



City of Oakland

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

Meeting Minutes

*** Special Concurrent Meeting of the Oakland Redevelopment Successor Agency and Community & Economic Development Committee**

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

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

Tuesday, December 2, 2014

1:00 PM

Sgt. Mark Dunakin Room - Hearing Room 1

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

Excused 1 - Patricia Kernighan

Present 3 - Laurence E. Reid, Libby Schaaf, and Lynette Gibson McElhaney

COMMITTEE MEMBERSHIP:

1 Approval Of The Draft Minutes From The Committee Meeting Held On November 12, 2014

This matter was Approve as Submitted

Excused: 1 - Kernighan

Aye: 3 - Reid, Schaaf, and Gibson McElhaney

2 Determination Of Outstanding Committee Items

[14-0224](#)

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A motion was made by Schaaf, seconded by Gibson McElhaney, that this matter be Received and Filed. The motion carried by the following vote:

Excused: 1 - Kernighan

Aye: 3 - Reid, Schaaf, and Gibson McElhaney

3 Subject: Real Property Acquisition And Disposition
From: Economic & Workforce Development Dept. & City Attorney
Recommendation: Adopt An Ordinance Updating And Revising The City's Real Property Acquisition And Disposition Laws, And Codifying Such Laws Into The Oakland Municipal Code

[14-0162](#)

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This Ordinance was Approve the Recommendation of Staff, and Forward.to the * Special Meeting of the Oakland City Council to be heard 12/9/2014

Excused: 1 - Kernighan

Aye: 3 - Reid, Schaaf, and Gibson McElhaney

4 Subject: Establish Policy To Lease, Rather Than Sell, City Property
From: Offices Of The City Administrator And City Attorney, And Councilmember Gibson McElhaney
Recommendation: Adopt A Resolution Establishing A General Policy To Lease, Rather Than Sell, City Property

[14-0175](#)

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[85324 CMS.pdf](#)

A motion was made by Gibson McElhaney, seconded by Schaaf, that this matter be Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, to be heard 12/9/2014. The motion carried by the following vote:

Excused: 1 - Kernighan

Aye: 3 - Reid, Schaaf, and Gibson McElhaney

- 5** Subject: Construction Extension
From: President Pro Tempore Rebecca Kaplan
Recommendation: Adopt A Resolution (A) Extending Until December 31, 2015 The Expiration Date Of Permits Issued Under The Authority Of Title 17 Of The Oakland Municipal Code (Planning Code), Creek Protection Permits Issued Under The Authority Of Chapter 13.16 Of The Oakland Municipal Code, And Development-Related Tree Protection Permits Issued Under The Authority Of Chapter 12.36 Of The Oakland Municipal Code That Otherwise Would Expire On Or Prior To January 1, 2015 Or During 2015, Upon Request And Payment Of The Administrative Fee And (B) Memorializing The Long-Standing Practice Of Extending The Time Frame For Land Use Related Permits That Have Been Litigated In Court By The Length Of The Litigation Period
[14-0145](#)

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The Committee approved recommendations as amended to include the following revisions:

- 1) Delete section B of the Resolution title;***
- 2) Delete the last further resolved in resolution; and***
- 3) Add the following: FURTHER RESOLVED Any project such seeking an extension will be subject to and agree to pay any development impact fees determined by the city council, unless a vested interest is obtained prior to the impact fee adoption date and such project is diligently pursued toward completion is reasonably determined by the director of planning.***

A motion was made by Schaaf, seconded by Gibson McElhaney, that this matter be Approve as Amended the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, to be heard 12/9/2014. The motion carried by the following vote:

Excused: 1 - Kernighan

Aye: 3 - Reid, Schaaf, and Gibson McElhaney

- 6 Subject: Oakland Redevelopment Successor Agency FY 2013-2014 Annual Report
From: Economic & Workforce Development Department
Recommendation: Receive An Informational Report Presenting The Oakland
Redevelopment Successor Agency (ORSA) Fiscal Year 2013-2014 Annual Reports
On Blight, Loans, Property, And Time Limits In Accordance With The Reporting
Requirements Of The California Community Redevelopment Law
[14-0213](#)

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A motion was made by Schaaf, seconded by Gibson McElhaney, that this matter be Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, to be heard 12/9/2014. The motion carried by the following vote:

Excused: 1 - Kernighan

Aye: 3 - Reid, Schaaf, and Gibson McElhaney

- 7 Subject: Sale Of Surplus Lot On Tunnel Road
From: Economic & Workforce Development Department
Recommendation: Adopt An Ordinance Authorizing The City Administrator To
Negotiate And Execute A Purchase And Sale Agreement For The Sale Of A City-
Owned Surplus Vacant Lot APN: 048H-7520-066 Located On The West Side Of
Tunnel Road Next To 2245 Tunnel Road To Zafer Yasa For Two Hundred Thousand
Dollars (\$200,000) And Authorizing The City Administrator To Enter Into A Purchase
And Sales Agreement For This Sale.

[14-0218](#)

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A motion was made by Gibson McElhaney, seconded by Schaaf, that this matter be Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, to be heard 12/9/2014. The motion carried by the following vote:

Excused: 1 - Kernighan

Aye: 3 - Reid, Schaaf, and Gibson McElhaney

- 8** Subject: Definition Of Deferred Maintenance
From: Housing & Community Development Department
Recommendation: Adopt A Resolution Amending Rent Adjustment Regulations,
Appendix A, Sections 10.1 And 10.2.2 To Address Excluding The Costs Of Deferred
Maintenance From Capital Improvement And Housing Service Costs Rent Increases
[14-0216](#)

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[85306 CMS.pdf](#)

A motion was made by Gibson McElhaney, seconded by Schaaf, that this matter be Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, to be heard 12/9/2014. The motion carried by the following vote:

Excused: 1 - Kernighan

Aye: 3 - Reid, Schaaf, and Gibson McElhaney

- 9** Subject: Contract For Impact Fee Nexus Study
From: Planning & Building Department
Recommendation: Adopt A Resolution Authorizing The City Administrator To
Negotiate And Execute A Professional Services Agreement With Hausrath Economics
Group For Preparation Of An Impact Fee Nexus Study And Implementation Strategy
In An Amount Of One Million One Hundred Thousand Dollars (\$1,100,000); And To
Apply For, Accept And Appropriate Grant Funds Should They Become Available For
The Same Stated Purpose, And To Increase The Contract Amount To Reflect
Additional Grant Funds Obtained Without Returning To Council
[14-0210](#)

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[85307 CMS.pdf](#)

A motion was made by Gibson McElhaney, seconded by Schaaf, that this matter be Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, to be heard 12/9/2014. The motion carried by the following vote:

Excused: 1 - Kernighan

Aye: 3 - Reid, Schaaf, and Gibson McElhaney

- 10** Subject: 2015 - 2023 Housing Element
From: Planning & Building Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A
Resolution Adopting The 2015-2023 Housing Element As A General Plan Amendment
To The Oakland General Plan And Adopting The Addendum To The Previous CEQA
Documents, As Recommended By The City Planning Commission
[14-0217](#)

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**A motion was made by Gibson McElhaney, seconded by Schaaf, that this matter
be Approve the Recommendation of Staff, and Forward to the * Special Meeting
of the Oakland City Council, to be heard 12/9/2014. The motion carried by the
following vote:**

Excused: 1 - Kernighan

Aye: 3 - Reid, Schaaf, and Gibson McElhaney

11 Subject: Oakland Army Base Amendments
From: Office Of The City Administrator
Recommendation: Adopt The Following Pieces Of Legislation:

1) Ordinance Authorizing The City Administrator To Negotiate And Execute A Third Amendment To The Army Base Gateway Redevelopment Project Lease Disposition And Development Agreement ("LDDA") With Prologis CCIG Oakland Global, LLC ("Developer") Substantially In Conformance With The Attached Term Sheet, Without Returning To The City Council, To: (1) Divide The Central Gateway Between Developer Affiliates Prologis, L.P. ("Prologis") And CCIG Oakland Global, LLC ("CCIG"); (2) Exclude From The Central Gateway Ground Lease An Approximately 14.63 Acre Parcel Known As MH-1; (3) Change The Central Gateway Lessee To Prologis; (4) Negotiate And Execute A New Ground Lease With CCIG For The MH-1 Parcel; (5) Provide The Option To Lease The East Gateway Parcels, CE1 And CE2, In Separate Phases; And (6) Amend The Leases As Necessary To Reflect The Term Sheet ; And

[14-0235](#)

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[13283 CMS.pdf](#)

A motion was made by Gibson McElhaney, seconded by Schaaf, that this matter be Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, to be heard 12/9/2014. The motion carried by the following vote:

Excused: 1 - Kernighan

Aye: 3 - Reid, Schaaf, and Gibson McElhaney

2) Resolution Authorizing The City Administrator To Negotiate And Execute, Without Returning To The City Council, A Rail Access Agreement And Related Agreements With The Port Or Oakland For A Term Up To 66 Years, To Enable Shared Rail Access For The City's Development At The Former Oakland Army Base; And

[14-0236](#)

Attachments: [85325 CMS.pdf](#)

2) An Ordinance Authorizing The City Administrator To Negotiate And Execute, Without Returning To The City Council, An Amendment To The Lease Between The City And Port Of Oakland For Berth 9 Dated June 28,2013 To Extend The Term Up To March 2020, Expand The Use And Lease Premises, And Include Additional Related Amendments; And

[14-0237](#)

Attachments: [13284 CMS.pdf](#)

3) An Ordinance Authorizing The City Administrator To Negotiate And Execute, Without Returning To The City Council, An Agreement And Related Lease And Sublease With CCIG Oakland Global, LLC And/Or Caltrans, Regarding Caltrans': (1) Move From The West Gateway At The Former Oakland Army Base To City-Owned Land At The Base Commonly Known As Mh-1; And (2) Sublease From The City Of Berth 9 At The Port Of Oakland; And

[14-0238](#)

Attachments: [13285 CMS.pdf](#)

4) An Ordinance, Authorizing The City Administrator To Negotiate And Execute, Without Returning To The City Council, An Amendment To The Memorandum Of Agreement With East Bay Municipal Utility District And CCIG Oakland Global, LLC, Substantially In Conformance With The Attached Term Sheet, Relating To Property Rights, Timing And Construction Of Engineers Road In The Former Oakland Army Base

[14-0239](#)

Attachments: [13286 CMS.pdf](#)

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.**

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