



# 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 - DRAFT \*Special Community & Economic Development Committee

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Tuesday, December 3, 2019

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

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**The Oakland City Council Community And Economic Development Committee convened at 1:42 p.m., with Vice Mayor Reid presiding as Chairperson.**

### Roll Call / Call To Order

**Present** 4 - Larry Reid, Loren Taylor, Nikki Bas, and Noel Gallo

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On November 12, 2019  
18-2467

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

**This Report and Recommendation be Approved.**

**Aye** 4 - Reid Taylor Bas, Gallo

**NO VOTE** 0

- 2 Determination Of Schedule Of Outstanding Committee Items  
18-2470

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

[View Supplemental Report](#)

**There was 1 speaker on this item.**

**A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Approved. The motion carried by the following vote:**

**Aye** 4 - Reid Taylor Bas, Gallo

**NO VOTE** 0

- 3**      Subject:    Applying For CalHome Grant Funds  
From:        Housing And Community Development  
Recommendation: Adopt A Resolution Authorizing The City Administrator Or His Or Her  
Designee To Apply For, Accept And Appropriate Grant Funds From The California  
Department Of Housing And Community Development In An Amount Not To Exceed The  
Maximum Program Limit Under The CalHome Program For First-Time Homebuyer  
Mortgage Assistance Programs  
18-2507

**Attachments:**    [View Report](#)

[View Supplemental Report 12/6/2019](#)

[87961 CMS](#)

***The Committee request a supplemental report that further details the racial  
breakdown of those that have received these services.***

***There were 2 speakers on this item.***

**A motion was made by Loren Taylor, seconded by Nikki Bas, that this matter be  
Approved the Recommendation of Staff, and Forward to go before the Special  
Concurrent Meeting of the Oakland Redevelopment Successor Agency/City  
Council, to be heard 12/10/2019. The motion carried by the following vote:**

**Aye**    4 -    Reid Taylor Bas, Gallo

**NO VOTE**    0

- 4 Subject: On-Call Plan Check, Inspections And Damage Assessment Services  
From: Planning And Building Department  
Recommendation: Adopt A Resolution: 1) Awarding A Professional Services Agreement To: (A) CSG Consultants, Inc., 4Leaf, Inc., And To West Coast Code Consultants, Inc. For On-Call Plan Check, Inspections And Public Right Of Way Plan Review Services For A Three-Year Term In The Amount Not To Exceed Two Million Six Hundred And Fifty-Five Thousand Dollars (\$2,655,000) Each, With Two One-Year Options To Extend The Contract In The Amount Of \$885,000 Per Year; And (B) TRB + Associates, Inc. And Bureau Veritas North America, Inc. For On-Call Plan Check And Inspections Services In The Amount Not To Exceed Two Million Four Hundred And Sixty Thousand Dollars (\$2,460,000) Each, With Two One-Year Options To Extend The Contract In The Amount Of \$820,000 Per Year; And (C) CSG Consultants, Inc., 4Leaf, Inc., And West Coast Code Consultants, Inc. For Declared Emergency Response For Damage Assessment Report Review, Plan Check, Inspections And Public Right Of Way Plan Review Services In The Amount Not To Exceed Six Hundred And Twenty Thousand Dollars (\$620,000) Each; And (D) TRB + Associates, Inc. And Bureau Veritas North America, Inc. For Damage Assessment Report Review, Plan Check And Inspections In The Amount Not To Exceed Five Hundred And Twenty Thousand Dollars (\$520,000) Each; And 2) Appropriate Thirteen Million Five Hundred And Eighty-Five Thousand Dollars (\$13,585,000) From The Fund Balance Accrued To Date From The Development Service Fund (Fund 2415); And 3) Authorize The Oakland Fire Department To Utilize Salary Savings Accrued To Date From The General Purpose Fund (Fund 1010) For On-Call Plan Check Services For A Three-Year Term In The Amount Not To Exceed One Million Eight Hundred Thousand Dollars (\$1,800,000)

[TITLE CHANGE]

18-2493

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

[View Supplemental Report](#)

[87962 CMS](#)

***The Committee accepted staffs recommended amendments to the Agenda Report and Legislation.***

***There were 4 speakers on this item.***

**A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Approved as Amended the Recommendation of Staff, and Forward to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 12/10/2019. The motion carried by the following vote:**

**Aye** 4 - Reid Taylor Bas, Gallo

**NO VOTE** 0

- 5 Subject: Air Quality Plan For Operations Of Good Eggs Facility  
From: Planning And Building Department  
Recommendation: Receive An Informational Report On The Air Quality Plan Approved By  
The City Administrator For Operations Of The Good Eggs Facility Located At 2000  
Maritime Street, Suite 200 In The Southeast Gateway Area Of The Oakland Army Base  
Redevelopment Project  
18-2511

Attachments: [View Report](#)

[View Report - Attachments](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be  
Received and Forwarded to go before the Special Concurrent Meeting of the  
Oakland Redevelopment Successor Agency/City Council, to be heard 12/10/2019.  
The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

**Due To The Presence Of Councilmember Kaplan's representative, A Quorum Of The City  
Council Was Noted, And A Motion Was Made And Seconded To Adjourn The Meeting Of The  
Community And Economic Development And To Convene As A Special Meeting Of The Full  
Council At 2:16 p.m.**

- 6 Subject: Information On Impact Fees  
From: Council President Kaplan  
Recommendation: Receive An Informational Report On The Status Of: 1) The City Of  
Oakland's Current Efforts To Complete An Assessment Of The Affordable Housing,  
Jobs/Housing, And Transportation And Capital Improvements Impact Fee Programs  
From July 2016 To June 2019, And 2) Affordable Housing Impact Fee (AHIF) Collections,  
Budgeting For 2019/21 And Deployment  
18-2061

Attachments: [View Report](#)

[View Supplemental Report 11/8/2019](#)

[View Supplemental Report 11/27/2019](#)

*The Committee requests supplemental information on building permits, CAFER,  
and the housing elements discrepancies.*

*There were 10 speakers on this item.*

This Informational Report be Continued to go before the \*Community & Economic  
Development Committee

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

## 7 The Item Regarding The "Affordable Housing Impact Fee Ordinance" Was Removed From This Agenda Via Rule 28

- 8 Subject: Federal Opportunity Zone Designation Updates  
From: Economic And Workforce Development Department  
Recommendation: Receive An Informational Report On Opportunity Zone Designation Updates And Policy Recommendations  
18-2376

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

*The Committee made a scheduling Motion for the Rules and Legislation to consider the following;*

*"Adopt A Resolution Adopting Recommendations For The City Of Oakland To Guide Equitable, Community Oriented Real Estate And Business Development Through The Federal Economic Opportunity Zone Program; On The First Community And Economic Development Committee Agenda In January 2020"*

*There were 7 speakers on this item.*

A motion was made by Loren Taylor, seconded by Nikki Bas, that this matter be Received and Forwarded to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 12/10/2019. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- Subject: Equitable And Community Oriented Opportunity Zones  
From: The Community And Economic Development Committee  
Recommendation: Adopt A Resolution Directing The City Administrator To Implement Measures That Leverage Available Incentives And City Resources To Guide Responsible Opportunity Zone Investment Resulting In The Improvement Of The Quality Of Life For Oakland Residents Living In The Communities In And Around Opportunity Zones  
18-2534

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

This City Resolution be Scheduled to go before the \*Rules & Legislation Committee to be heard 12/5/2019

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 9 Subject: Modifications To Condominium Conversion Ordinance  
From: President Pro Tempore Kalb  
Recommendation: Adopt An Ordinance Amending Oakland Municipal Code Chapter 16.36, Condominium Conversions, To: (1) Extend The Conversion Rights Requirement To Two- To Four-Unit Residential Buildings; (2) Limit Conversion Rights To Residential Buildings With Building Permits Issued After Conversion Application; (3) Enhance Tenant Rights And Notice Requirements To Tenants; And (4) Make Other Modifications; And To Direct City Administrator Or Designee To Study Alternative Methods Of (A) Ensuring One-For-One Replacement Of Rental Units In The City As A Result Of Condominium Conversions And (B) Increasing Affordable Home Ownership And Reducing Displacement Of Renters Subject To Conversion; And Adopt CEQA Exemption Findings  
[NEW TITLE]  
18-2106

Attachments: [View Report](#)

*The Committee continued this item to be heard at the 1st committee meeting in January 2020 and accepted the following clean up language to the Ordinance;*

- *On page 6, 1st paragraph adding "by the effective date of this Ordinance."*
- *On page 7, 5th paragraph adding the word "notice"*
- *On page 8, 1st paragraph replacing the word "bureau" with "department"*
- *On page 11 adding a paragraph under section 16.36.0328*
- *On page 12 adding a paragraph under section 16.36.032C*
- *On page 12 adding a paragraph under section 16.36.040*
- *On page 13 modifying the term "the City" to "City", changing section number 16.36.020 to 16.36.031*
- *On page 15 modifying section 16.36.050(4) to include the changes above*
- *On page 24 modifying section 16.36.070*
- *On The Notice And Digest striking the word "generation" and "including specifically an impact fee study."*

A motion was made that this matter be Continued to go before the \*Community & Economic Development Committee. The motion carried by the following vote:

Recused 1 - Taylor

Aye 3 - Reid Bas, Gallo

NO VOTE 0

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

*4 speakers spoke during Open Forum.*

#### 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 4:09 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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**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.**