



# City of Alameda

## Meeting Agenda

### City Council

---

Tuesday, April 4, 2017

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** [2017-4106](#) [\(30 minutes\)](#) 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: RG16841240
  - 3-B** [2017-4114](#) [\(30 minutes\)](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (54956.8)  
PROPERTY: 1590 Fortmann Way, Alameda, CA 94501  
CITY NEGOTIATOR: Jill Keimach, City Manager  
ORGANIZATIONS REPRESENTED: Friends of the Alameda Animal Shelter  
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
  - 3-C** [2017-4112](#) [\(30 minutes\)](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to subdivision (c) of Section 54956.9 of the Government Code  
Number of cases: One (As Plaintiff - City Initiating Legal Action)
  - 3-D** [2017-4118](#) [\(30 minutes\)](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
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**
- 5 Adjournment - City Council**

**SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY  
TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 6:59 P.M.**

**Pledge of Allegiance**

- 1 Roll Call - City Council, SACIC
- 2 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council/Agency regarding any matter not on the agenda
- 3 Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the Council/Agency or the public
- 3-A [2017-4100](#) Minutes of the Special Joint City Council and Successor Agency to the Community Improvement Commission (SACIC) Held on May 17, 2016 and February 7, 2017. (SACIC) (City Clerk)
- 3-B [2017-4094](#) Recommendation to Accept the Fiscal Year (FY) 2015-16 Audited Financial Statements and Compliance Reports. (City Council/SACIC) (Finance 2410)  
**Attachments:** [Exhibit 1 - Comprehensive Annual Financial Report](#)  
[Exhibit 2 - Alameda County Transportation Commission \(ACTC\) Measure B Program Financial Statements](#)  
[Exhibit 3 - ACTC Measure BB Program Financial Statements](#)  
[Exhibit 4 - ACTC Vehicle Registration Fee Measure F Program Financial Statements](#)  
[Exhibit 5 - Transportation Development Act Article III Projects Financial Statements](#)
- 5 Adjournment - City Council, SACIC

**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 [2017-4050](#) Proclamation Declaring the Month of April 2017 as National Autism Awareness Month. (Public Works)  
[\(5 minutes\)](#)

- 3-B [2017-3945](#) [\(5 minutes\)](#) Proclamation Declaring April 4, 2017 as Ron Cowan Day. (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 [2017-4115](#) Minutes of the Special and Regular City Council Meetings Held on March 7, 2017. (City Clerk)
- 5-B [2017-4116](#) Bills for Ratification. (Finance)  
**Attachments:** [Bills for Ratification](#)
- 5-C [2017-4063](#) Recommendation to Authorize the City Manager to Execute an Amendment to an Agreement with Urban Planning Partners (UPP) to Add the Amount of \$11,500 for a Total Contract Amount of \$267,792 for Consulting Services Related to the Preparation of the Main Street Neighborhood Specific Plan. (Base Reuse 819099)  
**Attachments:** [Exhibit 1 - Main Street Neighborhood Plan Area](#)  
[Exhibit 2 - UPP Consultant Contract and First Amendment](#)  
[Exhibit 3 - Second Amendment](#)
- 5-D [2017-4072](#) Recommendation to Appropriate \$11,000 from the Measure B Fund and \$11,000 from the Measure BB Fund to Amend the Contract with Ray's Electric to Increase the Contract Amount by \$22,000, Including Contingency, for the Park Street Pedestrian Safety Project for a Total of \$458,441. (Public Works 310)  
**Attachments:** [Exhibit 1 - Contract](#)  
[Exhibit 2 - First Amendment](#)
- 5-E [2017-4092](#) Recommendation to Approve the Amended and Restated Maintenance and Cost Sharing Agreement between the City of Alameda and Alameda West Lagoon Homeowners Association. (Public Works 351)  
**Attachments:** [Exhibit 1 - Original Agreement](#)  
[Exhibit 2 - Original Amendments](#)  
[Exhibit 3 - Amended and Restated Agreement](#)  
[Exhibit 4- Lagoon Map](#)
- 5-F [2017-4110](#) Recommendation to Award a Contract in the Amount of \$165,495.00, including Contingency, to Hydromax USA for Asset Mapping and

Cross Connection Identification for Alameda Point's Water Infrastructure. (Public Works 818003)

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

- 5-G**     [2017-4107](#)     Final Passage of Ordinance Adopting the Alameda Point Main Street Neighborhood Specific Plan. (Base Reuse 819099)
- 5-H**     [2017-4108](#)     Final Passage of Ordinance Levying Special Taxes within the City of Alameda Community Facilities District No. 17-1 (Alameda Point Public Services District). (Base Reuse 858)

## **6     Regular Agenda Items**

- 6-A**     [2017-4062](#)     Recommendation to Approve an Implementation Term Sheet with Mid-Pen Housing, Alameda Point Collaborative, Building Futures with Women and Children, and Operation Dignity for the Relocation and Construction of New Supportive Housing Facilities on a 10.4-Acre Parcel in the Main Street Neighborhood at Alameda Point. (Base Reuse 819099)

**Attachments:**     [Exhibit 1 - Collaborating Partners Site](#)  
[Exhibit 2 - Map of Collaborating Partners Existing Campus](#)  
[Exhibit 3 -First Amendment to the ENA](#)  
[Exhibit 4 - Implementation Term Sheet Presentation](#)

- 6-B**     [2017-4093](#)     Recommendation to Accept the Annual Report for the Rent Program, Direct Staff to Prepare Certain Amendments to the Rent Review, Rent Stabilization, and Limitations on Evictions Ordinance, Consider Revisions to Ordinance No. 3132 Governing the Rent Review Advisory Committee, and Authorize Staff to Prepare an Updated Fee Study to Pay for Implementing the Ordinance. (Rent Stabilization 265)

**Attachments:**     [Exhibit 1 - Summary of Ordinance 3148](#)  
[Exhibit 2 - Annual Report](#)  
[Exhibit 3 - Rental Market Update](#)  
[Exhibit 4 - Redlined Version of Ordinance with Staff's Proposed Amendments](#)  
[Exhibit 5 - Summary of Staff's Proposed Clarifying Amendments to the Ordinance](#)  
[Exhibit 6 - Landlord Feedback/Comments Regarding Changes to the Ordinance](#)  
[Exhibit 7 - Tenant Feedback/Comments Regarding Changes to the Ordinance](#)  
[Exhibit 8 - Form RP-05 Presentation](#)

- 6-C [2017-4045](#) [\(60 minutes\)](#) Recommendation to Approve the City Council's Priorities Established at the February 17, 2017 Priority Setting Workshop, the Referral Tracking Table, the Revised Form for Submitting City Council Referrals and a Process for Ranking/Addressing New Referrals. (City Manager 2110)

**Attachments:** [Exhibit 1 - Council Referral Tracker](#)  
[Exhibit 2 - Draft Council Referral Form](#)

**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 [2017-4015](#) Consider Adopting a "Bird-Safe Buildings" Ordinance. (Vice Mayor Vella and Councilmember Oddie) [Not heard March 21, 2017]

**Attachments:** [California Academy of Sciences Study on Window Collisions](#)  
[Richmond Bird-Safe Buildings Code Section](#)  
[Sample Basic Draft for an Alameda Bird-Friendly Building Ordinance Framework](#)  
[The Gull Winter 2016](#)  
[Template for a Bird-Safe Ordinance based on LEED](#)

- 9-B [2017-4016](#) Consider Directing Staff to Provide Standards for Bird-Safe Buildings for Council to Adopt. (Mayor Spencer) [Not heard March 21, 2017]

- 9-C [2017-4046](#) Consider Directing Staff to Prepare a Report on the City of Alameda Acquiring/Taking Title to the Uncompleted Strip of Shoreline Park next to Harbor Bay Parkway. (Mayor Spencer) [Not heard March 21, 2017]

**Attachments:** [Map of Unfinished Park Area](#)  
[Correspondence](#)

- 9-D [2017-4077](#) Consider Directing Staff to Present the Steps for City Council to Return to Its Role as Board of Commissioners for the City of Alameda Housing Authority. (Councilmember Matarrese)

- 9-E [2017-4078](#) Consider Directing Staff to Review and Update Alameda's 2008 Local Action Plan for Climate Protection. (Councilmember Matarrese)

**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.