



City of Alameda

Meeting Agenda

City Council

Wednesday, July 5, 2017

7:00 PM

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

REVISED ON 6/28 AT 1:00 TO ADD CLOSED SESSION ITEM

SPECIAL MEETING - CLOSED SESSION - 6:00 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 [2017-4511](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to subdivision (c) of Section 54956.9 of the Government Code
Number of cases: Two (As Plaintiff - City Initiating Legal Action)
- 4 **Announcement of Action Taken in Closed Session, if any**
 - 4-A [2017-4535](#) July 5, 2017 Closed Session Announcements
Attachments: [July 5, 2017 Closed Session Announcements](#)
- 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 [2017-4428](#) Presentation by the Oakland International Airport on Anticipated Air Traffic during the Closure of Runways Number 12 and 30 for Maintenance (Tentatively September 4 to September 18, 2017) and

Fleet Week (October 2 to October 9, 2017). (Community Development 481005)

Attachments: [Port of Oakland 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** [2017-4481](#) Minutes of the Special and Regular City Council Meetings and Joint City Council and Successor Agency to the Community Improvement Commission Meeting Held on June 6, 2017. (City Clerk)
- 5-B** [2017-4482](#) Bills for Ratification. (Finance)
- Attachments:** [Bills for Ratification](#)
- 5-C** [2017-4290](#) Recommendation to Accept the Quarterly Sales Tax Report for the Period Ending March 31, 2017 Collected During the Period October 1, 2016 to December 31, 2016. (Finance 2410)
- Attachments:** [Exhibit 1 - Quarterly Sales Tax Report Supplemental Information](#)
- 5-D** [2017-4415](#) Recommendation to Authorize the City Manager to Execute a First Amendment to the Agreement with the Alameda County Fire Department Regarding the Regional Emergency Communication Center and Fire Dispatch Services Extending the Term by Five Years With a Total Not to Exceed \$1,976,729. (Fire 3210)
- Attachments:** [Exhibit 1 - Original Agreement](#)
[Exhibit 2 - Five-Year Extension](#)
- 5-E** [2017-4441](#) Recommendation to Approve the First Amendment to Services Provider Agreement with Nossaman LLP, a California Corporation, that has been Providing the City with Grant-Seeking, Writing, and Active Lobbying Since 2014. (City Manager 2110)
- Attachments:** [Exhibit 1 - 2013 Contract](#)
[Exhibit 2 - 2016 Contract](#)
[Exhibit 3 - 1st Amendment](#)
- 5-F** [2017-4322](#) Recommendation to Award a Five Year Contract for an Amount Not to Exceed a Total Five Year Expenditure of \$8,264,931.69 to West Coast Arborists, Inc. for Citywide Urban Forest Maintenance Services, No. P.W. 04-17-25. (Public Works 310)
- Attachments:** [Exhibit 1 - Contract](#)

- 5-G** [2017-4343](#) Recommendation to Award a Five Year Contract for an Amount not to Exceed a Total Five Year Expenditure of \$1,331,693.33, Including Contingencies, to LandCare USA for Landscape Maintenance of Median Strips and Special Areas (Citywide), No. P.W. 03-17-23. (Public Works 310)
Attachments: [Exhibit 1 - Contract](#)
- 5-H** [2017-4448](#) Recommendation to Accept the Work of Ray's Electric for the Park Street Pedestrian Safety Project. (Public Works 310)
- 5-I** [2017-4434](#) Recommendation to Authorize the City Manager to Negotiate and Execute a Contract in the Amount of \$257,203 with Systems and Space Inc. for Renovation of the Police Department Locker Rooms; and

Adoption of Resolution Amending the Fiscal Year 2017-18 Police Grants Fund Budget. (Police 3121)
Attachments: [Exhibit 1 - System and Space Inc. Proposal Resolution](#)
- 5-J** [2017-4409](#) Adoption of Resolution Approving the Final Map and Accepting the Dedications and Easements for Parcel Map 10600 (Building 40, Bladium, at Alameda Point). (Public Works 310)
Attachments: [Exhibit 1 - Final Map of Parcel Map 10600 Resolution](#)
- 5-K** [2017-4451](#) Adoption of Resolution Approving Continued Participation in the Alameda County HOME Consortium and Authorizing the City Manager to Execute the HOME Consortium Cooperative Agreement with Alameda County. (Housing 235)
Attachments: [Exhibit 1 Consortium Cooperative Agreement Resolution](#)
- 5-L** [2017-4475](#) Final Passage of Ordinance Amending Ordinance 3850 Approving and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of an Amended and Restated Lease with Bay Ship and Yacht Corporation to Clarify the Parties Obligations, Modify the Leased Premises and Adjust Rent Payments for the Tideland Property Located at 2900 Main #2100 and Surrounding Area. (Community Development 216)
- 5-M** [2017-4476](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Amending Chapter XXX (Zoning Ordinance) to Add Shared Living to the Definitions and the Commercial Districts, including Approval of a Use Permit in the Neighborhood Business, Central Business, and Community Commercial Districts. The Amendment Allows a Proposed Shared Living Project at 1629 Webster Street. [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)

- 5-N [2017-4477](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Amending Chapter XXX (Zoning Ordinance) to Modify Regulations Pertaining to Accessory Dwelling Units (ADU) and Related Rules to Comply with State Law (Second Units). (Community Development 481005)

Attachments: [External Correspondence](#)

6 Regular Agenda Items

- 6-A [2017-4472](#) Adoption of Resolutions Appointing Anto Aghapekian, Jennifer Barrett and Lisa Hall as Members of the Commission on Disability Issues, Ron Taylor and Joseph Van Winkle as Members of the Golf Commission, Amber Bales, Cynthia Silva, Travis Wilson, and Dorothy Wismar as Members of the Library Board, and Laura Palmer as a Member of the Transportation Commission.

- 6-B [2017-4440](#) Public Hearing to Consider Introduction of Ordinance Amending the Disposition and Development Agreement between Alameda Point Partners, LLC and the City of Alameda for Site A at Alameda Point. (Base Reuse 858)

Attachments: [Exhibit 1 - Summary of Progress Made on Site A Project Since Execution of the DDA in June 16, 2015](#)
[Exhibit 2 - City of Alameda Notice of Default to Alameda Point Partners, dated April 12, 2017](#)
[Exhibit 3 - Alameda Point Partners' Response to City's Notice of Default, dated April 12, 2017](#)
[Exhibit 4 - Approved Amendment to the Site A Development Plan](#)
[Exhibit 5 - Second Amendment to Disposition and Development Agreement between Alameda Point Partners, LLC and the City of Alameda for Site A at Alameda Point](#)
[Exhibit 6 - Disposition and Development Agreement Between Alameda Point Partners, LLC and the City of Alameda for Site A at Alameda Point \(August 6, 2015\)](#)
[Exhibit 7 - Alameda Point Partners Projected Financial Proformas for Site A by Phase](#)
[Presentation](#)
[Ordinance](#)
[External Correspondence](#)

- 6-C [2017-4495](#) Introduction of Ordinance Approving a Lease with Friends of Alameda

Animal Shelter. (City Manager 2110)

Attachments: [Exhibit 1 - Service Agreement](#)
[Exhibit 2- Lease Agreement](#)
[Ordinance](#)

- 6-D** [2017-4444](#) Introduction of Ordinance Approving a 15-Year Lease with Three Five-Year Extension Options with Teleport Communications of America, LLC for Conduit Space for One Innerduct Containing Fiber from the Intersection of Grand Street and Fortmann Way Across the Oakland Estuary to Coast Guard Island [Requires Four Affirmative Votes] (Alameda Municipal Power)

Attachments: [Exhibit 1 - Lease](#)
[Exhibit 2 - Internal Rate of Return Analysis](#)
[Ordinance](#)

7 City Manager Communications - Communications from City Manager

8 Oral Communications, Non-Agenda (Public Comment) - Speakers 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** [2017-4349](#) Consider Directing Staff to Propose Regulations to Authorize Convenient and Safe Cannabis Businesses in Alameda. (Mayor Spencer) [Not heard on June 6 or 20, 2017]

Attachments: [Correspondence](#)
[Correspondence 2](#)

10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings

- 10-A** [2017-4370](#) Designation of Voting Delegates and Alternates for the League of California Cities Annual Conference. [Not heard on June 20, 2017]

Attachments: [League Letter](#)

- 10-B** [2017-4473](#) Consideration of Mayor's Nominations to the Commission on Disability Issues, Historical Advisory Board, Planning Board and Public Art Commission.

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.