



City of Alameda

Meeting Agenda

City Council

Tuesday, July 19, 2016

7:00 PM

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

NOTE: NEWLY ADDED TIME FRAMES 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.

REVISED SPECIAL MEETING - CLOSED SESSION - 5:30 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** [2016-3048](#) [\(45 minutes\)](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54956.8)
PROPERTIES: Northwest Territories at Alameda Point
CITY NEGOTIATOR: Jennifer Ott, Director of Base Reuse
ORGANIZATIONS REPRESENTED: East Bay Regional Park District
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
 - 3-B** [2016-3164](#) [\(15 minutes\)](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Government Code § 54956.9)
CASE NAME: Skilling v. City of Alameda
COURT: Superior Court of the State of California, County of Alameda
CASE NO: RG14752466
- 4 Announcement of Action Taken in Closed Session, if any**
2016-3179 July 19, 2016 Closed Session Announcement
Attachments: Closed Session Announcement
- 5 Adjournment - City Council**

Note: Due to receipt of new information from an outside agency, the closed session agenda was revised on July 14, 2016 at 9:00 a.m. to add agenda Item 3-B.

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 [2016-3135](#) Minutes of the Special and Regular City Council Meetings Held on June 21, 2016. (City Clerk)**
- 5-B [2016-3136](#) Bills for Ratification. (Finance)**

Attachments: [Bills for Ratification](#)
- 5-C [2016-3054](#) Recommendation to Award a Contract in the Amount of \$456,800, and Authorize the City Manager to Approve Contract Changes, if Necessary, Up to a Ten Percent Contingency in the Amount of \$45,680, for a Total Amount of \$502,480, to Simpson Gumpertz & Heger, Inc. for the Interim Inspection, Testing, Preliminary Analyses and Reporting Services for Rehabilitation of Piers 1, 2 and 3 at Alameda Point. (Base Reuse 819099)**

Attachments: [Exhibit 1 - Map of Piers 1, 2, and 3](#)
[Exhibit 2 - Pier Condition Images](#)
[Exhibit 3 - Contract](#)
- 5-D [2016-3063](#) Recommendation to Authorize the City Manager to Amend an Agreement with Carlson Barbee & Gibson to Increase the Original Contract by \$169,000 for a Total Contract Amount of \$479,500 for Civil Engineering and Surveying Consulting Services for Alameda Point. (Base Reuse 819099)**

Attachments: [Exhibit 1 - Carlson Barbee & Gibson Second Amendment](#)
[Exhibit 2 - Carlson Barbee & Gibson First Amendment](#)
[Exhibit 3 - Carlson Barbee & Gibson Original Contract](#)

- 5-E [2016-3072](#) Recommendation to Award a Contract in the Amount of \$333,069 to Nute Engineering for Engineering Design Services for Cyclic Sewer Rehabilitation Project, Phase 14. (Public Works 310)

Attachments: [Exhibit 1 - Contract](#)

- 5-F [2016-3137](#) Recommendation to Accept Report on the Appointment of One Member to the Open Government Commission. (City Clerk 2210)

- 5-G [2016-3068](#) 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 8, 2016, 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-H [2016-3124](#) Final Passage of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Three-Year Lease with Kai Concepts, LLC, a California limited liability company, for Building 168, Suite 300, located at 1651 Viking Street. [In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.] [Requires four affirmative votes] (Base Reuse 819099)

- 5-I [2016-3125](#) Final Passage of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Ten Year Lease with One Five-Year Extension Option with La Costa Pacifica Inc. dba Urban Legend Cellars for Building 25, Unit 300 Located at 1951 Monarch Street at Alameda Point. [In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities]. [Requires Four Affirmative Votes]. (Base Reuse 819099)

6 Regular Agenda Items

- 6-A [2016-3123](#) Adoption of Resolution Appointing Troy Hosmer as a Member of the Civil Service Board and Ron Taylor as a Member of the Golf Commission.
(5 minutes)

- 6-B [2016-3047](#) Adopt an Urgency Ordinance Authorizing an Amendment to the Contract Between the Board of Administration of the California Public
(10 minutes)

Employees' Retirement System (PERS) and the City Council of the City of Alameda to Include Provisions Pursuant to Government Code 20516 for "Cost Sharing" for Local Police Members and for Local Fire Members. (Human Resources)

Attachments: [Exhibit 1 - Amendment to the PERS Contract Ordinance](#)

- 6-C** [2016-3071](#) Public Hearing to Consider Adoption of Resolution Approving the Site
(20 minutes) A Phase 1 Subdivision Tentative Map Tract 8334 for 12 Parcels, including for Condominium Purposes on Lots 2 and 3, on 21.35 Acres of Land at Alameda Point. [PLN15-0570; Applicant: Alameda Point Partners. A Proposed Tentative Map Application to Implement the Alameda Point Master Infrastructure Plan and Site A Development Plan]. (Base Reuse 819099)

Attachments: [Exhibit 1 - Subdivision Tentative Map Resolution](#)
[Resolution - REVISED](#)

- 6-D** [2016-3060](#) Recommendation to Accept Certificate of Sufficiency for an Initiative
(90 minutes) Entitled A Proposed Charter Amendment to Establish Rent Control, a Rent Control Board, and Regulate Termination of Tenancies;

Adoption of Resolution Calling an Election in the City of Alameda on November 8, 2016, for the Purpose of Submitting to the Electors an Initiative Entitled A Proposed Charter Amendment to Establish Rent Control, a Rent Control Board, and Regulate Termination of Tenancies;

Provide Direction to Staff on Whether the City Council Wants to Place a City Sponsored Charter Amendment on the November 8, 2016 Ballot; and

Consider Adoption of Resolution Revising the 2016 Regular City Council Meeting Dates to Add August 8, 2016. (City Clerk 2220)

Attachments: [Exhibit 1 - Notice of Intent and Full Text of Measure](#)
[Exhibit 2 - Title and Summary](#)
[Exhibit 3 - Certificate of Sufficiency](#)
[Resolution - Calling Election](#)
[REVISED Resolution - Calling Election](#)
[Resolution - Revising Council Meeting Dates](#)
[Correspondence](#)
[Correspondence2](#)
[Correspondence3](#)

- 6-E** [2016-2945](#) Introduction of Ordinance Approving Two Leases and Authorizing the City Manager to Execute the Terms of Lease with National Response Corporation, Environmental Services (NRC) for Building 15 Located at 1605 Ferry Point and Building 616 Located at 1750 Orion Street at Alameda Point for Five and Two Years, Respectively. [In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.] [Requires Four Affirmative Votes] (Base Reuse 819099)
- Attachments:** [Exhibit 1 - Leased Premises](#)
 [Exhibit 2 - NRC Lease for Building 15](#)
 [Exhibit 3 - NRC Lease for Building 616](#)
 [Ordinance](#)
- 6-F** [2016-3067](#) Introduction of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of Lease with Wonky Kitchen LLC for Ten Years in Building 44 Located at 2400 Monarch Street at Alameda Point. [Requires four affirmative votes] (Base Reuse 819099)
- Attachments:** [Exhibit 1 - Leased Premises](#)
 [Exhibit 2 - Lease](#)
 [Ordinance](#)
- 6-G** [2016-3106](#) Recommendation to Discuss State Budget Trailer Bill, Concerning Streamlining Affordable Housing Approvals, and Consider Directing the Mayor to Send a Letter Opposing the Proposal in its Current Form. (City Manager 2110)
- Attachments:** [Exhibit 1 - Letter of Opposition](#)
 [Exhibit 2 - Streamlining Affordable Housing Approvals](#)
 [Trailer Bill Technical Modifications](#)
- 6-H** [2016-2837](#) Public Hearing to Consider Introduction of Ordinance Amending the Alameda Municipal Code by Amending Chapter (Zoning Ordinance) to Streamline Improvements to Existing Residential Properties and Minor Administrative, Technical, and Clarifying Revisions to the Zoning Ordinance Regarding Chimneys, Accessory Buildings, Windows, Existing Driveways and Parking, Non-Conforming Setbacks, Home Occupation Signage, and Other Miscellaneous Amendments. The proposed amendments are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations. (Community Development 481005) [THIS ITEM WILL NOT BE HEARD AND WILL BE CONTINUED TO SEPTEMBER 20, 2016]

Attachments: [Exhibit 1 - Previous Planning Board Reports on Proposed Amendments Ordinance](#)

- 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** [2016-3126](#) Consider Directing the City Manager to Initiate and Begin the Process with the Planning Board to Propose Revisions to the Ordinance and Code Sections Defining Alameda's Inclusionary Housing for Residential Development. (Vice Mayor Matarrese) [Not heard on June 21, 2016 or July 5, 2016]
- 9-B** [2016-3127](#) Consider Directing the City Manager to Schedule a Priority Setting Work Session. (Mayor Spencer) [Not heard on June 21, 2016 or July 5, 2016]
- 9-C** [2016-3128](#) Consider Directing the City Manager to Immediately Hold a City Council Workshop on the Final Phase of the Bayport-Alameda Landing Disposition and Development Agreement (DDA)\Development Plan. (Councilmember Daysog) [Not heard on July 5, 2016]
- 9-D** [2016-3109](#) Consider Directing the City Manager to Have the Social Service Human Relations Board (SSHRB) Review City Policies and Procedures for Aiding Alameda's Homeless in Order to Make Recommendations to the City Council for Policy Revisions and Additions. (Vice Mayor Matarrese)
- 9-E** [2016-3114](#) Consider Directing the City Manager to Initiate Revisions to the Ordinances and Code Sections for Mixed-Use Zoning in the City of Alameda to Aid Retention of Beneficial Commercial Uses within Areas Zoned for Mixed Use. (Vice Mayor Matarrese)
- 9-F** [2016-3115](#) Consider Directing Staff to Review Enacting a Minimum Wage Increase in Alameda. (Mayor Spencer)
- 9-G** [2016-3129](#) Consider Directing Staff to Renegotiate the Terms of the Friends of the Alameda Animal Shelter (FAAS) Lease and Relocate/Modernize the Shelter Facility, including Addressing Funding. (Mayor Spencer)
- 10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A** [2016-3118](#) Written Communication from the League of California Cities

Requesting Designation of a Voting Delegate and Alternates for the Annual Conference.

Attachments: [League Voting Delegate](#)

11 Adjournment - City Council

- 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.