



City of Alameda

Meeting Agenda

City Council

Tuesday, November 27, 2018

7:00 PM

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

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** [2018-6175](#) [\(20 minutes\)](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant Government Code section 54956.9(a)
CASE NAME: Campbell, Joseph v. City of Alameda, et al.
COURT: Superior Court of the State of California, County of Alameda
CASE NUMBER: RG18912595
 - 3-B** [2018-6214](#) [\(10 minutes\)](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant Government Code section 54956.9(a)
CASE NAME: Clyde Grossman et al v. City of Alameda, et al.
COURT: Superior Court of the State of California, County of Alameda
CASE NUMBER: RG15777784
 - 3-C** [2018-6200](#) [\(20 minutes\)](#) PUBLIC EMPLOYEE APPOINTMENT/HIRING
Pursuant to Government Code § 54957
Title/description of positions to be filled: City Manager
 - 3-D** [2018-6201](#) [\(40 minutes\)](#) PUBLIC EMPLOYEE APPOINTMENT/HIRING
Pursuant to Government Code § 54957
Title/description of positions to be filled: Acting/Interim City Attorney and City Attorney
 - 3-E** [2018-6202](#) [\(30 minutes\)](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code section 54957.6)
CITY NEGOTIATORS: David L. Rudat, Interim City Manager, Elizabeth D. Warmerdam, Assistant City Manager and Nancy Bronstein, Human Resources Director
EMPLOYEE ORGANIZATIONS: International Brotherhood of Electrical Workers, Local 1245 (IBEW), Electric Utility Professional Association of Alameda (EUPA), Alameda City Employees Association (ACEA),

Alameda Police Officers Association Non-Sworn Unit (PANS), and
Alameda Management and Confidential Employees Association
(MCEA)

UNDER NEGOTIATION: Salaries and Terms of Employment

4 Announcement of Action Taken in Closed Session, if any

[2018-6293](#) November 27, 2018 Closed Session Announcement

Attachments: [Announcement](#)

5 Adjournment - City Council

REVISED REGULAR CITY COUNCIL MEETING - 7:00 P.M.

The regular meeting agenda was revised on November 19, 2018 at 1:00 p.m. to change the title of Item 6-C.

Pledge of Allegiance

1 Roll Call - City Council

2 Agenda Changes

3 Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes

[2018-6284](#) Proclamation Declaring November 27, 2018 as Janet C. Kern Day.

Attachments: [Proclamation](#)

3-A [2018-6114](#) Proclamation Declaring November 2018 as National Native American
[\(5 minutes\)](#) Heritage Month. (City Manager 2110) [Not heard on November 7,
2018]

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 [2018-6195](#) Minutes of the Special and Regular City Council Meeting Held on
October 16, 2018. (City Clerk)

5-B [2018-6196](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

- 5-C** [2018-6036](#) Recommendation to Approve Revisions to an Interfund Loan for the Financing of Fire Station #3 and to Transfer Remaining Balance of the Loan to the General Fund. (Finance 2410)

Attachments: [Exhibit 1 - Promissory Note - Original](#)
 [Exhibit 2 - Promissory Note - Revised](#)

- 5-D** [2018-6120](#) Recommendation to Accept the 2013 Local Library Bond Measure Annual Report. (Finance 2410)

Attachments: [Exhibit 1 - Annual Report](#)

- 5-E** [2018-6121](#) Recommendation to Accept the Police and Fire Construction Impact Fee Annual Report. (Finance 2410)

Attachments: [Exhibit 1 - Impact Fee Report](#)

- 5-F** [2018-6122](#) Recommendation to Accept the Development Impact Fee and Fleet Industrial Supply Center (FISC)/Catellus Traffic Fee Report. (Finance 2410)

Attachments: [Exhibit 1 - Development Impact Fees](#)
 [Exhibit 2 - Traffic Impact Fees](#)

- 5-G** [2018-6123](#) SUMMARY: Recommendation to Accept and File Various Community Facilities Districts (CFD) Reports for Fiscal Year Ending June 30, 2018

Recommendation to Accept and File CFD No. 03-1 (Bayport Municipal Services District) Report for the Fiscal Year (FY) Ending June 30, 2018; CFD No. 13-1 (Alameda Landing Public Improvements) Report for FY Ending June 30, 2018; CFD No. 13-2 (Alameda Landing Municipal Services District) Report for FY Ending June 30, 2018; CFD District No. 14-1 (Marina Cove II) Report for FY Ending June 30, 2018; and CFD No. 17-1 (Alameda Point Public Services District) Report for FY Ending June 30, 2018. (Finance 2410)

Attachments: [Exhibit 1 - Annual Reports](#)

- 5-H** [2018-6101](#) Adoption of a Resolution Amending the Part-Time Classifications Salary Schedule Effective December 23, 2018, to Reflect Changes to the California State Minimum Wage and to Maintain Adequate Differentials Between Part-Time Job Categories. (Human Resources 2510)

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

- 5-I** [2018-6197](#) Final Passage of Ordinance Approving a Lease Amendment with a Maximum Three-Year Extension of the Lease with CSI Mini-Storage, LLC, a California Limited Liability Company, for Buildings 338, 608,

and 608A-C Located at 50 and 51 West Hornet Avenue at Alameda Point. [Requires four affirmative votes] (Base Reuse 8190090)

- 5-J** [2018-6198](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Adding Article XVII (Tobacco Retailers) to Chapter VI (Businesses, Occupations and Industries) to Require Licensure of Tobacco Retailers and Prohibit the Sale of Flavored Tobacco Products. (City Attorney 2310)

Attachments: [Ordinance - Redline](#)
 [Correspondence - Updated 11-26](#)

6 Regular Agenda Items

- 6-A** [2018-6185](#) Adoption of Resolutions Appointing Joyce McConeghey as a Member
[\(5 minutes\)](#) of the Library Board and Simon Chiu and Carolyn Johnson as
 Members of the Rent Review Advisory Committee.

- 6-B** [2018-6140](#) Introduction of Ordinance Amending the Alameda Municipal Code by
[\(20 minutes\)](#) Amending Section 30-5.15 of Chapter XXX (Zoning Ordinance) to
 Adopt New Bird-Safe Building Standards and Update Outdoor Lighting
 Regulations Consistent with Dark Skies Standards. [The proposed
 amendment is categorically exempt from the California Environmental
 Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)
 (3), 15305, 15307, and 15183.] (Planning, Building and Transportation
 481001)

Attachments: [Exhibit 1 - June 25, 2018 Planning Board Reports](#)
 [Exhibit 2 - September 24, 2018 Planning Reports](#)
 [Correspondence - Updated 11-27](#)
 [Ordinance](#)
 [Submittal](#)

- 6-C** [2018-6180](#) Introduction of an Ordinance Amending the Alameda Municipal Code
[\(20 minutes\)](#) by Amending Various Provisions of Article XVI (Cannabis Businesses)
 of Chapter VI (Businesses, Occupations and Industry), Including but
 not Limited to (a) Modify the Definition of “Youth Centers” as a
 Sensitive Use, Including Specifically Excluding Certain Uses (Martial
 Arts/Combat Sports, Cultural or Similar Education, and Physical
 Fitness); (b) Modify the Definition of “Cannabis Business Owner” to
 Conform with State Law; and (c) Make Any Other Conforming
 Amendments. (Community Development 481007)

Attachments: [Exhibit 1 - Martial Arts and Dance Studios Buffer Zones](#)
[Exhibit 1 - REVISED Martial Arts and Dance Studios Buffer Zones](#)
[Exhibit 2 - Map of All Sensitive Uses](#)
[Exhibit 2 - REVISED Map of All Sensitive Uses](#)
[Correspondence - Updated 11-27](#)
[Ordinance](#)
[Ordinance - REVISED](#)
[Submittal](#)

- 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**
- 10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A [2018-6199](#) Consideration of Mayor's Nomination for Appointment to the Library Board and Rent Review Advisory Committee.**
- 11 Adjournment - City Council**

- Meeting Rules of Order are available at <https://alamedaca.gov/node/5822>
- 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.