



City of Alameda

Meeting Agenda

City Council

Tuesday, October 4, 2016

7:00 PM

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

CANCELED - SPECIAL MEETING - CLOSED SESSION - 6:00 P.M. - CANCELED

- 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 [2016-3409](#) THE FOLLOWING ITEM WILL NOT BE HEARD:
CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54956.8)
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
- 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 [2016-3302](#) Proclamation Declaring October 5, 2016 as Walk and Roll to School
[\(3 minutes\)](#) Day. (Transportation)

- 3-B** [2016-3215](#) Proclamation Declaring October 2016 as Domestic Violence Awareness Month. (City Manager 2110)
 [\(3 minutes\)](#)
- 3-C** [2016-3227](#) Proclamation Declaring October 2016 as Lesbian, Gay, Bisexual, Transgender, and Queer/Questioning (LGBTQ) History Month. (City Manager 2110)
 [\(3 minutes\)](#)
- 3-D** [2016-3376](#) Presentation by the Port of Oakland regarding Fleet Week.
 [\(5 minutes\)](#)

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**

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 [2016-3415](#) Minutes of the Special and Regular City Council Meetings Held on September 6, 2016. (City Clerk)

5-B [2016-3413](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2016-3264](#) Recommendation to Accept the Document Outlining the Approach to Attracting Development to the Enterprise District at Alameda Point and a Six-Month Status Update. (Base Reuse 819099)

Attachments: [Exhibit 1 – Enterprise District/Site B Map](#)
 [Exhibit 2 - October 20, 2015 Enterprise District Report](#)
 [Exhibit 3 - Approach to Development 2016](#)
 [Exhibit 4 - Draft Minutes from 7-20-2016 Economic Development Panel Meeting](#)
 [Exhibit 5 - Enterprise District Marketing Brochure](#)
 [Exhibit 6 - Sample Broker Blast](#)
 [Exhibit 7 - Sample Targeted Mailer](#)

5-D [2016-3345](#) Recommendation to Authorize the City Manager to Execute an Agreement with CSG Consultants Inc. for Professional Plan Check Services for a 24-Month Term in an Amount not to Exceed \$600,000 and Appropriate \$150,000 for Fiscal Year 2016-17 to Fund the First Year of the Agreement. (Community Development 481003)

Attachments: [Exhibit 1 - CSG Consultant Services Agreement](#)

5-E [2016-3408](#) Final Passage of Ordinance Amending the Alameda Municipal by Amending Section 30-4.25(D).III.B Related to Setbacks for Side Street Property Lines on Corner Parcels

- 5-F** [2016-3410](#) Final Passage of Ordinance Approving a First Amendment to a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a First Amendment to the Lease Agreement with Pacific Automated LLC, a California Limited Liability Company, dba Brix Beverage (Pacific Automated, LLC) to Include a Portion of Building 25 (Unit 100), a Small Outbuilding Known as Building 491, and Additional Parking Common Areas as Part of the Original Premises 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)
- 5-G** [2016-3411](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Amending Chapter 30, Section 30-4.21 E, Estuary District (Requires 3 affirmative votes) (Community Development)
Attachments: [Exhibit to Ordinance - Draft Zoning Amendments](#)
- 5-H** [2016-3412](#) Final Passage of Ordinance Authorizing the City Manager to:
(1)Execute a Memorandum of Understanding, Quitclaim Deed and All Other Necessary Documents Between the City of Alameda and the United States of America Acting By and Through the U.S. Army Corps of Engineers to Acquire 94 Parcels of Semi-Submerged and Submerged Land On the Alameda Side of the Oakland Inner Harbor Tidal Canal ("Tidal Canal"); (2) Execute Purchase and Sale Agreements, Quitclaim Deeds and All Other Necessary Documents Between the City of Alameda and Various Purchasers to Sell Approximately 92 Parcels on the Tidal Canal at Fair Market Value. A Draft Negative Declaration has been prepared for the proposed actions consistent with the California Environmental Quality Act (CEQA). (Requires 4 affirmative votes) (Community Development)
Attachments: [Exhibits to Ordinance](#)

6 Regular Agenda Items

- 6-A** [2016-3385](#) Presentation by Friends of the Alameda Animal Shelter (FAAS) -
[\(45 minutes\)](#) Annual Progress Report. (Police 3130)
Attachments: [Exhibit 1 - FAAS Annual Report 2014-2015](#)
 [Correspondence](#)
- 6-B** [2016-3305](#) Introduction of Ordinance Amending the Alameda Municipal Code by
[\(30 minutes\)](#) 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)

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](#)
[Correspondence](#)
[Correspondence2](#)

- 6-C** [2016-3315](#) Recommendation to Direct Staff to Transmit the City of Alameda
[\(45 minutes\)](#) 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)

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

- 6-D** [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)

Attachments: [Exhibit 1 - Previous Planning Board Reports](#)
[Ordinance](#)
[Ordinance - REVISED SECTION 17](#)

- 6-E** [2016-3330](#) Introduction of Ordinance Amending the Alameda Municipal Code by
[\(15 minutes\)](#) 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)

Attachments: [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** [2016-3333](#) 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, 2016, July 5 or 19, 2016 or September 6 or 20, 2016]
 - 9-B** [2016-3335](#) Consider Directing the City Manager to Schedule a Priority Setting Work Session. (Mayor Spencer) [Not heard on June 21, 2016, July 5 or 19, 2016, or September 6 or 20, 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, 2016 or September 6 or 20, 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, 2016 or September 6 and 20, 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, 2016 or September 6 or 20, 2016]
 - 9-F** [2016-3341](#) Consider Directing Staff to Review Enacting a Minimum Wage Increase in Alameda. (Mayor Spencer) [Not heard on July 19, 2016 or September 6 or 20, 2016]
 - 9-G** [2016-3342](#) 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) [Not heard on July 19, 2016 or September 6 or 20, 2016]

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.