



# 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>**

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**Tuesday, September 29, 2009**

**2:00 PM**

**Hearing Room One - 1st Floor**

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### Roll Call / Call to Order

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Councilmember Present: 4 - Member Brunner, Member Kernighan, Member Reid and Chair De La Fuente

*The Oakland City Council Community and Economic Development Committee convened at 2:20 p.m., with Vice Mayor De La Fuente presiding as Chairperson.*

- 1 Approval of the Draft Minutes from the Committee Meeting held on September 15, 2009

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**A motion was made by Member Reid, seconded by Member Brunner, to  
\*Approve the Minutes. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Member Kernighan, Member Brunner, Member Reid and Chair De La Fuente

- 2 Determination of Schedule of Outstanding Committee Items

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**A motion was made by Member Reid, seconded by Member Brunner, to  
\*Approve with the following amendments. The motion carried by the  
following vote:**

**Votes:** Councilmember Aye: Member Kernighan, Member Brunner, Member Reid and Chair De La Fuente

[CED 92909](#)

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**From the October XX, 2009 (Page 2 of Pending List)**

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1 Subject: Oakland Community Land Trust - 200 Homes  
From: Community and Economic Development Agency  
Recommendation: Adopt A Resolution Amending Resolution No. 81933 C.M.S. To Modify The  
Terms Of The Neighborhood Stabilization Program (NSP) Loan To The Urban Strategies  
Council/Oakland Community Land Trust To Allow Conversion Of A Portion Of The NSP Loan  
To A Grant As Units Are Sold  
[09-0888](#)

**Scheduled to \*Community & Economic Development Committee on  
10/27/2009**  
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**FROM THE PENDING/NO SPECIFIC DATE**

#2 Subject: Traffic Impact Program - Municipal Code Amendment  
From: Councilmember Larry Reid  
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt The Following Pieces  
Of Legislation:

1) An Ordinance Amending The Oakland Municipal Code Title 10, Adding Chapter 70,  
Establishing A Traffic Impact Program (TIP) Pursuant To California Government Code Sections  
66000 Through 66025 ( Mitigation Fee Act) For Areas In Oakland, Where Housing  
Developments Are Having A Major Impact On Traffic Conditions, Including Procedural  
Requirements For The Adoption, Imposition, And Adjustment Of Traffic Impact Fees (TIF); And  
[06-1107](#)

**Scheduled to \*Community & Economic Development Committee on  
1/12/2010**

2) A Resolution Establishing A Traffic Impact Fee (TIF) Pursuant To Adoption And  
Implementation Of The Traffic Impact Program (TIP) For The Areas In Oakland, Where Housing  
Development Projects Are Having A Major Impact Of Traffic Conditions, Including The  
Adoption And Imposition Of Traffic Impact Fees (TIF) And Designated Projects; As Soon As  
Possible On The Community And Economic Development Committee Agenda; And As A Public  
Hearing On A City Council Agenda  
[06-1107-1](#)

**Scheduled to \*Community & Economic Development Committee on  
1/12/2010**

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#3            Subject:    World Trade Center  
              From:        Councilmember Jane Brunner  
              Recommendation: Adopt A Resolution On The Results Of The Initial Phase Of The World Trade  
              Center Feasibility Analysis, Business Plan, and Implementation Strategy  
              [09-0889](#)

**\*Withdrawn with No New Date**

**FROM FOR TRACKING PURPOSES**

#6            Subject:    Housing Authority  
              From:        Community & Economic Development Agency  
              Recommendation: Receive An Informational Report On The Housing Authority  
              [09-0895](#)

**\*Withdrawn with No New Date**

**FROM BOARD AND COMMISSION REPORTS ANNUAL**

#1            Subject:    Landmarks Preservation Advisory Board/City Planning Commission  
              From:        Community & Economic Development Agency  
              Recommendation: Receive An Informational Report On Landmarks Preservation Advisory Board  
              And Planning Commission  
              [09-0894](#)

**\*Withdrawn with No New Date**

#2            Subject:    Housing Authority  
              From:        Community & Economic Development Agency  
              Recommendation: Receive An Informational Report On The Housing Authority  
              [09-0895](#)

**\*Withdrawn with No New Date**

3            Discussion And Action On Potential Proposals To Obtain Grant Funds Provided Under The  
              American Recovery And Reinvestment Act Of 2009 (Federal Government's "Stimulus  
              Package")  
              [Play Video](#)

[09-0188](#)

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4            Subject:    New Business Incentives  
              From:        Council President Jane Brunner  
              Recommendation: Adopt A Resolution: (1) Authorizing Business Tax And Sales Tax Incentive Programs To Facilitate The City's Business Attraction Activities; And (2) Authorizing The City Administrator, Without Returning To Council, To Negotiate And Execute Business And/Or Sales Tax Incentive Agreements: (A) With A Term Of Up To Two Years; And (B) Providing For Total Incentive Payments In Any Single Agreement Not To Exceed Two Hundred And Fifty Thousand Dollars (\$250,000) Per Year, For A Total Maximum Amount Of Five Hundred Thousand Dollars (\$500,000)  
              (TITLE CHANGE)  
              [09-0451](#)  
              [Play Video](#)

**A motion was made by Member Reid, seconded by Member Brunner, that this matter be Continued to the \*Community & Economic Development Committee, due back on October 13, 2009. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Member Kernighan, Member Brunner, Member Reid and Chair De La Fuente

*The following individual(s) spoke and did not indicate a position on this item:*

- *Sanjiv Handa*

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5           Subject:     West Oakland Teen Center  
              From:     Councilmember Nancy Nadel  
              Recommendation: Receive An Informational Report On The Proposed Design And Programming  
              For The West Oakland Teen Center  
              [09-0693](#)  
              [Play Video](#)

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

**Votes:** Councilmember Aye: Member Kernighan, Member Brunner, Member Reid and Chair De La Fuente  
*COUNCILMEMBER NANCY NADEL WAS NOTED PRESENT AT 3:30 P.M. AND A QUORUM WAS DECLARED.*

*The following individual(s) spoke and did not indicate a position on this item:*

- Councilmember Nancy Nadel
- Jumoke Hinton-Hodge

*THE SPECIAL MEETING OF THE CITY COUNCIL ADJOURNED AT THIS TIME AND RECONVENED AS THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE*

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6            Subject:    Fairness In Purchasing And Contracting  
              From:        Contracting and Purchasing  
              Recommendation: Discussion And Possible Action On A Report On The Findings And  
              Recommendations Of The Fairness In Purchasing And Contracting Disparity Study  
              [09-0594](#)  
              [Play Video](#)

**A motion was made by Member Reid, seconded by Member Brunner, 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 October 6, 2009 as a Consent Calendar item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Member Kernighan, Member Brunner, Member Reid and Chair De La Fuente

*The Committee approved recommendations and further directed staff to review the following information: 1) What local jurisdictions have small local business enterprises (i.e. EMBUD, and Alameda County) and will the City of Oakland be the first to implement the program; 2) Updated statistical data; 3) How do the contractors that do not perform well stay on the Small Local Contracts Rotation Program; 4) Evaluate the National Trends and Benchmarks of other cities and provide examples of effectiveness; 5) How do we ensure the competitiveness in the Small Local Contracts Rotation Program; 6) How will this Disparity Study be implemented; 7) Reach out to all the Business Merchants about the new programs; and 8) Provide procedures of all the steps and functions of the staff before the implementation of the Disparity Study.*

*The Committee also stated that further questions and finer details will be discussed at the October 6, 2009 City Council meeting.*

*The following individual(s) spoke and did not indicate a position on this item:*

- Jumoka Hinton-Hodge  
- Sanjiv Handa  
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7 Subject: Clear Channel Outdoor - Billboard Agreement  
From: Councilmember Rebecca Kaplan

Recommendation: Adopt A Resolution Authorizing The City Administrator To Enter Into A Billboard Relocation Agreement With Clear Channel Outdoor, Inc. (CCO): 1) Allowing CCO To Remove And Waive Its Rights To Compensation, Including All Real Property And Personal Property Interests, For A Number Of Billboards At Various Locations In Exchange For: (A) Construction Of A New Billboard On East Bay Municipal Utility District (EBMUD) Land Near The Bay Bridge Toll Plaza And (B) Reconstruction Of An Existing Billboard On EBMUD Land Near The Bay Bridge Toll Plaza

[07-1501](#)

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**A motion was made by Member Reid, seconded by Member Kernighan, that this matter be Continued to the \*Community & Economic Development Committee, due back on October 13, 2009. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Member Kernighan, Member Brunner, Member Reid and Chair De La Fuente

*The Committee directed the Office of the City Attorney to schedule this item at the next Rules and Legislation Committee for an item on the Closed Session agenda.*

*The following individual(s) spoke and did not indicate a position on this item:*

- Sanjiv Handa

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8 Subject: 73rd Avenue Structure Demolition Contract  
From: Community and Economic Development Agency  
Recommendation: Adopt An Agency Resolution Awarding A Contract For The Demolition Of A Structure At The Southwest Corner Of 73rd Avenue And Foothill Boulevard To The Lowest Responsible Bidder, Thomas D. Eychner, In An Amount Not-To-Exceed \$150,000.00 In Accord With The Plans And Specifications For The Project And Contractor's Bid Therefor, And Allocating Central City East Redevelopment Funds To Pay For The Work

[09-0798](#)

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**A motion was made by Member Reid, seconded by Member Brunner, 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 October 6, 2009 as a Consent Calendar item The motion carried by the following vote:**

**Votes:** Councilmember Aye: Member Kernighan, Member Brunner, Member Reid and Chair De La Fuente

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[2009-0088 CMS.pdf](#)

9 Subject: General Plan Land Use Diagram Corrections  
From: Community and Economic Development Agency  
Recommendation: Adopt A Resolution Correcting, Refining And Clarifying The General Plan Land Use Diagram To Generally Reflect Existing Zoning And Land Use, And Conform To The Intent Of The Previously Adopted General Plan

[09-0799](#)

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**A motion was made by Member Brunner, seconded by Member 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 October 6, 2009 as a Public Hearing. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Member Kernighan, Member Brunner, Member Reid and Chair De La Fuente

*The following individual(s) spoke and did not indicate a position on this item:*

- Sanjiv Handa

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

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*The following individual(s) spoke under Open Forum:*

- 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 4:04 p.m.*

\* 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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*City Clerk and Clerk of the Council*