

CITY OF ALAMEDA ORDINANCE NO. 2995
New Series

PUBLIC HEARING TO CONSIDER INTRODUCTION OF AN ORDINANCE AMENDING THE ALAMEDA MUNICIPAL CODE BY ADDING SECTION 30-60 (BAY-FRIENDLY LANDSCAPING REQUIREMENTS FOR NEW CITY LANDSCAPING PROJECTS, CITY RENOVATION PROJECTS, AND PUBLIC-PRIVATE PARTNERSHIP PROJECTS) TO ARTICLE IV (WATER: CONSERVATION LANDSCAPING) OF CHAPTER XXX (DEVELOPMENT REGULATIONS)

WHEREAS, the City finds that conventional landscaping within the City can contribute to environmental degradation, excessive consumption of fossil fuels, landfill waste and pollution; and

WHEREAS, the City finds that green landscaping is a whole-systems approach that seeks to conserve natural resources, reduce waste, minimize water and pesticide use, stormwater runoff and watershed pollution; and

WHEREAS, the City finds that the benefits of green landscaping include minimized maintenance, the creation of wildlife habitat, protection of local ecosystems through the use of native plant species, and the protection of the San Francisco Bay watershed; and

WHEREAS, in Alameda County, the organization StopWaste.Org has taken the lead in defining and promoting environmentally friendly landscaping for the commercial, institutional and residential sectors and has developed Bay-Friendly Landscape Guidelines for professional landscapers and the Bay-Friendly Gardening Guide for residents that promotes green landscaping; and

WHEREAS, the City finds that requiring new City landscapes, City renovation projects, and public-private partnership projects to incorporate Bay-Friendly Landscape Guidelines is necessary and appropriate to achieving the benefits of green landscaping in the City.

BE IT ORDAINED by the City Council of the City of Alameda that:

Section 1. The Alameda Municipal Code is hereby amended by adding a new Section, 30-60, which shall read as follows: BAY-FRIENDLY LANDSCAPING REQUIREMENTS FOR NEW CITY LANDSCAPING PROJECTS, CITY RENOVATION PROJECTS, AND PUBLIC-PRIVATE PARTNERSHIPS PROJECTS and is hereby added to the Alameda City Municipal Code to read as follows:

Approved as to Form
CITY ATTORNEY

30-60.1 Purpose and Intent.

To promote economic and environmental health in the City, it is essential that the City itself, through the design, construction, and maintenance of its own landscapes and landscapes it funds, provide leadership to both the private and public sectors by incorporating Bay-Friendly landscaping practices. The most immediate and meaningful way to do this is to require the integration of Bay-Friendly landscaping strategies in City landscapes and landscapes that are part of public-private partnership projects, and green infrastructure projects, including but not limited to, green grids, street edge alternatives, and green alleys.

30-60.2 Definitions.

- a. "Bay-Friendly Landscape Guidelines" means the most recent version of guidelines developed by StopWaste.Org for use in the professional design, construction and maintenance of Landscapes. City staff shall maintain the most recent version of the Bay-Friendly Landscape Guidelines at all times.
- b. "Bay-Friendly Landscaping Scorecard" means the most recent version of the Bay-Friendly Landscaping points system developed by StopWaste.Org. City staff shall maintain the most recent version of the Bay-Friendly Landscaping Scorecard in the Planning and Building Department at all times.
- c. "City Landscape Project" means any new construction or renovation of a Landscape owned or maintained by the City.
- d. "Covered Project" means all new Landscaping projects or Renovations of Landscapes that are either owned or maintained by the City or developed as a Public-Private Partnership that equals or exceeds \$100,000 (in 2009 dollars) in construction costs and adjusted annually to reflect changes in the San Francisco Bay Area Construction Cost Index published in Engineering News Record Magazine.
- e. "Bay-Friendly Landscaping Compliance Official" means the designated staff person(s) authorized and responsible for implementing this Article.
- f. "Green Alley" means an alley that is designed or reconstructed to reduce environmental impacts and discharges to the storm sewer system.
- g. "Green Grid" means an interconnected network of public open spaces, green corridors, footpaths and landscapes.

- h. "Green Infrastructure" means an adaptable term used to describe an array of products, technologies, and practices that use natural systems, or engineered systems that mimic natural processes, to recycle stormwater runoff, filter air pollutants, sequester carbon, and retain and infiltrate rainfall. Green Infrastructure practices may include green roofs, porous pavement, rain gardens, and vegetated swales.
- i. "Initiated" means officially identified and substantially funded to offset the costs associated with the project.
- j. "Landscape" means the parcel area less the building pad and includes all planted areas and hardscapes (i.e. driveway, parking, paths and other paved areas).
- k. "Public-Private Partnership" means any project built on City-owned land, primarily funded by the City, built as a project of the Housing Authority, Community Improvement Commission, or built under a Disposition and Development Agreement with the City.
- l. "Renovation" means any change, addition or modification to an existing Landscape.
- m. "Street Edge Alternative" means the incorporation of natural drainage, detention swales, additional landscaping, and the reduction of impervious surfaces in new road construction and the reconstruction of existing roads, where feasible.
- n. "Traditional Public Works Project" means heavy construction projects such as pump stations, flood control improvements, roads, and bridges, as well as traffic lights, sidewalks, bike paths, bus stops, and associated infrastructure on City owned and/or maintained property.

30-60.3 Standard For Compliance.

- a. All Covered Projects initiated on or after the effective date of this ordinance shall meet the most recent minimum Bay-Friendly Landscape Scorecard points and required practices as recommended by StopWaste.Org or its designee.
- b. For the purposes of reducing operating and maintenance costs in all City facilities and public-private partnership facilities, Covered Projects that do not meet the threshold that triggers compliance with the requirements of this ordinance shall meet as many Bay-Friendly Landscaping Scorecard points as practicable and are required to complete and keep on file the Bay-Friendly Landscaping Scorecard, in order to document the green building practices that have been incorporated into the project.

- c. The Public Works Department shall regularly review the project specifications used in bidding Traditional Public Works Projects to include and implement the best environmental practices and Bay-Friendly Landscape Guidelines applicable.

30-60.4 Implementing Regulations.

- a. The City Manager shall, within six months of ordinance adoption, promulgate any rules and regulations necessary or appropriate to achieve compliance with the requirements of this Section, consistent with the provisions of Chapter XXX (Development Regulations) of the Alameda Municipal Code. The initial rules and regulations shall be promulgated after securing and reviewing comments from affected City agencies and departments.
- b. The rules and regulations promulgated by the City Manager under this section shall provide for at least the following:
 1. The incorporation of the Bay-Friendly landscaping requirements of this ordinance into the appropriate design, construction, maintenance, and development agreement documents prepared for the applicable Covered Projects.
 2. The designation of an appropriate Bay-Friendly Landscaping Compliance Official(s) who shall have the responsibility to administer and monitor compliance with the Bay-Friendly landscaping requirements set forth in this ordinance and with any rules or regulations promulgated thereunder, and to grant waivers or exemptions from the requirements of this Section, and to report to the City Council regarding Bay-Friendly landscaping compliance on all Covered Projects and Traditional Public Works Projects.

30-60.5 Unusual Circumstances.

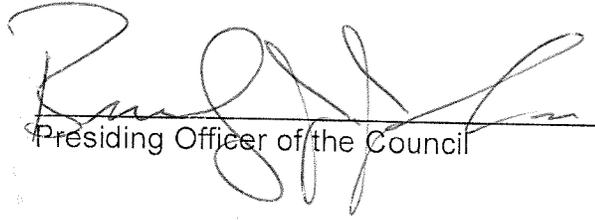
Compliance with the provisions of this Section may be waived in unusual circumstances where the City Council has, by resolution, found and determined that the public interest would not be served by complying with such provisions.

Section 2. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance is, for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance. The City Council of the City of Alameda hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, and phrase of this ordinance irrespective of the fact that one or more sections,

subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

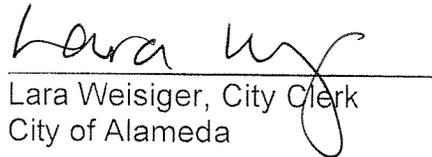
Section 3. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance hereby adopted, to the extent of such conflict only, are hereby repealed.

Section 4. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 30 days after the date of its final passage and adoption.



Presiding Officer of the Council

Attest:



Lara Weisiger, City Clerk
City of Alameda

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 2nd day of June, 2009 by the following vote to wit:

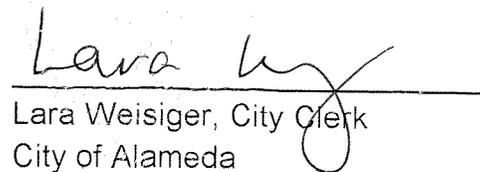
AYES: Councilmembers deHaan, Gilmore, Matarrese, Tam and Mayor Johnson – 5.

NOES: None.

ABSENT: None.

ABSTENTIONS: None.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 3rd day of June, 2009.



Lara Weisiger, City Clerk
City of Alameda

CITY OF ALAMEDA ORDINANCE NO. 2389
New Series

AMENDING THE ALAMEDA MUNICIPAL CODE BY ADDING
CHAPTER 8 TO TITLE XI THEREOF RELATING TO WATER
CONSERVATION

BE IT ORDAINED by the Council of the City of Alameda that:

Section 1. The Alameda Municipal Code is hereby amended by
adding Chapter 8 to Title XI thereof to read as follows:

CHAPTER 8. WATER CONSERVATION.

- Article 1. Guidelines, 11-811.
Article 2. Enforcement, 11-821.

Article 1. Guidelines.

Sec. 11-811. GUIDELINES ADOPTED. The following
guidelines for water conservation adopted by the East Bay
Municipal Utility District are hereby made part of this
Code.

GENERAL

Landscape design and practices and related
requirements necessary to achieve water conservation
in a development project shall be as follows:

1. All ornamental uses of water in the common areas
of a development project, such as ponds, lakes,
and fountains, shall be supplied, operated, and
maintained with alternative sources of water if
they are available.
2. All new landscaping on parcels of 6,000 square
feet or more in a development project shall be
designed, developed, and maintained in accordance
herewith.
3. Each model home in a development project shall
demonstrate a water conserving landscape as
follows:
 - o Turf shall be limited to 25% of the planted
area.
 - o Non-turf areas shall use water conserving
plants.

- o Planting, soils, irrigation, and use of other materials shall be in accordance herewith.
4. Landscape plans shall be submitted to the City of Alameda for review as to conformance with these requirements. The Applicant shall allow a minimum of 30 days for each review of landscaping plans and each re-review in the case of non-conformance with these requirements. Landscaping shall not be installed until the Applicant receives the City's written acceptance of the landscape plans. Maintenance of the landscaping in accordance with the plan accepted by the City shall be a condition of continued water service to the premises.

PLANTING DESIGN

1. Plants shall be selected which are best suited to the climate of the region and which require minimal water.
2. Combined turf and decorative uses of water will be limited to reduce water use and evaporation. Turf limitations excluded for public parks, golf courses, cemeteries and school grounds.
3. In addition to water conservation, the landscape plan will address functional as well as energy use and environmental conditions specific to each individual site. By differentiating the site into watering zones, water can be used where it is most needed and use can be minimized in areas where it is little needed.
4. Turfgrass perimeters will be minimized to improve irrigation efficiency. Long, narrow strips of turfgrass such as traffic medians and between curbs and sidewalks will be avoided. For ease of maintenance and reduction of runoff, groundcovers other than lawns will be used on slopes exceeding 10%.

SOILS

1. A minimum of 1-2 inches of mulch should be added to the soil surface to reduce evaporation, moderate soil temperatures, and discourage weeds.
2. A soils test shall be provided showing soil type, soil depth and uniformity and pH. Soils vary

widely in their waterholding capacity from site to site. Soil type and depth, and the uniformity of the soil profile will determine how much water should be applied, and how much runoff is likely to occur.

3. Grading shall be minimized to avoid soil disturbance. Topsoil shall be stockpiled for backfill.

IRRIGATION

1. Conventional sprinklers should not be used where the perimeter to area ratio (P/A) exceeds .25 (See Exhibit A for examples). Instead, drip, bubbler or low volume sprays should be used to minimize runoff.
2. Drip, bubbler irrigation systems or low spray heads should be used for shrubs, trees and groundcovers.
3. Separate valves should be installed for turf and non-turf areas. In many cases, mature plants require infrequent or no irrigation.

Separation of valves can provide more water to shallow-rooted plants or to those in shallow soils which need more frequent watering and less water to deep-rooted, mature shrubs and trees. Separate valves will encourage plants to extend deeper roots and to become less dependent on frequent watering.

4. Sprinkler heads should have matched precipitation rates within each control valve circuit.

MISCELLANEOUS

1. Use inert material (or material that does not chemically break down) as appropriate for landscaping needs. Inert material or pavement over a portion of the site with the remainder in drought tolerant groundcover offers an alternative to unbroken expanses of turf. Inert material or paving may be necessary where continual or heavy traffic occurs. Examples of inert material are most rock, gravel, bricks, etc.
2. Use porous paving materials. In order to improve the percolation of rainwater into the groundwater

table, porous paving materials are preferred. Wood decking is a very water conserving landscape treatment. It shades out weeds, stands up under traffic, cools the soil beneath, reduces soil moisture evaporation, and allows infiltration of rainwater into the soil and into the groundwater table. Epoxy aggregate paving, keep tile, brick or concrete laid in sand or fine gravel pavers open drainage channels, and gravel or bark paving reduce the need for supplemental irrigation, and may eliminate the need for costly subsurface storm drainage systems.

IRRIGATION MANAGEMENT

1. Specifications for the irrigation system should include a watering schedule. To improve irrigation efficiencies, irrigation schedules should be set according to the plants' actual water needs. Turfgrasses should be irrigated a maximum of once every three days. The following schedule shows how many inches of water turfgrass needs monthly, based upon climatic data for area.

<u>Date</u>	<u>Inches/Month</u>		<u>Date</u>	<u>Inches/Month</u>	
	Inland	Coastal		Inland	Coastal
January	0	0	July	7	5.0
February	0	0	August	6.5	4.5
March	1.5	1.0	September	5	4.0
April	3	2.0	October	3	1.5
May	5.5	3.0	November	0.5	0
June	6.5	4.0	December	0	0

2. Water should be applied so that it soaks into the soil slowly.
3. The application rate should neither exceed 0.25" per cycle nor 0.75" per hour. Avoid runoff by discontinuing the application of water as soon as it occurs. Watering in states will allow water to soak in between applications, thus improving the efficiency of water use.
4. Electric controllers should be set to water between 7:00 p.m. and 10:00 a.m. Nighttime and early morning irrigation will reduce evaporation losses.

Article 2. Enforcement.

Sec. 11-821. Occupancy Permits. No occupancy permit shall be issued until landscaping for any project requiring a permit under Title XI complies with Section 11-811.

Section 2. This ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.

Chuck Carver
Presiding Officer of the Council

Attest:

as to form
CITY ATTORNEY

Devin S. Lebeck
City Clerk

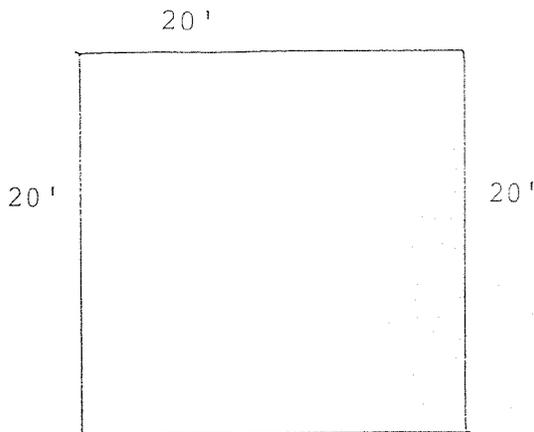
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EXHIBIT A

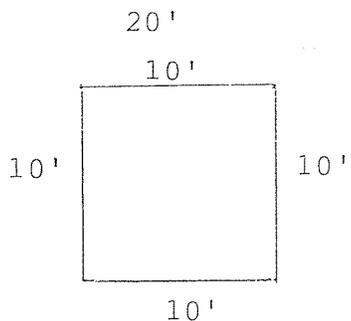
SAMPLE PERIMETER TO AREA RATIOS

If P/A less than .25 then sprinklers are okay.

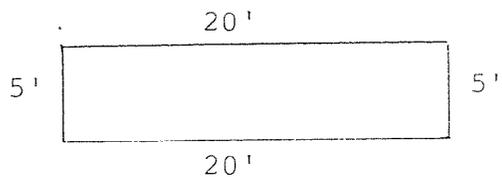
If P/A greater than .25, then sprinklers not recommended.



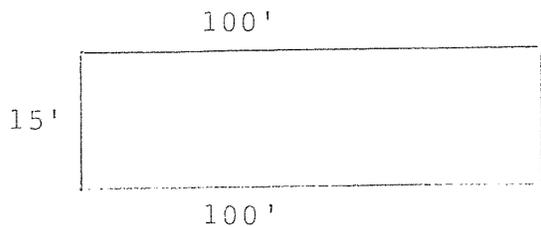
$$P/A = \frac{80'}{400'} = .20 \text{ (sprinklers okay)}$$



$$P/A = \frac{40'}{100'} = .40 \text{ (Sprinklers not recommended)}$$



$$P/A = \frac{50'}{100'} = .50 \text{ (Sprinklers not recommended)}$$



$$P/A = \frac{230'}{1,500'} = .15 \text{ (Sprinklers okay)}$$

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by the Council of the City of Alameda in regular meeting assembled on the 7th of June, 1988, by the following vote to wit:

AYES: Councilmembers Camicia, Haugner, Monsef, Thomas and President Corica - 5.

NOES: None.

ABSENT: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 8th day of June, 1988.



City Clerk of the City of Alameda

CITY OF ALAMEDA ORDINANCE NO. 2574
New Series

AMENDING THE ALAMEDA MUNICIPAL CODE BY AMENDING SECTIONS 11-14C8(d), 11-232(D), AND 11-811 THROUGH 11-821 PERTAINING TO LANDSCAPE REQUIREMENTS RELATED TO PARKING DIMENSIONS AND ACCESS, DESIGN REVIEW, AND WATER CONSERVATION, AND ADDING SECTIONS 11-822 THROUGH 11-823 PERTAINING TO WATER CONSERVATION LANDSCAPING

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ALAMEDA THAT:

Section 1. The Alameda Municipal Code is hereby amended by amending Sections 11-14C8(d) of Title XI thereof, to read as follows:

Sec. 11-14C8. PARKING DIMENSIONS AND ACCESS.

(d) Landscaping.

- (1) Unenclosed parking next to walls of adjacent buildings, fences, buildings or property lines shall be separated from such structures or property lines by a minimum of 3 feet of landscaped area, except for areas needed for automobile and pedestrian circulation. Backup areas and driveways shall have a minimum of 1 foot of landscaped separation from walls, fences, buildings or property lines. Any unenclosed parking adjacent to a public street or sidewalk shall be separated from the public street or sidewalk by a minimum of 5 feet of landscaped area.
- (2) There shall be a minimum average of 1 tree for every 4 parking spaces, except in parking structures, with the exact locations and extent to which trees are clustered determined through Design Review. The intent is to create a tree canopy throughout the parking lot, not just at the periphery.
- (3) All landscaped plans shall conform to the landscape requirements in Chapter 8 of this Title.
- (4) All landscaped areas shall have an adequate irrigation system.
- (5) All landscaped areas shall have an adequate irrigation system which conforms to the landscape requirements in Chapter 8 of this Title.

Approved as to Form
Rebecca W. Jankle
ALAMEDA CITY ATTORNEY

- (6) The parking space lengths specified in subsections (a) and (b) above may, for non-parallel spaces, be reduced by up to 1 1/2 feet if a curb or bumper stop and additional landscaping under 6 inches high is installed in the area so reduced.
- (7) Open parking in the front one-half of a residential lot shall be screened as required by Section 11-14C7(a).

Section 2. The Alameda Municipal Code is hereby amended by amending Sections 11-232(d) of Title XI thereof, to read as follows:

Sec. 11-232. APPLICATIONS FOR REVIEW OF DESIGN.

(d) Landscaping Plans, including:

- (1) site plan showing required and proposed landscaped and hardscaped areas
- (2) planting schedule including type, size, number, spacing, of all plant materials
- (3) irrigation plans
- (4) a water budget as required by Section 11-823(c) of this Title.

Section 3. The Alameda Municipal Code is hereby amended by amending Sections 11-811 through 11-821 to Title XI thereof, to read as follows:

CHAPTER 8. LANDSCAPE ORDINANCE

Article 1. Purpose

Article 2. Guidelines

Article 1. Purpose

Sec. 11-811. The purpose of this Chapter shall be:

- (a) To promote quality, water-efficient landscaping, while recognizing Alameda's unique climate, soil conditions, and development patterns.
- (b) To support EBMUD in its efforts to promote and implement water conservation measures.

Article 2. Guidelines

Sec. 11-821. General.

- (a) Landscape plans, and all plans for ornamental uses of water, including but not limited to lakes, ponds, and fountains, shall be submitted for review as to conformance with these requirements. Landscaping shall not be installed until the Applicant receives acceptance of the landscape plans, by the City of Alameda Planning Department. Changes to the approved landscape plans that affect the character of the plant material or the irrigation system design are required to be submitted for review and approval.
- (b) The requirements do not apply to sites or portions of sites using treated reclaimed water, that is suitable for re-use in the landscape, subject to approval by the County Health Department.
- (c) Landscape plans for projects which are exempt from provisions of this Chapter, may be submitted to EBMUD for evaluation of water-use efficiency at the applicant's discretion.

Section 4. The Alameda Municipal Code is hereby amended by adding Sections 11-822 through 823 of Title XI thereof, to read as follows:

Sec. 11-822. Basic Requirements for All Projects. The following provisions shall apply to all plans for ornamental uses of water and to all landscaping plans required for approval of any permits issued under the provisions of this Title unless otherwise exempted through specific provisions of this Chapter.

(a) Plant Selection

- (1) At least 90% of the plants selected in non-turf areas shall be well-suited to the climate of the region and require minimal water once established. Exceptions to this requirement may be granted in situations where non-potable private well water is being used for irrigation purposes.
- (2) Up to 10% of the plants may be of a non-water efficient variety as long as they are grouped together and can be irrigated separately.

(b) Turf and "Water Area" Limitations

- (1) The combined turf and/or "water area" (i.e., pools, ponds and fountains) shall be limited to 25% of the irrigated area or 500 square feet, whichever is greater. Public parks, golf courses, public and private school recreation areas, and day care recreation areas are excluded from this turf and/or water area limitation.
- (2) No turf shall be allowed in median strips, or in areas less than eight (8) feet wide.
- (3) All turf areas shall be planted with predominantly drought tolerant turfgrasses defined as species that have a water requirement less than or equal to Tall Fescue.

(c) All ornamental uses of water in the common areas of a development project, such as ponds, lakes, and fountains, shall be supplied, operated, and maintained with alternative sources of water if they are available.

(d) Soil Conditioning and Mulching to Increase Irrigation Efficiency

- (1) A minimum of four (4) cubic yards of nitrified soil conditioner per 1000 square feet shall be incorporated into the top six inches of soil.
- (2) A minimum of two (2) inches of mulch shall be added in non-turf areas to the soil surface after planting. Non-porous material shall not be placed under the mulch.

(e) Sprinklers and sprays shall not be used in areas less than eight (8) feet wide.

(f) Artificial, landscaped slopes created through berming shall not exceed a slope of 10% unless approved by Design Review.

Sec. 11-823. Additional Requirements for Larger Projects.

The following provisions shall apply to the approval of permits for: non-residential or mixed use projects; single parcels developed with four or more dwelling units; and projects involving the construction, or conversion to condominiums, of five or more dwelling units.

(a) Irrigation Systems.

- (1) Irrigation systems incorporating drip, bubbler, or comparable technology shall be used on slopes exceeding 10% within ten (10) feet of hardscapes.
- (2) Valves and circuits shall be separated based on water use.
- (3) Drip or bubbler irrigation systems are required for trees. Bubblers shall be used that do not exceed 1.5 gallons per minute per device.
- (4) Sprinkler heads must have matched precipitation rates within each control valve circuit.
- (5) Pop-up sprinklers in lawn areas shall have at least a four (4) inch pop-up height.
- (6) Check valves are required where elevation differences may cause low head drainage.
- (7) The system shall be designed for head to head coverage, if appropriate, and minimum runoff and over-spray onto non-irrigated areas.
- (8) All automatic irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers must have multiple cycle start capacity and a flexible calendar program.
- (9) All irrigation systems shall be equipped with rain shut-off devices.
- (10) Irrigation systems for non-single family residences shall be automatic.
- (11) The irrigation system installer shall provide setting instructions to the owner or occupant for the specific set of landscape plans.

- (b) Soil Conditioning and Mulching. Soil tests showing soil type, soil depth, uniformity and pH shall be required and submitted with landscape plans. Soil must be amended according to test recommendations.

(c) Water Budget. Plans shall include a water budget that includes:

- (1) Estimated annual water use (in gallons).
- (2) Total irrigated area and total turf area (in square feet).
- (3) A monthly irrigation schedule for the plant establishment period and the following year. This irrigation schedule will include the following information for each valve.
 - i. plant type
 - ii. precipitation rate
 - iii. flow rate in gallons per minute
 - iv. run times in minutes per day
 - v. number of watering days per week (turf-grasses should be irrigated a maximum of once every three days).

The following schedule shows how many inches of water Tall Fescue needs monthly, based upon climatic data for Coastal areas. Water Conserving plants will require about half the water of Tall Fescue.

January	0.5	inches/month	July	5.0	inches/month
February	0.75	inches/month	August	4.5	inches/month
March	1.5	inches/month	September	3.0	inches/month
April	2.0	inches/month	October	1.5	inches/month
May	3.5	inches/month	November	0.75	inches/month
June	4.0	inches/month	December	0.5	inches/month

Section 5. This Ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.



(Acting) Presiding Officer of the Council

Attest:



City Clerk

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by the Council of the City of Alameda in regular meeting assembled on the twenty-first day of January, 1992, by the following vote to wit:

AYES: Councilmembers Arnerich, Camicia, and Acting President Lucas - 3.

NOES: Councilmember Roth - 1.

ABSENT: Mayor Withrow - 1.

ABSTENTIONS: None.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this twenty-second day of January, 1992.



Diane B. Felsch, City Clerk
City of Alameda