



SUPPLEMENTAL

City of Oakland

Meeting Agenda

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, January 27, 2009

2:00 PM

Hearing Room One - 1st Floor

**** PLEASE NOTE CHANGE IN TIME ****

DEFINITION OF TERMS:

Consent Item: any action item that a subject matter Committee has forwarded to the full Council with unanimous recommendation for approval and is not controversial, and does not have a high level of public interest as determined by the Rules Committee.

Non-Consent Item: any action that a subject-matter Committee has forwarded to the full Council without unanimous recommendation for approval, or having a high level of public interest, or is controversial as determined by the Rules Committee.

Action Item: any resolution, ordinance, public hearing, motion, or recommendation requiring official vote and approval of the City Council to be effective.

Informational Item: an item of the agenda consisting only of an informational report that does not require or permit Council action.

Roll Call / Call to Order

COMMITTEE MEMBERSHIP:

President Jane Brunner, District 1; Patricia Kernighan, District 2; Larry Reid, District 7; Chairperson Vice Mayor Ignacio De La Fuente, District 5

1 Approval of the Draft Minutes from the Committee Meeting held on January 13, 2009

2 Determination of Schedule of Outstanding Committee Items

[\(ced 12709 pend list\)](#)

3 ~~Subject: Central City East And Coliseum Project Areas Security
From: Community and Economic Development Agency
Recommendation: Adopt An Agency Resolution Authorizing A Professional Services Agreement For An Amount Not To Exceed \$180,000 With (TBD) To Provide Private-Commercial Security Services In The Central City East And Coliseum Redevelopment Project Areas~~

[\(07-1778\)](#)

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**This item was withdrawn from this agenda by the January 22, 2009 Rules
and Legislation Committee**

- 4 Subject: Olson 737-Oakland 1, LLC - Agreement Amendment
 From: Community and Economic Development Agency
 Recommendation: Adopt The Following Pieces Of Legislation:
 1) A Redevelopment Agency Resolution (1) Authorizing An Amendment To The
Disposition And Development Agreement With Olson 737 - Oakland 1, LLC, For The
City Center T-10 Residential Project At 14th Street, 13th Street Pedestrian Walk,
Jefferson Street And Martin Luther King, Jr. Way: (A) To Permit The Project To Be A
Rental Project, (B) To Extend The Dates For Project Development And Completion, (C)
To Authorize Transfer Of The Project And Property To DCA City Walk, L.P., Or To
Another Qualified Entity Approved By The Agency Administrator Without Returning To
The Agency, (D) To Add Local Construction Employment Requirments, And (E) To
Modify The Profit-Sharing Provision; And (2) Rescinding Resolution No. 2007-0087
[\(07-1802\)](#)
- 2) A City Resolution Approving An Amendment To The Disposition And Development
Agreement Between The Redevelopment Agency And Olson 737 - Oakland 1, LLC, For
The City Center T-10 Residential Project At 14th Street, 13th Street Pedestrian Walk,
Jefferson Street And Martin Luther King, Jr. Way, (A) To Permit The Project To Be A
Rental Project, (B) To Extend The Dates For Project Development And Completion, (C)
To Authorize Transfer Of The Project And Property To DCA City Walk, L.P., Or To
Another Qualified Entity, (D) To Add Local Construction Employment Requirements,
And (E) To Modify The Profit-Sharing Provision
[\(07-1802-1\)](#)

**This item is also scheduled as a Public Hearing on the February 3, 2009
City Council Agenda**

- 5 Subject: Housing Trust Fund Grant
 From: Community and Economic Development Agency
 Recommendation: Adopt A Resolution Authorizing The City Administrator To Apply For
And Accept Up To \$2 Million In Funds From The California Department Of Housing
And Community Development Under The Local Housing Trust Fund Matching Grant
Program, Housing And Emergency Shelter Trust Fund Act Of 2006 (Proposition 1C)
Affordable Housing Innovation Fund, And Allocating Up To \$1.3 Million For The
First-Time Homebuyer Program And Up To \$700,000 For Affordable Rental And
Ownership Housing Development
[\(07-1868\)](#)

**This item is also scheduled as a Public Hearing on the February 3, 2009
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- 6 Subject: Vacant Building Registration
 From: Councilmember Desley Brooks

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Recoomendation: Adopt The Following Pieces Of Legislation

- 1) An Ordinance Amending The Oakland Muncpal Code To Add A New Chapter 8.54 Requiring The Registration Of Vacant Buildings; And
(07-1717)
- 2) An Ordinance Amending Ordinance No. 12880 C.M.S. (Master Fee Schedule) To Add New Fees For Registering Vacant Buildings
(07-1717-1)

The Committee amended the Resolution at Section 8.54.070 - Fee Waivers and Waivers (A)(3)(b) After the last sentence include the following language: One-hundred-twenty(120) days after the granting of the waiver the Building Department shall determine if the building is still vacant. Upon determination that the building is still vacant the waiver shall be voided and the owner shall be sent notification of assessment of the annual processing and registration fees which were previously due. Within thirty (30) days thereafter the owner must submit a Statement of Registration form with the appropriate annual processing and registration fees. Failure to submit the form and the fees shall result in the property being immediately subject to enforcement, penalty, and collection actions provided herein; and a better definition for vacancy will be provided. The Committee further directed staff to provide the following information: 1) A detailed explanation regarding the entire fee and penalty process including the lien process? 2) Is 45 days long enough to determine if the residential or non-residential buildings are unoccupied? 3) How will the New Homeowner not get trapped with all the vacant building fees and penalties of the previous owner? 4) How do property owners find out about the Vacant Building Ordinance fees? 5) A review of the approach of collaborating with an interdisciplinary team (i.e. Real Estate Department) to assist with the Vacant Building Ordinance; 6) An analysis of accessing the MLS database for vacant building information; and 7) Clarify how the waiver program works and provide owners more time to apply for them. The Committee also requested that the Office of the City Attorney provide a legal analysis of whether or not the Financial Institutions can be required to pay the fees and penalties for their Vacant buildings. The Committee will send additional questions and comments to staff.

7 Subject: Spur Track Maintenance
From: Office of the City Administrator
Recommendation: Adopt The Following Pieces Of Legislation:

- 1) A Resolution Rescinding No. 80939 C.M.S. Adopted December 4, 2007, To: 1) Restore Resolution No. 23515 C.M.S., Passed August 30, 1949, Which Granted A

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Revocable Permit For The Maintenance And Operation Of A Spur Track On And Across 23rd Avenue, 29th Avenue, Derby Street, Lancaster Street And Ford Street And Upon And Along Glascock Street Between 29th Avenue And Lancaster Street In The City Of Oakland ("Fruitvale Track"), And 2) Withdraw Previous Direction Regarding The Filing Of An Action For "Adverse Abandonment" Of The Fruitvale Track With The Department Of Transportation Surface Transportation Board, And
(09-0031)

2) A Resolution Authorizing The City Administrator To Negotiate And Execute A Letter Of Understanding And Subsequent Cooperative Agreement With The California Department Of Transportation ("Caltrans") To Close The Railroad Crossing At 5th Avenue, Known As The Hanlon Lead, Provided That Certain Railroad Safety And Community Improvements Are Implemented On And Around The Fruitvale Track With Funding Provided By Caltrans, All In Connection With Caltrans 5th Avenue Seismic Retrofit Project
(09-0031-1)

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

Adjournment

* 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: Americans With Disabilities Act
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**MATERIALS RELATED TO ITEMS ON THIS AGENDA SUBMITTED
TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA
PACKETS MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK,
1 FRANK H. OGAWA PLAZA, 1ST AND 2ND FLOOR, OAKLAND, CA
94612 FROM 8:30AM TO 5:00PM**

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**LATONDA SIMMONS
Agency Secretary/City Clerk
and Clerk of the Council**

ORA - Oakland Redevelopment Agency
S - Supplemental Item