



# City of Oakland

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

## Meeting Minutes - FINAL

### \*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, November 19, 2024

1:30 PM

City Council Chamber, 3rd Floor

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The Oakland City Council Community And Economic Development Committee Convened At  
2:31 P.M. With President Pro Tempore Kalb Presiding As Chairperson

#### COMMITTEE MEMBERSHIP:

#### Roll Call / Call To Order

**Present** 3 - Carroll Fife, Kevin Jenkins, and Dan Kalb

**Excused** 1 - Noel Gallo

#### **CHANGES MADE TO THE ORDER OF THE AGENDA TO HEAR ITEMS 7, 5, 6, 3, THEN 4 AFTER ITEM 2**

- 1 Approval Of The Draft Minutes From The Committee Meeting Of October 22, 2024  
[25-0247](#)

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

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

**Aye** 3 - Fife Jenkins, Kalb

**Excused** 1 - Gallo

**NO VOTE** 0

- 2 Determination Of Schedule Of Outstanding Committee Items  
[25-0248](#)

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

[View Supplemental Report - 11/14/2024](#)

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

**Aye** 3 - Fife Jenkins, Kalb

**Excused** 1 - Gallo

NO VOTE 0

- 7 Subject: Approvals For The California College Of The Arts Redevelopment 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 Final Environmental Impact Report For The California  
College Of Arts Campus Redevelopment Project Located At 5212 Broadway And  
Adopting Findings Concerning Environmental Impacts, Mitigation Measures, And  
Rejection Of Alternatives, And Adopting A Statement Of Overriding Considerations And  
A Mitigation Monitoring And Reporting Program, All In Accordance With The California  
Environmental Quality Act

[25-0203](#)

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

[View Attachment A](#)

[View Attachment B](#)

[View Attachment C1](#)

[View Attachment C2](#)

[View Attachment D](#)

[View Attachment E](#)

[View Attachment F](#)

[View Attachment G](#)

[View Attachment H](#)

[View Legislation](#)

[View Supplemental Legislation - 11/21/2024](#)

***The Committee Approved The Recommendation Of Staff To Forward This Item The  
December 3, 2024 City Council Agenda As A Public Hearing***

***With Request to staff to continue working with the applicant and council staff on  
brainstorming ways to address the interim usage, needs and challenges***

***35 Speakers Spoke On This Item***

**A motion was made by Dan Kalb, 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 12/3/2024. The motion carried by the following vote:**

**Aye** 3 - Fife Jenkins, Kalb

**Excused** 1 - Gallo

**NO VOTE** 0

2) A Resolution Approving Text Amendments To The General Plan Land Use And Transportation Element To Change The Land Use Designation For The Parcel In Connection With The Project; And Making Appropriate CEQA Findings;  
[25-0204](#)

- Attachments:** [View Report](#)  
[View Attachment A](#)  
[View Attachment B](#)  
[View Attachment C1](#)  
[View Attachment C2](#)  
[View Attachment D](#)  
[View Attachment E](#)  
[View Attachment F](#)  
[View Attachment G](#)  
[View Attachment H](#)  
[View Legislation And Exhibit A](#)  
[View Supplemental Legislation - 11/21/2024](#)

***The Committee Approved The Recommendation Of Staff To Forward This Item The December 3, 2024 City Council Agenda As A Public Hearing***

***35 Speakers Spoke On This Item***

**A motion was made by Dan Kalb, 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 12/3/2024. The motion carried by the following vote:**

**Aye** 3 - Fife Jenkins, Kalb  
**Excused** 1 - Gallo  
**NO VOTE** 0

Subject: Approvals For The California College Of The Arts Redevelopment Project  
From: Planning And Building Department  
Recommendation: Adopt An Ordinance Approving A Rezoning Amendment To Change  
The Zone Classification Of The Parcel From Mixed Housing Residential - 4 Zone (RM-4,  
Height Area 35 And Neighborhood Commercial - 1 Zone (CN-1) Height Area 95 To  
Community Commercial - 2 Zone (CC-2) Height Area 95 In Connection With The Project;  
And Making Appropriate CEQA Findings  
[25-0205](#)

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

[View Attachment A](#)

[View Attachment B](#)

[View Attachment C1](#)

[View Attachment C2](#)

[View Attachment D](#)

[View Attachment E](#)

[View Attachment F](#)

[View Attachment G](#)

[View Attachment H](#)

[View Legislation And Exhibits A And B](#)

[View Supplemental Legislation And Exhibits A And B- 11/21/2024](#)

***The Committee Approved The Recommendation Of Staff To Forward This Item The  
December 3, 2024 City Council Agenda As A Public Hearing***

***35 Speakers Spoke On This Item***

**A motion was made by Dan Kalb, 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 12/3/2024. The motion carried by the following vote:**

**Aye** 3 - Fife Jenkins, Kalb

**Excused** 1 - Gallo

**NO VOTE** 0

4) A Resolution (1) Approving The Combined Preliminary Development Plan/Final Development Plan, Design Review, Variance, Conditional Use Permit And Vesting Tentative Map, For The California College Of The Arts Campus Redevelopment Project (Project) Located At 5212 Broadway; (2) Authorizing The City Administrator To Amend The Façade Improvement Program (FIP) To Implement The Historic Resources Mitigation Measure Specific To The Project; And (3) Making Appropriate California Environmental Quality Act Findings

[25-0206](#)

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

[View Attachment A](#)

[View Attachment B](#)

[View Attachment C1](#)

[View Attachment C2](#)

[View Attachment D](#)

[View Attachment E](#)

[View Attachment F](#)

[View Attachment G](#)

[View Attachment H](#)

[View Legislation](#)

[View Supplemental Legislation - 11/21/2024](#)

***The Committee Approved The Recommendation Of Staff To Forward This Item The December 3, 2024 City Council Agenda As A Public Hearing***

***35 Speakers Spoke On This Item***

**A motion was made by Dan Kalb, 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. The motion carried by the following vote:**

**Aye** 3 - Fife Jenkins, Kalb

**Excused** 1 - Gallo

**NO VOTE** 0

- 5** Subject: Clerical Updates To Title 17 Chapter 17.101B D-OTN Oak-To-Ninth District Zone  
From: Planning And Building Department  
Recommendation: Adopt An Ordinance, As Recommended By The Planning Commission, That (1) Amends The Oakland Planning Code To Update Chapter 17.101B D-OTN, Oak-To-Ninth District Zone Regulations, To (A) Update The Chapter Title From Planned Waterfront Zoning District (PWD-4) To D-OTN, Oak-To-Ninth District Zone; And (B) Make Clerical Updates To The Chapter To Ensure The Intent Of The Chapter Is Implemented; And (2) Makes Appropriate California Environmental Quality Act Findings [25-0063](#)

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

***The Committee Approved The Recommendation Of Staff To Forward This Item The December 3, 2024 City Council Agenda As A Public Hearing***

***3 Speakers Spoke On This Item***

**A motion was made by Kevin Jenkins, 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 12/3/2024. The motion carried by the following vote:**

**Aye** 3 - Fife Jenkins, Kalb

**Excused** 1 - Gallo

**NO VOTE** 0

**6** Subject: Amendments To The Rent Adjustment And Just Cause For Eviction Ordinances  
From: President Pro Tempore Kalb  
Recommendation: Adopt An Ordinance (1) Amending The Rent Adjustment Ordinance To (A) Limit Banking Of CPI Rent Increases To Expire After Four Years And After Transfer Of Property; (B) Prohibit Rent Increases For Owners Delinquent On Business Taxes; (C) Extend Tenant Petition Deadlines From 90 Days To 180 Days And (2) Amending The Just Cause For Eviction Ordinance To Prohibit No Fault Evictions For Owners Delinquent On Business Taxes

[25-0185](#)

- Attachments:** [View Report](#)  
[View Legislation](#)  
[View Supplemental Report - 11/14/2024](#)  
[View Supplemental Report - 11/26/2024](#)  
[View Supplemental Legislation - 11/26/2024](#)  
[View Supplemental Legislation - 12/5/2024](#)

***The Committee Approved As Amended The Recommendation Of Staff To Forward This Item The December 3, 2024 City Council Agenda On Non-Consent***

***Amendments to the Supplemental Report That Includes:***

- 1) Changing the limit banking of CPI Rent Increase to expire after 5 years***
- 2) Extend the provision that the banking expires unless the property is transferred to a spouse, son or daughter To include "sibling"***
- 3) Changing the cutoff date from April 15 to April 30***
- 4) To include language that excludes those that receive a payment plan due to financial hardship be exempt from part of this prohibition***

***19 Speakers Spoke On This Item***

A motion was made by Dan Kalb, seconded by Carroll Fife, that this matter be Approved as Amended 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 12/3/2024. The motion carried by the following vote:

**Aye** 2 - Fife, Kalb  
**No** 1 - Jenkins  
**Excused** 1 - Gallo  
**NO VOTE** 0

At 5:21 P.M. Chair Kalb Called For A 10 Minute Recess

At 5:31 P.M. The Committee Reconvened

- 3 Subject: Ordinance To Establish Construction Workforce Related Reporting Standards  
From: Councilmember Jenkins  
Recommendation: Adopt An Ordinance Adding Chapter 15.80 To The Oakland Municipal Code To Establish Construction Workforce Related Reporting Requirements For Developments With At Least 100 Residential Units Or 100,000 Square Feet Of New Floor Area; And Making Appropriate California Environmental Quality Act Findings [24-0570](#)

**Attachments:** [View Report](#)  
[View Legislation](#)  
[View Supplemental Report- 7/1/2024](#)  
[View Supplemental Report - 11/07/2024](#)  
[View Supplemental Attachment A - 11/07/2024](#)  
[View Supplemental Attachment B - 11/07/2024](#)  
[View Supplemental Attachment C - 11/07/2024](#)

***The Committee Approved The Recommendation Of Staff To Forward This Item The December 3, 2024 City Council Agenda On Consent***

***4 Speakers Spoke On This Item***

A motion was made by Kevin Jenkins, 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 12/3/2024. The motion carried by the following vote:

**Aye** 3 - Fife Jenkins, Kalb

**Excused** 1 - Gallo

**NO VOTE** 0

- 4 Subject: Informational Report Regarding Implementation Of City's 2023 Reusable Foodware Ordinance  
From: Office Of The City Administrator  
Recommendation: Receive An Informational Report Regarding Implementation of the City's 2023 Reusable Foodware Ordinance [25-0174](#)

**Attachments:** [View Report And Attachments 1-5](#)

***3 Speakers Spoke On This Item***

A motion was made by Kevin Jenkins, seconded by Carroll Fife, that this matter be Received and Filed. The motion carried by the following vote:

**Aye** 3 - Fife Jenkins, Kalb

**Excused** 1 - Gallo

**NO VOTE** 0

### Open Forum

*1 Speaker Spoke During Open Forum*

### Adjournment

*There Being No Further Business, The Oakland City Council Community And  
Economic Development Committee Adjourned The Meeting At 5:55 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

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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.