



# SUPPLEMENTAL

## City of Oakland

### Meeting Agenda

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 Oakland  
Redevelopment Successor Agency and 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, June 11, 2013**

**1:30 PM**

**Sgt. Mark Dunakin Room - 1st Floor**

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**\* PLEASE NOTE CHANGE IN TIME \***

***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:**

**Lynette Gibson McElhaney, District 3, Council President Patricia Kernighan, District 2, Libby Schaaf, District 4; Chairperson: Vice Mayor Larry Reid, District 7**

1 Approval Of The Draft Minutes From The Committee Meeting Held On May 28, 2013

2 Determination Of Schedule Of Outstanding Committee Items

[\(ced061113\)](#)

3 Subject: Army Base Interim Leasing Program  
From: Office Of Neighborhood Investment  
Recommendation: Receive A Report And Possible Action Regarding The  
Oakland Army Base Interim Leasing Program

[\(12-0143-1\)](#)

**This item was Continued from the May 28, 2013 Community & Economic**

# SUPPLEMENTAL

**Development Committee meeting.**

- 4           Subject:     Army Base Long-Range Property Management Plan  
              From:       Office Of Neighborhood Investment  
              Recommendation: Adopt An Oakland Redevelopment Successor Agency (ORSA)  
              Resolution Approving The Long-Range Property Management Plan For The Oakland  
              Army Base, And Authorizing The Transfer Of Army Base Parcel E And The Quitclaim  
              Of Any Other ORSA Interest In The Army Base To The City Of Oakland Pursuant To  
              The Plan  
              [\(12-0577\)](#)
- 5           Subject:     Oakland Army Base Real Estate Actions  
              From:       Office Of Neighborhood Investment  
              Recommendation: Adopt The Following Pieces Of Legislation:
- 1) An Ordinance Authorizing The City Administrator To Negotiate And Execute A  
Sixty-Six (66) Year Lease With The Port Of Oakland For Rail Uses And Service On  
Approximately 8 Acres Of Port Land Adjacent To City-Owned Land On The Former  
Oakland Army Base; And  
[\(12-0581\)](#)
  - 2) An Ordinance Authorizing The City Administrator To Negotiate And Execute An Up  
To Sixty-Six (66) Year Sublease With Prologis CCIG Oakland Global, LLC, Or Related  
Entities For Rail Uses And Service On Approximately 8 Acres Of Land Adjacent To  
City-Owned Land On The Former Oakland Army Base; And  
[\(12-0581-1\)](#)
  - 3) An Ordinance Authorizing The City Administrator To Negotiate And Execute An Up  
To Thirty (30) Month Lease With The Port Of Oakland For Truck Parking And Truck  
Services On Up To 11.7 Acres Of Land On The Port-Owned Portion Of The Former  
Oakland Army Base; And  
[\(12-0581-2\)](#)
  - 4) An Ordinance Authorizing The City Administrator To Negotiate And Execute An Up  
To Thirty (30) Month Sublease With Oakland Maritime Support Services (Or A Related  
Entity) For Truck Parking And Truck Services On Up To 11.7 Acres Of Land On The  
Port-Owned Portion Of The Former Oakland Army Base; And  
[\(12-0581-3\)](#)
  - 5) An Ordinance Authorizing The City Administrator To Negotiate And Enter Into A  
Lease Or License Agreement With California Capital & Investment Group, Inc., For  
Installation Of Air Quality Monitoring Facilities, Equipment And Utilities At Raimondi  
Park In West Oakland; And  
[\(12-0581-4\)](#)
  - 6) An Ordinance Authorizing The City Administrator To Negotiate And Execute An  
Amendment To The 2005 Purchase And Sale Agreement Between The Oakland Base

# SUPPLEMENTAL

**\* Special Concurrent Meeting of the Oakland  
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---

Tuesday, June 11, 2013

Reuse Authority And The California Department Of Transportation For Approximately 6.5 Acres Of Property Adjacent To The Former Oakland Army Base; And  
[\(12-0581-5\)](#)

7) An Ordinance Authorizing The City Administrator To Negotiate And Enter Into A Real Property Agreement With BNSF Railway Company To Relocate An Existing Rail Line Easement Near Engineers Road To Facilitate The Development Of The Former Oakland Army Base  
[\(12-0581-6\)](#)

6 Subject: Oak Knoll and Central City East Five Year Implementation Plan  
From: Office Of The City Administrator  
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Oakland Redevelopment Successor Agency Resolution Adopting The Five Year Implementation Plan, 2011-2016, For The Oak Knoll Redevelopment Project; And  
[\(12-0552\)](#)

2) An Oakland Redevelopment Successor Agency Resolution Adopting The Five Year Implementation Plan, 2013-2018, For The Central City East Redevelopment Project  
[\(12-0552-1\)](#)

**This item is also scheduled for a Public Hearing on June 18, 2013.**

7 Subject: Citywide Zoning Text Amendments  
From: Department Of Planning And Building  
Recommendation: Adopt An Ordinance, Recommended By The Planning Commission, To Amend The Oakland Planning Code To: 1) Update References, Reduce Redundancy, And Clarify Language In Various Chapters Of The Planning Code; 2) Modify Truck Weight Classifications Language To Conform With Industry Standards; 3) Modify The Setback Requirement For The Portion Of Buildings Above 55 Feet In Height In The CBD-R Zone; 4) Add Design Review Requirement For Residential Facilities And Historic Properties In The CIX, IG, And IO Zones; 5) Eliminate The Increased Parking Requirement For Expansions Of Activities Across Zone Boundaries; And 6) Add Sidewalk Cafes As A Permitted Facility In The M- Industrial Zones  
[\(12-0553\)](#)

**This item is also scheduled for a Public Hearing on June 18, 2013.**

8 Subject: Establishing New Impact Fees  
From: Department Of Planning And Building  
Recommendation: Receive A Report And Take Possible Action On Establishing Potential Impact Fees, Including Fees For Transportation Infrastructure Needs, Affordable Housing Needs, Or Other Development Needs [TITLE CHANGE]  
[\(12-0539\)](#)

9 Subject: Amendments To Debt Service Rent Increase Regulations  
From: Department Of Housing And Community Development

# SUPPLEMENTAL

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---

**Tuesday, June 11, 2013**

Recommendation: Adopt The Following Two Pieces Of Legislation:

1) A Resolution Adopting Amendments To The Rent Adjustment Regulations, Appendix A, Section 10.4 To Require That Debt Service Rent Increases For Newly Purchased Rental Properties Not Exceed Debt Service Calculated On A Standard Financing Model, To Limit Debt Service Rent Increases To A One-Time Cap Of Seven Percent Over The Current Allowable Rent Increase, And To Adopt A Grandparent Clause; And  
[\(12-0550\)](#)

2) An Ordinance Amending The Rent Adjustment Ordinance (O.M.C. 8.22.090b) To Require Property Owners Seeking Rent Increases Based On Debt Service To File Owner Petitions;  
[\(12-0550-1\)](#)

Or, Alternatively, Adopt The Following Two Pieces Of Legislation:

1) A Resolution To Adopt Amendments To The Rent Adjustment Regulations Appendix A, Section 10.4 To Provide For A Grandparent Clause For Rental Properties With A Purchaser At The Enactment Of Elimination Of Debt Service As A Justification For A Rent Increase; And  
[\(12-0550-2\)](#)

2) An Ordinance Amending The Rent Adjustment Ordinance (O.M.C. Sections 8.22.020 And 8.22.070) To Eliminate Debt Service As A Justification For A Rent Increase  
[\(12-0550-2A\)](#)

**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.

NOTE: Americans With Disabilities Act  
If you need special assistance to participate in Oakland City Council and Committee meetings please contact the Office of the City Clerk. When possible, please notify the City Clerk 48 hours prior to the meeting so we can make reasonable arrangements to ensure accessibility. Also, in compliance with Oakland's policy for people with environmental illness or multiple chemical sensitivities, please refrain from wearing strongly scented products to meetings.

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(TTD)

**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 8:30AM TO 5:00PM**

**LaTonda Simmons  
City Clerk and  
Clerk of the Council**