



# City of Oakland Meeting Minutes

Office of the City Clerk  
Oakland City Hall  
1 Frank H. Ogawa Plaza  
Oakland, California 94612  
LaTonda Simmons, City Clerk

## **\*Special Concurrent Meeting of the Redevelopment Agency and Council Community & Economic Development Committee**

**Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, California 94612**

**City of Oakland Website: <http://www.oaklandnet.com>**

---

**Tuesday, June 24, 2008**

**3:00 PM**

**Hearing Room One - 1st Floor**

---

### Roll Call / Call to Order

Councilmember Present: 4 - Chair Brunner, Member Chang, Vice Mayor Reid and Member De La Fuente  
*The Oakland City Council Community and Economic Development Committee convened at 3:27 PM, with Councilmember Brunner presiding as Chairperson.*

- 1 Approval of the Draft Minutes from the Committee Meeting held on June 10, 2008

[Play Video](#)

**A motion was made by Member De La Fuente, seconded by Member Chang, to \*Approve the Minutes. The motion carried by the following vote:**

**Votes:** Councilmember Absent: Vice Mayor Reid  
Councilmember Aye: Chair Brunner, Member Chang and Member De La Fuente

- 2 Determination of Schedule of Outstanding Committee Items

**A motion was made by Member De La Fuente, seconded by Member Chang, to \*Approve as Submitted. The motion carried by the following vote:**

**Votes:** Councilmember Absent: Vice Mayor Reid  
Councilmember Aye: Chair Brunner, Member Chang and Member De La Fuente

[06-24-08 CED PendLst](#)

[View Report.pdf](#)

- 
- 3            Subject:    City-Funded Workforce Development Programs Standards  
              From:        Community and Economic Development Agency  
              Recommendation: Action On A Report On The Job Training Performance Standards Of  
                          City-Funded Workforce Development Programs And The Costs-Per-Outcome Of Adult Services  
                          Funded Under The Workforce Investment Act, For Program Year 2007-2008  
[07-1176](#)  
[Play Video](#)

**Continued to \*Community & Economic Development Committee on  
9/23/2008**

*The following individual spoke on this item:*

- Sanjiv Handa

[View Report.pdf](#)

[View Supplemental Report.pdf](#)

- 4            Subject:    MacArthur Transit Village Project  
              From:        Community and Economic Development Agency  
              Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Affirming And Sustaining The Planning Commission Decision To Approve The  
Development Permits (Planned Unit Development Permit, Design Review, And Conditional Use  
Permit) For The MacArthur Transit Village Project Located At The MacArthur Bart Station  
Between 40th Street, Telegraph Avenue, West MacArthur Boulevard And Highway 24; And  
[07-1236](#)

[Play Video](#)

**A motion was made by Member De La Fuente, seconded by Vice Mayor  
Reid, that this matter be \*Approve the Recommendation of Staff, and  
Forward to the Concurrent Meeting of the Oakland Redevelopment  
Agency / City Council, due back on July 1, 2008 as a Public Hearing. The  
motion carried by the following vote:**

**Votes:** Councilmember Aye: Chair Brunner, Member Chang, Vice Mayor Reid and  
Member De La Fuente

[View Report.pdf](#)

[View Supplemental Report.pdf](#)

[View Supplemental Report.pdf](#)

[81422 CMS.pdf](#)

---

2) An Ordinance Rezoning The MacArthur Transit Village Project Site Located At The MacArthur Bart Station Between 40th Street, Telegraph Avenue, West MacArthur Boulevard And Highway 24 From The C-28 Commercial Shopping, R-70 Residential High Density And The S-18 Design Review Combining Zone To The S-15 Transit Oriented Development Zone; And Adopting A Text Amendment To Modify Required Open Space In The S-15 Zone  
[07-1236-1](#)

**A motion was made by Member De La Fuente, seconded by Vice Mayor Reid, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 1, 2008 as a Public Hearing The motion carried by the following vote:**

**Votes:** Councilmember Aye: Chair Brunner, Member Chang, Vice Mayor Reid and Member De La Fuente

*The Committee approved recommendations and made changes to the Conditions of Approval and Design Guidelines as follows:*

*Conditions of Approval*

- 1. The project sponsor will make every effort to beat the timeline laid out in the conditions of approval and construct the project more quickly.*
- 2. The timeline for Phase III of the project, the first market rate housing, will moved up to be concurrent with Phase I the affordable housing component.*
- 3. The Residential Parking Permit program will be funded with \$150,000 from the project proponent. The program will expire five years after the entire project has been completed.*
- 4. Council will have final approval over the quality of materials and windows in the final development plans.*
- 5. The project will be set back 9 feet from the south windows and 17 from the west windows of the existing building at the corner of Telegraph and 40th Street and the windows will be vertically offset to protect privacy.*
- 6. The permitted uses in the retail portions of the site will be determined in the future in the D.A. or O.P.A agreements. Until an agreement is reached all proposed retail/commercial uses will come to the City Council for approval on an individual basis.*
- 7. The live/work component of the project shown on Village Drive in the plans will be eliminated. Instead, those spaces will be designated as commercial space for a limited period of time after which it will revert to retail uses.*
- 8. The granting of the additional height requested on Telegraph above 45 feet with a step- back to 55 feet is contingent on the use of quality building design and materials.*

*Design Guidelines*

- 1. All references to live/work uses on the site with respect to Village Drive will be removed.*
- 2. The height of the commercial spaces will be set at a minimum of 15 feet, with*

---

*the exception of the retail space at the BART garage which will be a minimum of 13 feet.*

*3. Window recesses will be 2-3 inches deep.*

*4. The Project Proponent agrees to certifying its buildings for sustainability under the "Green Points Checklist" of Alameda County*

*The following individuals spoke on this item:*

*- Williamd Jackson, Sr.*

*- Wendy Silvani*

*- Deirdre Snyder*

*- Walter Miles*

*- Sanjiv Handa*

[View Report.pdf](#)

[View Supplemental Report.pdf](#)

[12883 CMS.pdf](#)

5      Subject:      MacArthur Transit Village Project Agreements  
From:            Community and Economic Development Agency  
Recommendation: Adopt An Agency Resolution Authorizing The Agency Administrator To Negotiate And Execute A Time Extension Of Six To Twelve Months To The Three-Party Exclusive Negotiating Agreement With MacArthur Transit Community Partners, LLC And The San Francisco Bay Area Rapid Transit District For The Development Of The MacArthur Transit Village Project  
[07-1256](#)

**A motion was made by Vice Mayor Reid, seconded by Member De La Fuente, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 1, 2008 as a Consent Calendar item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Chair Brunner, Member Chang, Vice Mayor Reid and Member De La Fuente

*The following individuals spoke on this item:*

*- Walter Miles*

*- Sanjiv Handa*

[View Report.pdf](#)

[View Supplemental.pdf](#)

[2008-0058 CMS.pdf](#)

---

6           Subject:     Alliance For West Oakland Grant  
              From:       Community and Economic Development Agency  
              Recommendation: Adopt An Agency Resolution Authorizing A \$100,000 Grant To The Alliance  
              For West Oakland Development To Provide Job Training For West Oakland Redevelopment  
              Projects, And Allocating West Oakland Redevelopment Funds For The Grant  
              [07-1331](#)

**A motion was made by Member De La Fuente, seconded by Member Chang, that this matter be \*Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 1, 2008 as a Consent Calendar item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Chair Brunner, Member Chang, Vice Mayor Reid and Member De La Fuente

*The Committee amended the resolution to add a resolve to include language that at the end of the programmatic year a job training evaluation would be performed and directed staff to submit a supplemental report with the following information: 1) Number of people that entered the program; 2) Number of people that completed the program; 3) Number of people that have been placed; 4) Number of jobs created and people benefited; and 5) A description of the difference between the Mandela Training Center and this program.*

*The following individuals spoke on this item:*

- Bruce Cox*
- Yvonne Crosby-Young*
- Delvin Holland*
- Stephon Taylor*

[View Report.pdf](#)

[View Supplemental Report.pdf](#)

[2008-0059 CMS.pdf](#)

---

7           Subject:     Brown Sugar Kitchen Restaurant Grant  
              From:       Community and Economic Development Agency  
              Recommendation: Adopt An Agency Resolution Approving A \$75,000 Tenant Improvement  
              Grant To Brown Sugar Kitchen Located At 2534 Mandela Parkway, And Allocating West  
              Oakland Redevelopment Funds For The Grant  
[07-1357](#)

**A motion was made by Member De La Fuente, seconded by Member Chang, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 1, 2008 as a Consent Calendar item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Chair Brunner, Member Chang, Vice Mayor Reid and Member De La Fuente

*The following individuals spoke on this item:*

- Tanya Holland  
- Marcus Johnson

[View Report.pdf](#)  
[2008-0060 CMS.pdf](#)

8           Subject:     Fremont Pool Facility Improvements  
              From:       Community and Economic Development Agency  
              Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Contributing Central City East Redevelopment Funds In The Amount Of \$800,000 To The City Of Oakland Under The Cooperation Agreement For Exterior Renovation Improvements To The Fremont Pool Facility At 4559 Foothill Boulevard; And  
[07-1358](#)

[Play Video](#)

**A motion was made by Member De La Fuente, seconded by Vice Mayor Reid, that this matter be Scheduled to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, to be heard at the July 15, 2008 meeting as a Public Hearing. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Chair Brunner, Member Chang, Vice Mayor Reid and Member De La Fuente

[View Report.pdf](#)  
[2008-0072 CMS.pdf](#)

---

2) A City Resolution Accepting And Appropriating Funds From The Redevelopment Agency In The Amount Of \$800,000 Under The Cooperation Agreement For Exterior Renovation Improvements To The Fremont Pool Facility At 4559 Foothill Boulevard  
[07-1358-1](#)

**A motion was made by Member De La Fuente, seconded by Vice Mayor Reid, that this matter be Scheduled to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, to be heard at the July 15, 2008 meeting as a Public Hearing. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Chair Brunner, Member Chang, Vice Mayor Reid and Member De La Fuente  
[81480 CMS.pdf](#)

9 Subject: Foreclosure Activity Update  
From: Community and Economic Development Agency  
Recommendation: Receive A Report On Continued Actions In Response To Foreclosure Activity  
[07-1368](#)  
[Play Video](#)

**A motion was made by Vice Mayor Reid, seconded by Member Chang, that this matter be \*Received and Filed. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Chair Brunner, Member Chang, Vice Mayor Reid and Member De La Fuente

*The Committee directed staff 1) to develop a comprehensive plan to address the empty houses across the city; 2) provide more analysis of the blight conditions around foreclosed homes including aggressive code enforcement that would require banks to maintain the foreclosed property; 3) to work with the Oakland Association of Realtors and Lenders to develop a home buying fair that would include a tour of the homes available in the city; 4) to work with the Realty Companies to create programs so residents can purchase these homes.*

*The following individual spoke on this item:*

*- Sanjiv Handa*  
[View Report.pdf](#)

10 Subject: Oil Independent Task Force Action Plan  
From: City Council  
Recommendation: Action On A Presentation On The Action Plan From The Oil Independent Oakland By 2020 Task Force (OIO), And Seeking Committee Direction On Specific Land Use And Transportation Recommendations, Including:

1. Amending Findings For Discretionary Projects So That City Transportation/ Transit Goals Are Considered For Every Development Project
2. Instituting Traffic Impact Fees To Support Pedestrian/ Bicycle/ Transit Improvements And Goals
3. Amending The Zoning Ordinance To Allow For Co-Location Of "Custom Manufacturing"/ Flexible Space With Residential, Commercial And Other Uses To Allow For Increased Walking, Cycling And Transit
4. Preparing New Design Guidelines To Make Denser Development More Attractive To Communities
5. Directing The Next General Plan Congress To Explore A) Broad Integration Of The "Urban Village" Concept; B) Revising Criteria For Parking Requirements; C) A Directive To Create Specific Plans For Each Transportation Corridor; And D) Revising The Transfer Of Development Rights Ordinance To Provide Open Space Between Bustling Urban Villages; And E) Assuring Complementarity With Green Building Goals

[07-1434](#)

[Play Video](#)

**A motion was made by Vice Mayor Reid, seconded by Vice Mayor Reid, that this matter be Continued to the \*Community & Economic Development Committee. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Chair Brunner, Member Chang, Vice Mayor Reid and Member De La Fuente

*The Committee directed staff to report back at a future committee meeting on the status of the Traffic Impact Fee and the Traffic Impact Program and as recommendations become more concrete they can be brought forward for discussion.*

*The following individuals spoke on this item:*

*- Jonathan Bair*

*- Sanjiv Handa*

[View Report.pdf](#)

[View Report.pdf](#)



---

11 Subject: East Oakland Sports Center Project  
From: Community and Economic Development Agency  
Recommendation: Adopt A Resolution Authorizing The City Administrator, Or Her Designee,  
To: 1) Award A Construction Manager At Risk Contract To Turner Construction Company For  
An Amount Not To Exceed Eleven Million Nine Hundred Thousand Dollars (\$11,900,000.00)  
For The East Oakland Sports Center Project; And 2) Appropriate \$8,415,000.00 Of Measure DD  
Series B Funds In The Oakland Sports Center Project (C244610)

[07-1407](#)

[Play Video](#)

**A motion was made by Vice Mayor Reid, seconded by Member De La Fuente, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 1, 2008 as a Consent Calendar item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Chair Brunner, Member Chang, Vice Mayor Reid and Member De La Fuente

*The following individual spoke on this item:*

- Sanjiv Handa

[View Report.pdf](#)

[81418 CMS.pdf](#)

12 Subject: Hausrath Economics Group - Agreement  
From: Community and Economic Development Agency  
Recommendation: Adopt An Agency Resolution Authorizing A Professional Services Agreement  
With Hausrath Economics Group In An Amount Not To Exceed \$131,460 Including Contingency  
To Prepare An Updated Blight Study And Provide Other Services For An Amendment To The  
Coliseum Redevelopment Plan Extending The Eminent Domain Time Limits, And Allocating A  
Contract Compliance Fee To The City Under The Cooperation Agreement In The Amount Of 3%  
of the Contract Amount

[07-1450](#)

[Play Video](#)

**A motion was made by Vice Mayor Reid, seconded by Member Chang, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 1, 2008 as a Consent Calendar item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Chair Brunner, Member Chang, Vice Mayor Reid and Member De La Fuente

[View Report.pdf](#)

[2008-0061 CMS.pdf](#)

---

**Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)**

[Play Video](#)

*The following individuals spoke under Open Forum:*

- Bob Tuck
- George Burt
- Theresa Priester
- Sanjiv Handa

**Adjournment**

*There being no further business, and upon the motion duly made, the Oakland City Council Community and Economic Development Committee adjourned the meeting at 5:55 PM.*

- \* In the event of a quorum of the City Council participates on this Committee, the meeting is noticed as a Special Meeting of the City Council; however no final City Council action can be taken.

NOTE: TDD

---

*City Clerk and Clerk of the Council*