



City of Oakland

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

Meeting Agenda - FINAL

Special Community & Economic Development Committee

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

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

Tuesday, June 13, 2017

1:00 PM

Sgt. Mark Dunakin Room - 1st Floor

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

COMMITTEE MEMBERSHIP:

President Reid, District 7; Lynette McElhane, District 3; Noel Gallo, District 5;
Chairperson: Vice Mayor Annie Campbell Washington, District 4

1 Approval Of The Draft Minutes From The Committee Meeting Held On May 23, 2017

[16-1195](#)

Attachments: [View Report](#)

2 Determination Of Schedule Of Outstanding Committee Items

[16-1198](#)

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3 Subject: Quarterly Tracking Report for Code Enforcement
From: Planning And Building Department
Recommendation: Receive An Informational Report On The Code Enforcement
Activities of the Planning and Building Department

[16-1188](#)

Attachments: [View Report](#)

Legislative History

5/23/17	*Special Community & Economic Development Committee	Scheduled to the *Community & Economic Development Committee
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4 Subject: Informational Report On A Proactive Rental Inspection Pilot
From: Councilmember McElhanev
Recommendation: Receive An Informational Report On Creating A Pilot Proactive
Rental Inspection (PRI) Program To Address Housing Habitability Concerns That
Concentrate On Areas Of The City That Pose The Highest Risk For Childhood Lead
Poisoning And Proposals For Funding Consideration For The FY 2017-2019 Budget

[16-0687](#)

Attachments: [View Report](#)
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Legislative History

2/2/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
4/11/17	*Special Community & Economic Development Committee	* Withdrawn and Rescheduled to the *Community & Economic Development Committee
4/25/17	*Community & Economic Development Committee	Continued to the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council

The Committee requested that this item be held on the pending list for June 2017 to return with recommendations on how to prioritize the properties that would be inspected in the first year based on lead risk, asthma risk, age of the property, and past police and fire complaints, the staffing levels required, the funding that would be required, jurisdictional/legal questions of shared responsibility with Alameda County, if an ordinance change would need to take place to start the program, cost recovery implications, displacement and how the inspections will be carried out.

5/23/17	*Special Community & Economic Development Committee	Scheduled to the *Community & Economic Development Committee
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- 5 Subject: Displacement Of Oakland's Non-Profit Organizations Due To Dramatic Increases In Rental Costs
From: Councilmember Brooks
Recommendation: Receive An Informational Report From The City Administrator And Possible Action On The Impact Of The High Costs Of The Current Commercial Rental Market On Nonprofit And Community Based Organizations; An Analysis Of The Displacement Of Nonprofits From The City Of Oakland Between 2012 To The Present (Analysis To Include The Impact On The Delivery Of Services); And Recommendations On How To Retain A Vibrant Non-Profit Community In Oakland Through City Support To Ameliorate The Impact Of Rising Rental Costs
[16-0778](#)

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Legislative History

2/23/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
4/11/17	*Special Community & Economic Development Committee	Continued to the *Community & Economic Development Committee

Staff was directed to review the matter for fiscal impact and framework for a timeline to assist Nonprofits, to return to on the April 25, 2017 Community And Economic Development

- 6 Subject: An Ordinance Amending Ordinance No. 13387 C.M.S.
From: Economic And Workforce Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt An Ordinance Amending Ordinances No. 13313 C.M.S., No. 13346 C.M.S., And No.13387 C.M.S. (Collectively "The Authorizing Ordinance") To Extend The Term Of The Ground Lease Between The City, The Spanish Speaking Unity Council And The East Bay Asian Local Development Corporation And/Or Related Entities For The Development Of Mixed Income Housing For The Fruitvale Transit Village Phase IIA From A Term Of Sixty-Six (66) Years To Ninety-Nine (99) Years
[16-1138](#)

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Legislative History

5/18/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 7 Subject: Pedestrian Plan
From: Transportation Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution, As Recommended By The City Planning Commission, Adopting The Oakland Walks! 2017 Pedestrian Master Plan Update, Relying On The 2002 Pedestrian Master Plan Mitigated Negative Declaration, And Other Documents, Finding That No Additional Environmental Review Is Needed Pursuant To California Environmental Quality Act (CEQA) Guidelines Sections 15162-15164, 15183 And Other CEQA Exemptions, And Adopting Related CEQA Findings

[16-1177](#)

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Legislative History

6/1/17	*Rules & Legislation Committee	Scheduled to the *Finance & Management Committee
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Public Works And Community And Economic Development

- 8 Subject: Phase I Of The Walk This Way: Broadway / Webster Project
From: Planning And Building Department
Recommendation: Adopt A Resolution Authorizing The City Administrator To: 1) Negotiate And Execute A Professional Services Contract With PGA Design In An Amount Not-To-Exceed One Million Three Hundred Eighty Thousand Dollars (\$1,380,000) For Design And Engineering Services For The Walk This Way: Broadway I Webster Project, Consisting Of Phase 1 In An Amount Not-To-Exceed Four Hundred Thirty Thousand Dollars (\$430,000), And Phase 2 In An Amount Not-To-Exceed Nine Hundred Fifty Thousand Dollars (\$950,0000), With Phase 2 Being Contingent On Appropriation Of Funding, For A Term Of Seven (7) Years, Or Completion Of Construction, Whichever Occurs First; And 2) Return To Council To Accept And Appropriate Grant And Other Funding For Phase 2 Of The Walk This Way: Broadway I Webster Project; And 3) Appropriate Grant Funds Up To Three Hundred Forty-Two Thousand And One Hundred Ten Dollars (\$342,110) From The Metropolitan Transportation Commission's Safe Routes To Transit Program For Phase 1 Of The Walk This Way: Broadway / Webster Project; And 4) Authorize A Contribution From The Central District Redevelopment Project Broadway Streetscape Funds In An Amount Up To Fifty-Seven Thousand Eight Hundred Ninety Dollars (\$57;890) For Phase 1 Of The Walk This Way: Broadway I Webster Project; And 5) Authorize A Contribution From The Planning And Building Department Funds In An Amount Up To Thirty Thousand Dollars (\$30,000) For Phase 1 Of The Walk This Way: Broadway I Webster Project.

[16-1180](#)

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Legislative History

6/1/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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No Public Hearing.

- 9** Subject: DDA With TDP Webster, LLC For 2330 Webster St. And 2315 Valdez St.
From: Economic And Workforce Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt An Ordinance: (1) Consenting To A Change In The Ownership Structure And Control Of TDP-Webster, LLC ("Developer") With Which The City Of Oakland ("City") Has Previously Entered Into A Disposition And Development Agreement ("DDA") For The Sale And Development Of Two Contiguous City-Owned Parcels Located At 2330 Webster Street And 2315 Valdez Street, Including Construction Of A New City Parking Garage ("City Garage"); (2) Authorizing The City Administrator, Without Returning To The City Council, To Negotiate And Execute An Amendment To The DDA To (A) Change The Interest Rate Calculated On The City's Seller Carryback Loan To Developer For The Developer's Acquisition Of The Property, (B) Change The Formula Used To Calculate The Purchase Price To Be Paid By The City For The Acquisition Of The City Garage, (C) Increase The Required Minimum Net Worth Of The Guarantor Providing The Completion Guaranty, (D) Waive Performance And Payment Bond Requirements, Unless Otherwise Required By Lender, And (E) Modify The Affordability Level Of The Project's Moderate Income Housing Units; (3) Allocating And Appropriating Up To \$350,000 To Create A Contingency Account For Finish And Equipment Enhancements Related To Security And Energy Efficiencies; (4) Authorizing The City Administrator Without Returning To The City Council, To Negotiate And Execute An Amendment To The Parking License Agreement Between The City Of Oakland And Cim Oakland 1 Kaiser Plaza, L.P. ("CIM") Providing For The Temporary Relocation Of CIM's Parking Rights To The Franklin Garage And Recordation Of Such Amendment And Related Documents On Title For The Franklin Garage Until The City Is Able To Transfer CIM's Parking Rights To The New City Garage; And (5) Making Related CEQA Findings Pursuant To Public Resources Code Section 21166 (CEQA Guidelines Section 15162)

[16-1181](#)

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Legislative History

6/1/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 10** Subject: Amendments To The Public Art Requirements
From: Planning And Building Department
Recommendation: Adopt An Ordinance Repealing Ordinance No. 13275 C.M.S., Amending The Oakland Municipal Code To Adopt Chapter 15.78, Public Art Requirements For Private Development, And Adopting California Environmental Quality Act Exemption Findings

[16-1183](#)

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Legislative History

6/1/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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11 Subject: Sale Of Property At 7th Street And Campbell Street
From: Housing And Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Ordinance Authorizing A Disposition And Development Agreement With Oakland
And The World Enterprises, Inc., Or An Affiliated Entity, For The Sale Of Property At
7TM Street And Campbell Street For Development As A Mixed Use Affordable Housing
Development, And Making CEQA Findings For This Action; And
[16-1185](#)

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Legislative History

6/1/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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2) A Resolution Appropriating Up To \$32,016 In License Fees From A License
Agreement Of Property Located At 7th And Campbell From The Low And Moderate
Income Housing Asset Fund For Expenditures Related To The Property And The
Project
[16-1186](#)

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Legislative History

6/1/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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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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