



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, May 16, 2017

7:00 PM

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

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#### **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      [2017-4286](#)      CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED  
[\(45 minutes\)](#)      LITIGATION  
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9  
Number of cases: One (As Defendant - City Exposure to Legal Action)
  - 3-B      [2017-4315](#)      CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant  
[\(45 minutes\)](#)      to Government Code § 54956.8)  
PROPERTY: Chuck Corica Golf Complex, 1 Clubhouse Memorial Road, Alameda, CA 94502  
CITY NEGOTIATOR: Jill Keimach, City Manager and Amy Wooldridge, Recreation and Parks Director  
ORGANIZATIONS REPRESENTED: Greenway Golf Associates, Inc.  
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
  - 3-C      [2017-4226](#)      PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
[\(30 minutes\)](#)      Pursuant to Government Code § 54957  
Positions Evaluated: City Manager - Jill Keimach, City Attorney - Janet Kern and City Clerk - Lara Weisiger
- 4      **Announcement of Action Taken in Closed Session, if any**  
[2017-4377](#)      May 16, 2017 Closed Session Announcement  
**Attachments:**      [Announcement](#)
- 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**    [2017-4278](#)    Proclamation Declaring May 2017 as Older Americans Month.  
         [\(5 minutes\)](#)    (Recreation 2801010)

**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**    [2017-4304](#)    Minutes of the Continued April 4, 2017 Regular City Council Meeting Held on April 7, 2017 and the Special and Regular City Council Meetings Held on April 18, 2017. (City Clerk)

**5-B**    [2017-4320](#)    Bills for Ratification. (Finance)

**Attachments:**    [Bills for Ratification](#)

**5-C**    [2017-4188](#)    Recommendation to Set June 20, 2017 for a Public Hearing to Consider Collection of Delinquent Business License Taxes and Delinquent Integrated Waste Management Accounts Via the Property Tax Bills. (Finance 2450)

**5-D**    [2017-4202](#)    Recommendation to Authorize the City Manager, or Her Designee, to Enter into a Memorandum of Understanding (MOU) with the Alameda Unified School District to Accept \$78,000 for Crossing Guard Services; and

Recommendation to Authorize the City Manager, or Her Designee, to Execute a First Amendment to Agreement with All City Management Services Incorporated Extending the Term 10 Months and Adding the Amount of \$284,486.40 for a Total Contract Amount of \$523,501.40 for Crossing Guard Services. (Police 3190)

**Attachments:**   [Exhibit 1 - MOU](#)  
[Exhibit 2 - All City Management 1st Amendment](#)  
[Exhibit 3 - All City Management Contract](#)

- 5-E     [2017-4222](#)     Recommendation to Award Emergency Police & Abandoned Vehicle Tow Contract to Ken Betts Towing Service; and Authorize the City Manager, or Her Designee, to Negotiate and Execute a Contract with Ken Betts Towing Service for Zero Compensation From the City (Provider to be Compensated Through Towing Fee) and a Term of Five Years. (Police 3123)

**Attachments:**   [Exhibit 1 - Tow Contract Bid Summary](#)  
[Exhibit 2 - Tow Contract Inspection Memo](#)

- 5-F     [2017-4224](#)     Recommendation to Approve a Consent to Amend the Lease and Leasehold Deed of Trust with Safe Harbor Marina Ballena Isle at Ballena Marina to Change the Credit Facility. (Community Development 216)

**Attachments:**   [Exhibit 1 - Consent to Assignment of Lease](#)  
[Exhibit 2 - Consent to 1st Amendment to Assignment of Lease](#)

- 5-G     [2017-3982](#)     Recommendation to Authorize the City Manager to Purchase and Install Playground Equipment and Safety Surfacing from GameTime for Woodstock Park in an Amount Not To Exceed \$260,000; and

Adoption of Resolution Amending the Recreation Fund and Capital Improvement Fund Budget for Fiscal Year 2016-17. (Recreation and Parks 280-5110).

**Attachments:**   [Exhibit 1 - Woodstock Park Final Playground Design](#)  
[Exhibit 2 - GameTime Contractor's Agreement](#)  
[Presentation](#)  
[Resolution](#)

- 5-H     [2017-4282](#)     Adoption of Resolution to Accept a Planning Grant in the Amount of \$300,000 from the Division of Boating and Waterways, Harbor and Watercraft Revolving Fund and Authorize the City Manager to Manage the Planning Grant Agreement. (Recreation and Parks 280)

**Attachments:**   [Resolution](#)

- 5-I     [2017-4199](#)     Adoption of Resolution Preliminarily Approving the Annual Report Declaring the City's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 20, 2017 - Maintenance Assessment District 01-01 (Marina Cove). (Public Works 276)

**Attachments:** [Exhibit 1 - Maintenance Assessment District Map](#)  
[Exhibit 2 - Engineer's Report](#)  
[Resolution](#)

- 5-J**     [2017-4216](#)     Adoption of Resolution Preliminarily Approving the Annual Report Declaring the City's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 20, 2017 - Island City Landscaping and Lighting District 84-2 (Various Locations). (Public Works 275)

**Attachments:** [Exhibit 1 - Zones 1 through 8 Maps](#)  
[Exhibit 2 - Engineer's Report](#)  
[Resolution](#)

- 5-K**     [2017-4243](#)     Adoption of Resolution Approving the Application for Grant Funds for California Climate Investments Urban Greening Program for 0.9 Miles of the Cross Alameda Trail Project between Main Street and Constitution Way. (Transportation 91402)

**Attachments:** [Resolution](#)

- 5-L**     [2017-4325](#)     Recommendation to Direct the Association of Bay Area Governments (ABAG) Delegate(s) to Vote on the ABAG and Metropolitan Transportation Commission (MTC) Consolidation Budget and Work Plan. (Community Development)

**Attachments:** [Exhibit 1 - Draft City of Alameda Comment Letter](#)  
[City of Oakland Letter](#)

## **6     Regular Agenda Items**

- 6-A**     [2017-4218](#)     Recommendation to Accept the Mastick Senior Center 2016 Annual  
[\(15 minutes\)](#)     Report. (Recreation and Parks Department 2805400)

**Attachments:** [Exhibit 1 - Mastick Senior Center 2016 Annual Report](#)  
[Presentation](#)

- 6-B**     [2017-4197](#)     Receive Presentation from Alameda County Transportation  
[\(30 minutes\)](#)     Commission on the Oakland Alameda Freeway Access Project.  
(Transportation Planning 91161)

**Attachments:** [Exhibit 1 - Freeway Access Project Fact Sheet](#)  
[Exhibit 2 - Project Study Limits Map](#)  
[Presentation](#)

- 6-C**     [2017-4231](#)     SUMMARY TITLE: This Ordinance facilitates shared living facilities in  
[\(30 minutes\)](#)     certain zoning districts, with a discretionary use permit, to allow  
private living quarters without private kitchen facilities.

Public Hearing to Consider Introduction of Ordinance Amending the

Alameda Municipal Code by Amending Chapter XXX (Zoning Ordinance) to Add Shared Living to the Definitions and the Commercial Districts with Approval of a Use Permit in the Neighborhood Business, Central Business, and Community Commercial Districts. [The proposed amendments are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations]. (Community Development 481005) [Continued from May 16, 2017]

**Attachments:** [Exhibit 1 - Approved Design Plans for 1629 Webster Street](#)  
[Exhibit 2 - March 27, 2017 Planning Board Staff Report Ordinance](#)

- 6-D**     [2017-4225](#)     Recommendation to Provide Direction on an Outline for a Request for  
[\(45 minutes\)](#)     Qualifications and Form of Exclusive Negotiation Agreement for a  
New Development Site in the Main Street Neighborhood at Alameda  
Point. (Base Reuse 819099)

**Attachments:** [Exhibit 1 - Site Map & Infrastructure Map](#)  
[Exhibit 2 - Request For Qualification Outline](#)  
[Exhibit 3 - Form of Exclusive Negotiations Agreement](#)  
[Exhibit 4 - Work Force Housing Analysis](#)  
[Presentation](#)  
[Presentation - REVISED](#)

- 6-E**     [2017-4307](#)     Introduction of Amending the Alameda Municipal Code by Amending  
[\(120](#)  
[minutes\)](#)     Various Sections of Article XV of Chapter VI Concerning (1) Review  
of Rent Increases Applicable to All Rental Units and Rent  
Stabilization Applicable to Certain Rental Units and (2) Limitations on  
Evictions and the Payment of Relocation Assistance Applicable to all  
Rental Units. (Rent Stabilization 265)

**Attachments:** [Exhibit 1 - Summary of Council Direction and Staff's Recommendations](#)  
[Exhibit 2 - Redlined Version of Amended Ordinance](#)  
[Exhibit 3 - Landlord/Tenant Correspondence](#)  
[Exhibit 4 - Program Administrator Data for 24 terminations](#)  
[Exhibit 5 - Relator-Landlord Data for 24 terminations](#)  
[Exhibit 6 - Program Administrator Data for Non-Participating Tenants Correspondence](#)  
[Correspondence2](#)  
[Correspondence3](#)  
[Presentation](#)  
[Ordinance](#)  
[Submittals](#)  
[Staff Submittals](#)

- 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    [2017-4284](#)    Consider Directing Staff to Create a "Straws on Request" Ordinance. (Mayor Spencer) [Not heard May 16, 2017]  
         **Attachments:**    [Straws on Request](#)
- 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](http://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](mailto: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.