



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, November 5, 2019

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 [2019-7373](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Pursuant to Government Code § 54957  
Positions Evaluated: City Attorney - Yibin Shen
  - 3-B [2019-7333](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8)  
PROPERTY: Ballena Isle Upland Parcel APN 74-1025-3  
CITY NEGOTIATORS: Eric Levitt, City Manager; Debbie Potter, Community Development Director; Lois Butler, Economic Development Manager; Lisa Maxwell, Assistant City Attorney; Maurice Robinson, Maurice Robinson & Associates LLC  
POTENTIAL TENANT: West River, Inc.  
CURRENT TENANT: SHM Ballena Isle, LLC  
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms  
**Attachments:** [Correspondence](#)
  - 3-C [2019-7390](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)  
CITY NEGOTIATORS: Nancy Bronstein, Human Resources Director  
EMPLOYEE ORGANIZATIONS: International Brotherhood of Electrical Workers, Local 1245 (IBEW)  
UNDER NEGOTIATION: Salaries and Terms of Employment
  - 3-D [2019-7388](#) CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION  
Consideration of whether to initiate litigation pursuant to Government Code Section 54956.9(d)(4)  
Number of cases: One (City As Plaintiff - PG&E as potential

Defendant)

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

[2019-7439](#) November 5, 2019 5:00 PM 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 - Limited to 15 minutes**

**3-A** [2019-7224](#) Proclamation Declaring November 1, 2019 as Extra Mile Day. (City Manager 2110)

**3-B** [2019-7396](#) Proclamation Declaring November 17 through November 23, 2019 as United Against Hate Week. (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**

[2019-7440](#) November 5, 2019 Oral Communications Submittal

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

**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** [2019-7400](#) Minutes of the Special and Regular City Council Meetings Held on October 1, 2019. (City Council)

**5-B** [2019-7403](#) Bills for Ratification. (Finance)

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

**5-C** [2019-7365](#) Recommendation to Authorize the Purchase of 35 Vehicles, Consistent with the Revised Vehicle Replacement Policy, in an Amount Not to Exceed \$1,311,421 from Folsom Lake Ford, \$281,666 from Winner Chevrolet, and \$126,645 from Freeway Toyota, Including

Contingency. (Public Works 703)

**Attachments:** [Exhibit 1 - Revised Administrative Policy 48](#)  
[Exhibit 2 - State Contract Folsom Lake Ford](#)  
[Exhibit 3 - State Contract Freeway Toyota](#)  
[Exhibit 4 - State Contract Winner Chevrolet](#)  
[Exhibit 5 - Vehicle Replacement Schedule](#)  
[Exhibit 6 - Vehicles in Purchase Request](#)

- 5-D [2019-7372](#) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Tri-Signal Integration, Inc. for Fire and Intrusion Alarm Monitoring, Maintenance and Repair in an Amount, Including Contingency, Not to Exceed \$292,629. (Public Works 707)

**Attachments:** [Exhibit 1 - Contract](#)

- 5-E [2019-6993](#) Recommendation to Authorize the City Manager to Execute a Second Amendment to the Service Provider Agreement with CDM Smith to Extend the Term by Three Years and Increase Compensation by \$2,200,000, Including Contingencies, for a Total Aggregate Compensation Not to Exceed \$2,572,928, to Complete the Project Approval and Environmental Document (PA&ED) and the Plans, Specifications and Estimate (PS&E) for the Central Avenue Safety Improvement Project; and

Adoption of Resolution Adopting Caltrans' Local Assistance Procedures Manual Chapter 10 for Consultant Selection. (Transportation 4227287)

**Attachments:** [Exhibit 1 - Service Provider Agreement](#)  
[Exhibit 2 - First Amendment](#)  
[Exhibit 3 - Second Amendment](#)  
[Exhibit 4 - Proposed Work Scope for PA&ED](#)  
[Exhibit 5 - Proposed Work Scope for PS&E](#)  
[Exhibit 6 - Proposed Budget for PA&ED](#)  
[Exhibit 7 - Proposed Budget for PS&E](#)  
[Exhibit 8 - Schedule for PA&ED and PS&E Presentation](#)  
[Resolution](#)

- 5-F [2019-7356](#) Adoption of Resolution Establishing a Vision Zero Policy to Work Towards Zero Traffic Deaths and Severe Injuries. (Transportation 4227287)

**Attachments:** [Resolution](#)  
[Correspondence - Updated 11-5](#)  
[Presentation](#)

- 5-G**     [2019-7368](#)     Adoption of Resolution Authorizing the City Manager to Apply for and Accept up to \$88,000 in Bay Area Air Quality Management District Vehicle Trip Reduction Grant Funds, and Allocate up to \$57,000 in Local Matching Funds to Purchase and Install Electronic Bicycle Lockers at Locations including the Sea Plan Lagoon Ferry Terminal, Harbor Bay Ferry Terminal and City Hall. (Transportation 4226287)

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

- 5-H**     [2019-7369](#)     Adoption of Resolution Limiting Natural Gas Infrastructure for New Residential Construction on City Owned Property. (Planning, Building and Transportation 481005)

**Attachments:** [Resolution](#)  
[Resolution - REVISED](#)  
[Correspondence - Updated 11-5](#)

- 5-I**     [2019-7389](#)     Final Passage of Ordinance Approving a 33-Year Lease, with One 33-Year Option to Renew, and Authorizing the City Manager to 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 - Lease Agreement](#)

## **6     Regular Agenda Items**

- 6-A**     [2019-7355](#)     Public Hearing to Consider Adoption of Resolution Amending the General Plan Business Park Classification to Clarify the Allowable Floor Area Ratio (FAR) at Harbor Bay Business Park, as Recommended by the City Planning Board. (Planning and Building 481005)

**Attachments:** [Exhibit 1 - Application Letter](#)  
[Exhibit 2 - 1981 Road Map](#)  
[Resolution](#)  
[Correspondence](#)

- 6-B**     [2019-7374](#)     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. (Planning and Building 481005)

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

- 6-C [2019-7362](#) Recommendation to Consider Approval of the Recommended Parking Enforcement Program Staffing Plan and Provide Direction to Staff on a Long-Term Parking Management Policy. (Public Works 224)

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 [2019-7404](#) StopWaste in Your Community November 19, 2019 Event.  
(Councilmember Oddie)

**Attachments:** [In-Your-Community](#)

11 **Adjournment - City Council**

**SPECIAL MEETING OF THE CITY COUNCIL - CLOSED SESSION - 7:01 P.M.**  
**(Following Regular Meeting)**

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**

- [2019-7426](#) November 5, 2019 7:01 PM Closed Session Correspondence

**Attachments:** [Correspondence - Updated 11-5](#)

3 **Adjournment to Closed Session to consider:**

- 3-A [2019-7401](#) CONFERENCE WITH LEGAL COUNSEL - LIABILITY CLAIMS  
(Pursuant to Government Code, Section 54956.9 (e)(3))

Claimant: Malia Vella

Agency claimed against: City of Alameda

- 3-B [2019-7402](#) CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9

Number of cases: One (As Defendant - City Exposure to Legal Action)

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

[2019-7441](#) November 5, 2019 7:01 PM Closed Session Announcement

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

#### **5 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](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.