](#)
 [Exhibit 3 - Community Needs Survey Summary](#)
 [Exhibit 4 - Proposed Priority Needs Objectives Presentation](#)
 [External Correspondence](#)

6-B [2016-2508](#) Public Hearing to Consider Call for Review and Adoption of Resolution Upholding the Planning Board Resolution PB-16-01 to Deny Use Permit File No. PLN15-0440 to Allow the Sale of Beer and

Wine at a Convenience Store (76 Gas Station) Located at 1716 Webster Street. [The proposed amendment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270 - Projects Which Are Disapproved.] (Community Development 481001)

Attachments: [Exhibit 1 - 2016 Planning Board Staff Report and Exhibits](#)
[Exhibit 2 - Call for Review from Mayor Spencer and Councilmember Oddie](#)
[Exhibit 3 - Alameda Police Incident Reports for 2012 and 2015](#)
[Exhibit 4 - List of Gas Stations and Alcoholic Beverage Control \(ABC\) Licenses](#)
[External Correspondence](#)
[Resolution](#)
[Supplemental Information](#)
[Supplemental Information 2](#)
[Submittal](#)

- 6-C** [2016-2495](#) Introduction of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 5-Year Lease with Dreyfuss Capital Partners, a California Limited Liability Company, for Building 29 Located at 1701 Monarch Street at Alameda Point. [Requires four affirmative votes] (Base Reuse 819099)

Attachments: [Exhibit 1 - Diagram of Leasehold Area](#)
[Exhibit 2 - Lease Ordinance](#)
[External Correspondence](#)
[Submittal](#)

- 6-D** [2016-2507](#) Recommend Approval of the AC Transit Service Expansion Plan's Buena Vista Avenue/Line 19 Alternative. (Public Works 310)

Attachments: [Exhibit 1 - Transportation Commission Memo](#)
[Exhibit 2 - AC Transit Service Extension Plan Letter](#)
[Exhibit 3 - Service Extension Plan Comments](#)
[Presentation](#)
[Presentation - REVISED](#)
[External Correspondence](#)

- 6-E** [2016-2493](#) Presentation on Status Report of Environmental Conditions and Clean-up at Alameda Point. (Base Reuse 819099)

Attachments: [Exhibit 1 - Map of Installation Restoration Sites at Alameda Point](#)
[Exhibit 2 - Map of Navy Conveyance Phases Presentation](#)
[Presentation - REVISED](#)

- 6-F** [2016-2453](#) Recommendation to Approve a Resolution Authorizing the City Manager to Accept, on Behalf of the City, Certain Surplus Federal Property, and to Accept, Execute, and Record Conveyance Documents in Substantial Conformance with Certain Phase 2 Property and Conveyance Documents from the United States of America, Acting by and through the Department of the Navy, to Implement the Economic Development Conveyance Agreement for the Former Naval Air Station, Alameda (Phase 2 Alameda Point Conveyance). (Base Reuse 819099)

Attachments: [Exhibit 1 - Map of Conveyance Phases](#)
[Exhibit 2 - Map of Phase 2 Conveyance Parcels](#)
[Exhibit 3 - Map of Phase 2 Conveyance Parcels with Land Use Restrictions](#)
[Exhibit 4 - Marsh Crust Ordinance](#)
[Exhibit 5 - Draft Final Finding of Suitability of Transfer for Phase 2 Conveyance](#)
[Exhibit 6 - Table of Contents](#)
[Exhibit 6 - I. Deeds](#)
[Exhibit 6 - II. Bill of Sale](#)
[Exhibit 6 - III. Marsh Crust Covenants to Restruct Use of Property \(CRUPs\)](#)
[Exhibit 6 - IV. Petroleum Covenant](#)
[Exhibit 6 - V. Lease in Furtherance of Conveyance Amendment No. 4](#)
[Presentation](#)

- 6-G** [2016-2526](#) Provide Direction to Staff Regarding Certain Elements of a Proposed Rent Stabilization and Tenant Protection Ordinance. (City Manager 2110)

Attachments: [Exhibit 1 - Principles of Agreement](#)
[External Correspondence](#)
[Presentation](#)
[External Correspondence 2](#)
[External Correspondence 3](#)
[Submittal](#)

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 [2016-2515](#) Consider Directing the City Manager to Prepare Analysis and Recommendations Regarding Reviving the Airport Operations Committee. (Councilmembers Daysog and Oddie)

Attachments: [Exhibit 1 - Newspaper Articles](#)

9-B [2016-2525](#) Considering Endorsing the San Francisco Bay Clean Water, Pollution Prevention, and Habitat Restoration Program Measure, which will be on the June 7, 2016 Ballot. (Councilmember Oddie)

Attachments: [External Correspondence](#)

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

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.
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- Video tapes of the meeting are available upon request.
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- 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.