



City of Alameda

Meeting Agenda

City Council

Tuesday, October 15, 2019

7:00 PM

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

SPECIAL MEETING - CLOSED SESSION - 4:30 P.M.

The Agenda was revised on 10/7/2019 at 12:30 p.m. to add item 3-E.

- 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** [2019-7207](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code § 54957
Positions Evaluated: City Manager - Eric Levitt
[Not heard on October 1, 2019]
 - 3-B** [2019-7339](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Emma Hood Swim Center, 2256 Alameda Avenue, Alameda, CA 94501
CITY NEGOTIATOR: Amy Wooldridge, Recreation and Parks Director, City of Alameda
NEGOTIATING PARTIES: City of Alameda and the Alameda Unified School District
UNDER NEGOTIATION: Price and terms of payment for the lease of the property
 - 3-C** [2019-7341](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: 17-Acres behind 1815 Clement Avenue which includes both dry and submerged land on the north side of the City adjacent to the estuary and east of Grand Street, Alameda CA
CITY NEGOTIATOR: Debbie Potter, Community Development Director, Andrew Thomas, Planning, Building and Transportation Director, and Nanette Mocanu, Assistant Community Development Director
NEGOTIATING PARTIES: City of Alameda and Pacific Shops, Inc., dba Alameda Marina

- 3-D [2019-7183](#) UNDER NEGOTIATION: Price and terms to exercise Option to Extend
CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to
Government Code Section 54956.8)
PROPERTY: Portion of the 24-Acre Phase 1 Parcel of the Enterprise
District at Alameda Point, Alameda CA, Bounded by W. Pacific
Avenue, Skyhawk Street, West Oriskany and Orion Street
CITYNEGOTIATOR: Debbie Potter, Community Development Director,
and John McManus, Cushman Wakefield
NEGOTIATING PARTIES: City of Alameda and Astra Space, Inc.
UNDER NEGOTIATION: Price and terms of payment for the potential
sale of the property
- 3-E [2019-7353](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Pursuant to Government Code § 54956.9)
CASE NAME: Boatworks v City of Alameda, et al.
COURT: Superior Court of the State of California, County of Alameda
CASE NUMBERS: RG14746654, RG16823346, RG16841240
COURT: First District Court of Appeal
CASE NUMBERS: A151063, A151919, A150276

4 **Announcement of Action Taken in Closed Session, if any**

[2019-7382](#) October 15, 2019 Closed Session Announcement

Attachments: [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 - Limited to 15
minutes**

[2019-7383](#) Proclamation Declaring October 15, 2019 as Benjamin P. Reyes, Sr.
Day.

Attachments: [Proclamation](#)

3-A [2019-7335](#) Proclamation Declaring October 2019 at Filipino American History
Month. (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** [2019-7346](#) Minutes of the Special and Regular City Council Meetings Held on September 17, 2019. (City Clerk)
- 5-B** [2019-7347](#) Bills for Ratification. (Finance)
Attachments: [Bills for Ratification](#)
- 5-C** [2019-7272](#) Recommendation to Authorize the City Manager to Execute an Agreement with Garland/DBS, Inc. for City Hall Exterior Walls Waterproofing Restoration Project, No. P.W. 07-19-38, in an Amount Not to Exceed \$270,381. (Public Works 91609706)
Attachments: [Exhibit 1 - Contract](#)
- 5-D** [2019-7273](#) Recommendation to Authorize the City Manager to Reject All Bids and Call for Rebid for Citywide Landscape Maintenance of Median Strips and Special Areas, No. P.W. 06-19-28. (Public Works 310)
- 5-E** [2019-7309](#) Recommendation to Authorize the City Manager to Execute a First Amendment to an Agreement with Panther Industries for the Cleaning, Repair, and Graffiti Removal for Bus Shelters (Various Locations), for a Four-Year Term, in an Amount Not to Exceed \$45,714.64 for Fiscal Year 2019-20 for a Total Five-Year Expenditure Not to Exceed \$234,132.46 (Public Works 96010)
Attachments: [Exhibit 1 - Agreement](#)
[Exhibit 2 - 1st Amendment](#)
- 5-F** [2019-7274](#) Adoption of Resolution Authorizing the City Manager to Apply for and Accept up to One Hundred Seventy-Five Thousand Dollars (\$175,000) in CalRecycle Rubberized Pavement Grant Program Funds for Work Under the Pavement Management Program, Phase 39. (Public Works 310)
Attachments: [Exhibit 1 - Program Plan Map](#)
[Exhibit 2 - Grant Application](#)
[Resolution](#)
- 5-G** [2019-7337](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Adding Section 13-12, Use and Occupancy of Damaged Buildings and Structures/Use of Placards or Signs to Chapter XIII Article I. (Fire 3205)

- 5-H [2019-7338](#) Final Passage of Ordinance Authorizing the City Manager or His Designee to Execute a 66-Month Lease with One Option to Extend the Term 60 Months with Park Street Wine Cellars, Inc. for the Premises 2315 Central Avenue, Suite 122 (Historic Alameda Theatre Building). [Requires Four Affirmative Votes] (Commercial Revitalization 277)

6 Regular Agenda Items

- 6-A [2019-7336](#) Adoption of Resolutions Appointing Warren DeSouza and Gia Schneider as Members of the Mayor's Economic Development Advisory Panel.
- 6-B [2019-7343](#) Introduction of Ordinance Approving a 33-Year Lease, with One 33-Year Option to Renew, and Authorizing the City Manager to Negotiate and Execute Documents Necessary to Implement the Terms of a Lease with the Carnegie Innovation Hall, a California 501(c)3 Non-profit Organization, for 2264 Santa Clara Avenue (the Carnegie Building) and 1429 Oak Street (Foster House). [Requires Four Affirmative Votes] (Community Development 001)

Attachments: [Exhibit 1 - Request for Qualifications for the Alameda Carnegie Building](#)
[Exhibit 2 - Carnegie Innovation Hall Statement of Qualifications](#)
[Exhibit 3 - Aerial Map of Building](#)
[Exhibit 4 - Lease Agreement Ordinance Presentation](#)
[Correspondence - Updated 10-15 Staff Submittal](#)

- 6-C [2019-7271](#) Public Hearing to Consider Introduction of Ordinance Amending Alameda Municipal Code Chapter 30 (Zoning Ordinance) to Streamline Design Review for Small Residential Additions, Window Replacements, and Green Roofs, Update Work/Live Ordinance Requirements, Update Lot Line Adjustment Procedures, and Make Other Miscellaneous Administrative, Technical, and Clarifying Amendments, as Recommended by the Planning Board. [The proposed amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3), where it can be seen with certainty that the proposed zoning text amendments will not have a significant effect on the environment, and 15183, projects consistent with a community plan, general plan or zoning.] (Planning and Building 481005)

Attachments: [Ordinance](#)

- 9-A** [2019-7293](#) Consider Directing Staff to Present Options to the Council on Increasing Accountability of, and Addressing Potential Conflict of Interest Issues at, the Alameda Housing Authority. (Councilmembers Vella and Oddie)

Attachments: [2017 Referral](#)
 [Minutes](#)
 [Correspondence](#)

- 9-B** [2019-7320](#) Consider Establishing an Implementation Plan for Creating the Shoreline Ecological Park on the West Side of Seaplane Lagoon at Alameda Point, Commonly Known as De-Pave Park. (Councilmembers Oddie and Daysog)

Attachments: [Correspondence - Updated 10-15](#)

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

11 Adjournment - City Council

- Meeting Rules of Order are available at:

<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-2>

- Translators and sign language interpreters will be available on request. Please contact the City Clerk at 510-747-4800 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 either prior to, or at, the Council meeting.
- Accessible seating for persons with disabilities, including those using wheelchairs, is available.
- 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.
- Minutes of the meeting available in enlarged print.
- The meeting will be broadcast live on the City's website:
<https://www.alamedaca.gov/GOVERNMENT/Agendas-Minutes-Announcements>
- Documents related to this agenda are available for public inspection and copying at of 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.