



# City of Oakland

Office of the City Clerk  
Oakland City Hall,  
1 Frank H. Ogawa Plaza,  
Room 201  
Oakland, California 94612

## Meeting Minutes - DRAFT

### \*Community & Economic Development Committee

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

City of Oakland Website: <http://www.oaklandca.gov>

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Tuesday, April 25, 2023

1:30 PM

City Council Chamber, 3rd Floor

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The Oakland City Council Community And Economic Development Committee convened at 1:30 P.M. , with President Pro Tempore Kalb presiding as Chairperson.

The Roll Call was modified to note Councilmember Jenkins present at 2:00 p.m.

#### COMMITTEE MEMBERSHIP:

#### Roll Call / Call To Order

**Excused** 1 - Kevin Jenkins

**Present** 3 - Carroll Fife, Noel Gallo, and Dan Kalb

#### 1 Approval Of The Draft Minutes From The Committee Meeting Of April 11, 2023

[23-0274](#)

**Attachments:** [View Report](#)

A motion was made by Noel Gallo, seconded by Carroll Fife, that this matter be Accepted. The motion carried by the following vote:

**Excused** 1 - Jenkins

**Aye** 3 - Fife Gallo, Kalb

**NO VOTE** 0

#### 2 Determination Of Schedule Of Outstanding Committee Items

[23-0280](#)

**Attachments:** [View Report](#)

[View Supplemental Report- 4/20/2023](#)

##### 1 Speaker Spoke On This Item

A motion was made by Noel Gallo, seconded by Carroll Fife, that this matter be Accepted. The motion carried by the following vote:

**Excused** 1 - Jenkins

**Aye** 3 - Fife Gallo, Kalb

NO VOTE 0

- 3** Subject: Informational Report - Custom Goods Air Quality Plan  
From: Planning And Building Department  
Recommendation: Receive An Informational Report On The Air Quality Plan Approved By The City Administrator For Operations Of The Custom Goods Facility Located At 2001 Maritime Street In The New Central Gateway Area Of The Oakland Army Base Redevelopment Project  
[23-0162](#)

**Attachments:** [View Report](#)

*1 Speaker Spoke On This Item*

*The Committee Approved To Receive And Forward This Item To The May 2, 2023 City Council Agenda On Consent*

A motion was made by Carroll Fife, seconded by Noel Gallo, that this matter be Received and Forwarded to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 5/2/2023. The motion carried by the following vote:

**Excused** 1 - Jenkins

**Aye** 3 - Fife Gallo, Kalb

NO VOTE 0

- 4** Subject: Barcelona Parcel Exclusive Negotiation Agreement  
From: Economic And Workforce Development Department  
Recommendation: Adopt A Resolution Authorizing The City Administrator To Negotiate And Enter Into An Exclusive Negotiation Agreement With Eagle Environmental Construction & Development Or Its Affiliate, For A Term Of Twenty-Four Months, With One Six-Month Administrative Extension, For The Potential Sale Or Lease Disposition Of The Property Located On Barcelona Street Adjacent To The Oak Knoll Project In The Oakland Hills East Of I-580 Near The Oakland Zoo; And Adopting California Environmental Quality Act Findings  
[23-0166](#)

**Attachments:** [View Report And Attachments A,B, And C](#)

[View Legislation](#)

*4 Speakers Spoke On This Item*

*The Committee Approved The Recommendations Of Staff And Forward This Item To The May 2, 2023 City Council Agenda On Consent*

A motion was made by Noel Gallo, seconded by Carroll Fife, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 5/2/2023. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

**DUE TO THE PRESENCE OF STAFF OF COUNCIL PRESIDENT BAS, A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A MOTION WAS MADE BY COUNCILMEMBER FIFE AND SECONDED BY COUNCILMEMBER GALLO TO ADJOURN THE MEETING OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, AND TO CONVENE AS A SPECIAL MEETING OF THE FULL COUNCIL AT 2:15 P.M.**

**NOTING THE PRESENCE OF COUNCIL PRESIDENT BAS AT 2:30 P.M.**

- 5 Subject: Brooklyn Basin Marina Expansion Project  
From: Planning And Building Department  
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt The Following Pieces Of Legislation:

1) A Resolution Certifying The Brooklyn Basin Marina Expansion Project Supplemental Environmental Impact Report And Making Certain Findings Concerning Environmental Impacts, Mitigation Measures, And Alternatives, And Adopting A Mitigation Monitoring And Reporting Program, All In Accordance With The California Environmental Quality Act; [23-0206](#)

**Attachments:** [View Report](#)

[View Attachment 2](#)

[View Attachment 3](#)

[View Attachment 4](#)

[View Attachment 5](#)

[View Attachment 6a](#)

[View Attachment 6b](#)

[View Attachment 7](#)

[View Attachment Sub 7 A1](#)

[View Attachment Sub 7 A2](#)

[View Attachment Sub 7 A3](#)

[View Attachment Sub 7 A4a](#)

[View Attachment Sub 7 A4b](#)

[View Attachment Sub 7 A5](#)

[View Attachment Sub 7 D1](#)

[View Attachment Sub 7 D2a](#)

[View Attachment Sub 7 D2b](#)

[View Attachment Sub 7 D3](#)

[View Attachment Sub 7 D4](#)

[View Attachment Sub 7 D5a](#)

[View Attachment Sub 7 D5b](#)

[View Attachment Sub 7 D5c](#)

[View Legislation](#)

***7 Speakers Spoke On This Item***

***The Committee Approved This Item To Be Forwarded With Staff Recommendations To The May 2, 2023 City Council Meeting To Be Heard As A Public Hearing***

**A motion was made by Carroll Fife, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the**

City Council, to be heard 5/2/2023. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

2) A Resolution Approving Text Amendments To The General Plan Estuary Policy Plan To Increase The Maximum Average Density In The Estuary Policy Plan Planned Waterfront Development-4 (PWD-4) Land Use Designation In Connection With The Brooklyn Basin (Formerly Oak-To-Ninth Avenue Mixed Use Development) Project; And Adopting Appropriate California Environmental Quality Act Findings;

[23-0208](#)

**Attachments:** [View Report](#)  
[View Legislation](#)

**7 Speakers Spoke On This Item**

**The Committee Approved This Item To Be Forwarded With Staff Recommendations To The May 2, 2023 City Council Meeting To Be Heard As A Public Hearing**

A motion was made by Carroll Fife, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 5/2/2023. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

3) An Ordinance Approving Zone Text Amendment To Increase The Maximum Average Density And Modify The Parking Requirements In The Oak To Ninth District (D-OTN) Zone; And Making Appropriate California Environmental Quality Act Findings;

[23-0209](#)

**Attachments:** [View Report](#)  
[View Legislation](#)

**7 Speakers Spoke On This Item**

**The Committee Approved This Item To Be Forwarded With Staff Recommendations To The May 2, 2023 City Council Meeting To Be Heard As A Public Hearing**

A motion was made by Carroll Fife, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 5/2/2023. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

4) An Ordinance Authorizing The City Administrator To Execute A Third Amendment To The Development Agreement For The Brooklyn Basin (Formerly The Oak-To-Ninth Avenue Mixed Use Development) Project Between The City Of Oakland And Zarsion-OHP I, LLC; And Making Appropriate California Environmental Quality Act Findings; And  
[23-0210](#)

**Attachments:** [View Report](#)  
[View Legislation](#)

**7 Speakers Spoke On This Item**

***The Committee Approved This Item To Be Forwarded With Staff Recommendations To The May 2, 2023 City Council Meeting To Be Heard As A Public Hearing***

A motion was made by Carroll Fife, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 5/2/2023. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

5) A Resolution Revising The Preliminary Development Plan For The Brooklyn Basin (Formerly The Oak-To-Ninth Mixed Use Development) Project; And Making Appropriate California Environmental Quality Act Findings  
[23-0211](#)

**Attachments:** [View Report](#)  
[View Legislation](#)

**7 Speakers Spoke On This Item**

***The Committee Approved This Item To Be Forwarded With Staff Recommendations To The May 2, 2023 City Council Meeting To Be Heard As A Public Hearing***

A motion was made by Carroll Fife, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 5/2/2023. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

- 6** Subject: ENA With SAHA For A Portion Of The 12th Street Remainder Parcel  
From: Economic And Workforce Development Department  
Recommendation: Adopt A Resolution (1) Declaring A Portion Of The 12th Street Remainder Parcel, Located At East 12th Street And 2nd Avenue (Property) As Exempt Surplus Land Under The State Surplus Land Act Meeting The Criteria Under Government Code Section 54221(F)(1)(A); (2) Waiving The Competitive Process For Disposition Of A Property For Development; And (3) Authorizing The City Administrator To Negotiate And Enter Into An Exclusive Negotiation Agreement With Satellite Affordable Housing Associates And/Or An Affiliate For Twenty-Four Months With One Additional Six-Month Administrative Extension, For The Potential Lease Disposition And Development Of A Portion Of The Property And Development Of An Affordable Housing Project, Subject To The Completion Of A California Environmental Quality Act Determination [23-0231](#)

**Attachments:** [View Report And Attachment A And B](#)

[View Legislation](#)

*10 Speakers Spoke On This Item*

*The Committee Approved Staff Recommendations And To Forward This Item To The May 2, 2023 City Council Agenda On Consent*

**A motion was made by Carroll Fife, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 5/2/2023. The motion carried by the following vote:**

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

## Open Forum

*2 Speakers Spoke During Open Forum*

## Adjournment

*There being no further business, the Committee adjourned the meeting at 3:49 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.**

## **Americans With Disabilities Act**

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**Office of the City Clerk - Agenda Management Unit**

**Phone: (510) 238-6406**

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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 8:30 A.M. TO 5:00 P.M.**