



City of Alameda

Meeting Agenda

City Council

Tuesday, October 18, 2016

7:00 PM

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

REVISED at 5:30 p.m. on 10/11/2016 to add item 6-B.i - Supplemental Report

SPECIAL MEETING - CLOSED SESSION - 5:00 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 [2016-3437](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54956.8)
[\(30 minutes\)](#) PROPERTY: Alameda Point - Building 530 - 120 W. Oriskany Avenue, Alameda, CA
CITY NEGOTIATOR: Nanette Mocanu/Cushman & Wakefield
ORGANIZATIONS REPRESENTED: Hot Rod Shop Inc and NorCal CleanTech, LLC
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
Attachments: [Submittal](#)
 - 3-B [2016-3453](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED
[\(30 minutes\)](#) LITIGATION
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9 of the Government Code
Number of cases: One (As Defendant - City Exposure to Legal Action)
- 4 **Announcement of Action Taken in Closed Session, if any**
[2016-3515](#) October 18, 2016 Closed Session Announcement
Attachments: [Announcement](#)
- 5 **Adjournment - City Council**

CONTINUATION OF THE OCTOBER 4, 2016 CITY COUNCIL MEETING - 6:00 P.M.

6 Regular Agenda Item

- 6-B** [2016-3305](#) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Chapter 30 (Zoning Ordinance) to Facilitate the City's Ability to Disperse Public Art Funds, and Amend the Fiscal Year 2016-17 Public Art Fund Budget by \$200,000 and Capital Improvement Projects Fund Budget by \$100,000. [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 285) [Continued from October 4, 2016]

Attachments: [Exhibit 1 - Proposed Changes to Municipal Code](#)
 [Exhibit 2 - Planning Board Staff Report, 11-23-2015](#)
 [Exhibit 3 - Public Art Brochure](#)
 [Exhibit 4 - Public Art Requirement Summary](#)
 [Ordinance](#)
 [Presentation](#)
 [Presentation - REVISED](#)
 [Correspondence](#)
 [Correspondence2](#)
 [Correspondence3](#)
 [Correspondence4](#)
 [Correspondence5](#)
 [Submittal](#)
 [Correspondence6](#)

- 6-B.i** [2016-3492](#) Supplemental Report Regarding the Introduction of Ordinance Amending the Alameda Municipal Code by Amending Chapter 30 (Zoning Ordinance) to Facilitate the City's Ability to Disperse Public Art Funds, and Amend the Fiscal Year 2016-17 Public Art Fund Budget by \$350,000 and Capital Improvement Projects Fund Budget by \$100,000. [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 285) [Continued from October 4, 2016]

11 Adjournment - City Council**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**

3-A [2016-3226](#) Proclamation Declaring October 2016 as Disability Awareness Month.
 [\(5 minutes\)](#) (City Manager 2110)

3-B [2016-3023](#) Proclamation Declaring November 2, 2016 as Alameda Free Library
 [\(5 minutes\)](#) Day. (Library 5210)

3-C [2016-3391](#) Presentation by the Alameda County Mosquito Abatement District.
 [\(5 minutes\)](#)

Attachments: [Presentation](#)

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

[2016-3516](#) October 18, 2016 Oral Communication Submittal

Attachments: [Submittal](#)

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 [2016-3465](#) Minutes of the Special and Regular City Council Meetings Held on
 September 20, 2016. (City Clerk)

5-B [2016-3467](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2016-3315](#) Recommendation to Direct Staff to Transmit the City of Alameda
 2015 Housing Element Annual Report to the State of California
 Department of Housing and Community Development. Approval of an
 annual report is not subject to the review under the California
 Environmental Quality Act (CEQA), nor is an annual report defined as
 a "project" under CEQA. No future review is required. (Community
 Development 481005) [Not heard on October 4, 2016]

Attachments: [Exhibit 1 - Planning Board Staff Report 9-12-16](#)
 [Presentation](#)

5-D [2016-3213](#) Recommendation to Authorize the City Manager to Negotiate and
 Execute a Loan Agreement and Related Documents with Island City
 Development (ICD) for HOME Partnership Investment Program
 (HOME) Funds in the amount of \$248,740 at 3% Simple Interest for
 the Del Monte Senior Housing Project and Appropriate \$53,537 in

HOME Program Income. (Community Development 481005)

Attachments: [Exhibit 1 - Del Monte Senior Apartments Development Budget](#)
[Exhibit 2 - Draft Contract](#)

- 5-E [2016-3392](#) Recommendation to Amend the Contract with MV Transportation to Extend the Term by One Year and Amend the Amount by \$85,000 for a Total Compensation of \$301,999 Over Five Years for Paratransit Shuttle Services. (Transportation 287)

Attachments: [Exhibit 1 - MV Transportation Schedule](#)
[Exhibit 2 - Prior Contracts](#)
[Exhibit 3 - Fourth Amendment to MV Transportation Contract](#)

- 5-F [2016-3452](#) Recommendation to Approve the Draft Project List for the Alameda County Transportation Commission Call for Projects. (Transportation 287)

Attachments: [Exhibit 1 - City's Capital Budget for Fiscal Years 2015-17](#)
[Exhibit 2 - Input from Stakeholders and the Community](#)
[Exhibit 3 - Correspondence to Transportation Commission](#)
[Exhibit 4 - White Paper on Improving Bicycle and Pedestrian Access Across the Estuary](#)
[Exhibit 5 - Letter to Senator Barbara Boxer](#)
[Correspondence](#)
[Presentation](#)
[Correspondence2](#)

- 5-G [2016-3405](#) Recommendation to Award a Five-Year Contract for City of Alameda Property Management Services to RiverRock Real Estate Group for Management of Commercial and Residential Properties at Alameda Point, Fleet Industrial Supply Center, Tidelands, Alameda Beltline, and Other City-Owned Commercial Properties. (Base Reuse 858, 256, 216)

Attachments: [Exhibit 1 - Contract](#)

- 5-H [2016-3381](#) Recommendation to Amend a Contract to Extend the Term for One Year to Coastland Civil Engineering, Inc. for Contract Engineering Services. (Public Works 310)

Attachments: [Exhibit 1 - Contract](#)
[Exhibit 2 - First Amendment](#)

- 5-I [2016-3383](#) Recommendation to Amend a Contract with Brown Reynolds Watford Architects to Provide Professional Services for Design and Contract Management to Extend the Term Until January 31, 2017 for the

Emergency Operations Center (EOC) and Until December 31, 2016 for Fire Station 3 (FS3). (Public Works 310)

Attachments: [Exhibit 1 - Contract for EOC](#)
[Exhibit 2 - First Amendment for EOC](#)
[Exhibit 3 - Contract for FS3](#)
[Exhibit 4 - Second Amendment for EOC](#)
[Exhibit 5 - First Amendment for FS3](#)

- 5-J [2016-3451](#) Adoption of Resolution Approving the Final Map, Accepting the Dedications and Easements, Authorizing Execution of the Subdivision Improvement Agreement and Approving Bonds for Tract 8254 (Del Monte Warehouse). (Public Works 310)

Attachments: [Exhibit 1 - Final Map of Tract 8254](#)
[Exhibit 2 - Agreement](#)
[Resolution](#)

- 5-K [2016-3382](#) Adoption of Resolution Approving the City of Alameda Local Hazard Mitigation Plan (LHMP), June 2016. (Public Works 310)

Attachments: [Exhibit 1 - City of Alameda LHMP](#)
[Exhibit 2 - Federal Emergency Management Agency](#)
[Letter of Pending Approval](#)
[Resolution](#)

- 5-L [2016-3388](#) Adoption of Resolution Amending the Alameda Management and Confidential Employees Association (MCEA) Salary Schedule Revising Titles for the Classifications of Public Safety Information Technology Systems Coordinator to Public Safety Information Technology Systems Analyst and Information Technology Systems Coordinator to Information Technology Systems Analyst Effective October 16, 2016. (Human Resources 2510)

Attachments: [Exhibit 1 - MCEA Salary Schedule](#)
[Resolution](#)

- 5-M [2016-3468](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Amending Subsection 3-70.5 (Establishment of a Community Facilities District to Finance Certain Services) of Section 3-70 (Special Tax Financing Improvement Code), of Division I (General Provisions), of Article IV (Special Tax Financing), of Chapter III (Finance and Taxation) to Allow the Financing of Additional Services, including Transportation Services and Programs. (Base Reuse 858)

6 Regular Agenda Items

- 6-A [2016-3282](#) Presentation of Alameda Free Library Fiscal Year 2015-2016 Annual Report. (Library 210)
[\(15 minutes\)](#)

Attachments: [Presentation](#)

- 6-B** [2016-3310](#) Public Hearing to Consider Introduction of Ordinance Amending the
[\(15 minutes\)](#) Alameda Municipal Code by Amending Chapter 30 (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) [Not heard October 4, 2016]

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

- 6-C** [2016-3395](#) (A) Introduction of Ordinance Approving the Lease of Building 21,
[\(10 minutes\)](#) Located at 2601 Monarch Street at Alameda Point, with St. George Spirits, Inc., a California Corporation for: (1) A Ten-Year Term With One Five-Year Extension Option; (2) An Option to Purchase the Property for \$8 Million (or \$7.9 Million if a Restaurant is Constructed Within 2 Years of Lease Commencement); and (3) An Authorization for the City Manager to Execute Documents Necessary to Implement the Terms of the Lease. [Requires Four Affirmative Votes]; and

(B) Recommendation to Consent to a Sublease Between St. George Spirits, Inc., a California Corporation, and Heads, Hearts, Tails, LLC, a California Limited Liability Company, for a Portion of the Leased Space. [In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.] (Base Reuse 819099)

Attachments: [Exhibit 1 - Leased Premises](#)
[Exhibit 2 - Land Map](#)
[Exhibit 3 - Parking Area](#)
[Exhibit 4 - Storage Area](#)
[Exhibit 5 - Lease](#)
[Ordinance](#)
[Ordinance - REVISED](#)
[Presentation](#)

- 6-D** [2016-3396](#) Recommendation to Authorize the City Manager to Enter into a
[\(45 minutes\)](#) Citywide Project Stabilization Agreement on Public Works or Improvement Contracts Valued at Over \$1,000,000 Awarded by the

City of Alameda with the Building and Construction Trades Council of Alameda County. (Base Reuse 819099)

Attachments: [Exhibit 1 - Project Stabilization Agreement](#)
[Presentation](#)
[Correspondence](#)

- 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** [2016-3333](#) 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, July 5 or 19, September 6 or 20, or October 4 or 18, 2016]
- 9-B** [2016-3335](#) Consider Directing the City Manager to Schedule a Priority Setting Work Session. (Mayor Spencer) [Not heard on June 21, July 5 or 19, September 6 or 20, or October 4 or 18, 2016]
- 9-C** [2016-3337](#) 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 or 19, September 6 or 20, or October 4 or 18, 2016]
- 9-D** [2016-3338](#) 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) [Not heard on July 19, September 6 and 20, or October 4 or 18, 2016]
- 9-E** [2016-3339](#) 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) [Not heard on July 19, September 6 or 20, or October 4 or 18, 2016]
- 9-F** [2016-3341](#) Consider Directing Staff to Review Enacting a Minimum Wage Increase in Alameda. (Mayor Spencer) [Not heard on July 19, September 6 or 20, or October 4 or 18, 2016]
- 10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**

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.