



City of Alameda

Meeting Agenda

City Council

Tuesday, November 1, 2016

7:00 PM

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

SPECIAL MEETING - CLOSED SESSION - 6:30 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 [2016-3508](#) 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**
- 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 [2016-3480](#) Proclamation Declaring November 2, 2016 as Alameda Collaborative for Children, Youth and Their Families Day. (City Manager 2110)
- 3-B [2016-3482](#) Proclamation Declaring November 1, 2016 as Extra Mile Day. (City Manager 2110)

- 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** [2016-3520](#) Minutes of the Regular City Council Meeting Held on October 4, 2016. (City Clerk)
- 5-B** [2016-3521](#) Bills for Ratification. (Finance)
Attachments: [Bills for Ratification](#)
- 5-C** [2016-3386](#) Recommendation to Approve an Amendment to the City Affordable Housing Agreement Standard Form and Amend and Record Five Previously Executed Agreements. (Housing 236)
Attachments: [Exhibit 1 - First Amendment to Affordable Housing Agreement](#)
[Exhibit 2 - Proposed Form of Agreement](#)
[Exhibit 3 - City Form Affordable Housing Agreement - Rental Units](#)
- 5-D** [2016-3488](#) Recommendation to Amend the Contract with Stantec Consulting Services to Increase the Contract Amount by \$74,000, Including Contingencies, for Transportation Engineering Services for a Total of \$148,000. (Public Works 215.1)
Attachments: [Exhibit 1 - Contract](#)
[Exhibit 2 - First Amendment](#)
[Exhibit 3 - Second Amendment](#)
- 5-E** [2016-3489](#) Recommendation to Accept the Work of W. Bradley Electric, Inc. for Installation of Pedestrian Push Button Upgrades Proposed for Blind or Visually-Impaired Individuals, No. P.W. 12-14-17. (Public Works 310)
- 5-F** [2016-3494](#) Recommendation to Amend the Contract with Dream Ride Elevator to Increase the Contract Amount by \$22,211.80, Including Contingencies, for Full Service Elevator Maintenance, for a Total Contract Amount of \$105,871.67. (Public Works 706001)

Attachments: [Exhibit 1 - Contract](#)
[Exhibit 2 - First Amendment](#)
[Exhibit 3 - Second Amendment](#)
[Exhibit 4 - Third Amendment](#)
[Exhibit 5 - Fourth Amendment](#)
[Exhibit 6 - Fifth Amendment](#)
[Exhibit 7 - Sixth Amendment](#)

5-G [2016-3384](#) Recommendation to Authorize the City Manager to Negotiate and Execute Agreements for the Purchase of Remounting One Ford E-450 Leader Ambulance and Two Fire Department Staff Vehicles in an Amount Not to Exceed \$231,219.98 and to Increase Fleet Replacement Fund Appropriations by \$18,000 in Fiscal Year 2016-17. (Fire 3200)

Attachments: [Exhibit 1 - F150 Quote](#)
[Exhibit 2 - Leader Ambulance Remount Quote](#)
[Exhibit 3 - Police Interceptor Quote](#)

5-H [2016-3414](#) Recommendation to Authorize the City Manager, or Her Designee, to Enter into Purchase Agreements Not to Exceed \$225,000 for the Replacement of Five Police Department Vehicles and One Police Motorcycle. (Police 3121701-91010)

5-I [2016-3460](#) Recommendation to Authorize the City Manager to Execute an Agreement with Moffatt & Nichol to Provide Design and Permit Services for the Encinal Boat Launch Facility Renovation in an Amount Not to Exceed \$226,302, Funded by a Grant from the California Department of Parks and Recreation Division of Boating and Waterways. (Recreation 91110)

Attachments: [Exhibit 1 - Moffatt & Nichol Agreement](#)

5-J [2016-3517](#) Final Passage of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 10 Year Lease with One Five-Year Option to Renew and an Option to Purchase with St. George Spirits, Inc., a California Corporation, for Building 21 Located at 2601 Monarch Street at Alameda Point. [Requires Four Affirmative Votes] (Base Reuse 819099)

5-K [2016-3519](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Amending Chapter 30 of (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.

(Community Development 481005)

6 Regular Agenda Items

- 6-A** [2016-3454](#) [\(15 minutes\)](#) Introduction of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease with Pacific Pinball Museum for Three Years with No Extension Options and an Early Termination Right in Building 169, Suite 101 Located at 1680 Viking Street at Alameda Point. [In accordance with the California Environmental Quality Act (CEQA), this project is Categorical Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.] [Requires Four Affirmative Votes] (Base Reuse 819099)

Attachments: [Exhibit 1 - Map of Premises](#)
[Exhibit 2 - Leased Premises](#)
[Exhibit 3 - Parking Areas](#)
[Exhibit 4 - Final Lease Ordinance](#)

- 6-B** [2016-3491](#) [\(45 minutes\)](#) Provide Comments on the Draft Main Street Neighborhood Specific Plan for Alameda Point. (Base Reuse 819099)

Attachments: [Exhibit 1 - Draft Main Street Neighborhood Specific Plan 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**

- 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]

Attachments: [Referrals Discussion](#)

- 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]
- 9-G** [2016-3522](#) Consider Updated Regulation and Potential Taxation of Commercial Cannabis Activities. (Councilmember Oddie)

Attachments: [Correspondence](#)

- 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.