



# City of Oakland

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

## Meeting Minutes - DRAFT Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council

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

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

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Monday, December 16, 2024

9:30 AM

City Council Chamber, 3rd Floor

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The Special Concurrent Meeting of the Oakland Redevelopment Successor Agency / City Council convened at 9:47 am, with Council President Fortunato Bas presiding as Chairperson.

The Roll Call was modified to note Council member Reid present at 10:04 am.

**Councilmember Kevin Jenkins Will Participate By Teleconference At: 1 Frank H. Ogawa Plaza, 2nd floor, suite 200, Oakland, CA 94612**

**Councilmember Rebecca Kaplan Will Participate By Teleconference At: 1 Frank H. Ogawa Plaza, 2nd floor, suite 244, Oakland, CA 94612**

**Pursuant To The Brown Act (Government Code Section 54953), The Agenda Must Be Posted At The Teleconference Location, The Teleconference Location Must Be Accessible To The Public And Members Of The Public Must Have The Ability To Observe The Meeting And To Comment On Agenda Items**

### 1 Call To Order

### 2 ROLL CALL / CITY COUNCIL

**Present** 5 - Noel Gallo, Kevin Jenkins, Dan Kalb, Rebecca Kaplan, and Nikki Fortunato Bas

**Excused** 3 - Carroll Fife, Janani Ramachandran, and Treva Reid

### 3 ACTIONS ON SPECIAL ORDERS OF THE DAY

**("Ceremonial Items") Ceremonial Presentations, Including Proclamations, Individual Recognitions, etc.; and Reports Or Presentations From The Mayor, Other Public Officials, Or Special Guests**

- 3.1** Subject: Impact Evaluation Study Of The Oakland And Berkeley Fair Chance Housing Ordinances  
From: Council President Fortunato Bas And President Pro Tempore Kalb  
Recommendation: Receive An Informational Report Regarding The Impact Evaluation Of Oakland's Fair Chance Housing Ordinance By The UC Berkeley Institute Of Urban & Regional Development (IURD)  
[25-0352](#)

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

***2 Speakers Spoke On This Item***

**A motion was made by Nikki Fortunato Bas, seconded by Dan Kalb, that this matter be Received and Filed. The motion carried by the following vote:**

**Aye:** 6 - Gallo, Jenkins, Kalb, Kaplan, Reid, and Fortunato Bas

**Excused:** 2 - Fife, and Ramachandran

**NO VOTE:** 0

- 4 MODIFICATIONS TO THE AGENDA AND PROCEDURAL ITEMS**  
**(Requests To: Reschedule Items From Consent To Non-Consent To The Next Council Agenda, Speak On Consent Calendar, Register Votes, Change Order Of Items, Reconsiderations, Pull Items Held In Committee):**

**5 CONSENT CALENDAR (CC) ITEMS:**

***6 Speakers Spoke On The Consent Calendar***

***Approval of the Consent Agenda***

**A motion was made by Jenkins, seconded by Gallo, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 6 - Gallo, Jenkins, Kalb, Kaplan, Reid, and Fortunato Bas

**Excused:** 2 - Fife, and Ramachandran

**NO VOTE:** 0

**S5.1** Subject: Honoring The Life And Legacy Of Oscar Carl Wright Sr.  
From: Councilmember Fife  
Recommendation: Adopt A Resolution Honoring The Life And Legacy Of Oscar Carl Wright Sr. For His Lifelong Work To Advance Equity And Justice In Oakland And Beyond; And Declaring May 5th As Oscar Carl Wright Sr. Day  
[25-0350](#)

**Attachments:** [View Legislation](#)  
[View Supplemental Legislation - 12/12/2024](#)

**This City Resolution was Adopted.**

**S5.2** Subject: Appointment To The Community Policing Advisory Board  
From: Office Of The Mayor  
Recommendation: Adopt A Resolution Confirming The Mayor's Appointment Of David Ralston As A Member Of The Community Policing Advisory Board  
[25-0373](#)

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

**This City Resolution was Adopted.**

**S5.3** Subject: Adoption Of The 2024 Oakland Urban Forest Plan  
From: Oakland Public Works Department  
Recommendation: Adopt A Resolution Adopting The 2024 Oakland Urban Forest Plan Including The Recommended "No Net Loss" Tree Canopy Goal To Maintain An Estimated 20.6% Canopy Cover That Requires Tree Planting In Prioritized Disadvantaged Census Tracts With Inequitable Canopy Cover, And That The City Administrator Or Designee Establish, Within One Year, An Implementation Team For The Purpose Of Implementing The Urban Forest Plan, Including Identification And Securing Of Funding, That The City Administrator Or Designee Develop A Schedule To Update Tree Related Ordinances In The Oakland Municipal Code Consistent With The Goals And Recommendations Of The Adopted Urban Forest Plan, And Adopting Appropriate California Environmental Quality Act Findings  
[25-0177](#)

**Attachments:** [View Report](#)  
[View Attachment A](#)  
[View Attachment B](#)  
[View Attachemnt C](#)  
[View Legislation](#)  
[View Supplemental Legislation - 12/13/2024](#)

**This City Resolution was Adopted.**

**S5.4** Subject: Amend Beautification Council Contract Amount  
From: Oakland Public Works Department  
Recommendation: Adopt A Resolution Authorizing The City Administrator To (1) Increase Beautification Council's Contract Amount By Six Hundred Thousand Dollars (\$600,000) For A Total Not To Exceed Contract Amount Of Four Million Five Hundred Thirty Thousand Dollars (\$4,530,000); And (2) Waive Further Advertising, Bidding, Competitive Request For Proposal/ Qualification Selection And Local Business/Small Local Business Participation Requirements  
[25-0274](#)

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

**A motion was made by Kevin Jenkins, seconded by Noel Gallo, that this matter be Adopted. The motion carried by the following vote:**

**Aye:** 5 - Gallo, Jenkins, Kalb, Kaplan, and Fortunato Bas

**Excused:** 2 - Fife, and Ramachandran

**Abstained:** 1 - Reid

**NO VOTE:** 0

**S5.5** Subject: OPD Crime Data Report  
From: Oakland Police Department  
Recommendation: Receive An Informational Report From The Oakland Police Department (OPD) On Crime, Crime Trends And Crime Reduction Activities In The City Of Oakland  
[25-0210](#)

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

**This Informational Report was Received and Filed.**

**6 CONSIDERATION OF ITEMS WITH STATUTORY PUBLIC HEARING REQUIREMENTS:**

**7 ACTION ON OTHER NON-CONSENT CALENDAR ITEMS:**

- 8 Subject: Performance Audit Of Citywide Pay Equity  
From: Office Of The City Auditor  
Recommendation: Receive An Informational Report From The City Auditor On The  
Performance Audit Of Citywide Pay Equity  
[25-0281](#)

**Attachments:** [View Powerpoint Presentation](#)

**3 Speakers Spoke On This Item**

**A motion was made by Noel Gallo, seconded by Treva Reid, that this matter be  
Received and Filed. The motion carried by the following vote:**

**Aye:** 6 - Gallo, Jenkins, Kalb, Kaplan, Reid, and Fortunato Bas

**Excused:** 2 - Fife, and Ramachandran

**NO VOTE:** 0

- 9 Subject: Authorizing An Agreement Regarding Environmental Matters Between The  
Port And City Of Oakland  
From: President Pro Tempore Kalb  
Recommendation: Adopt A Resolution Directing The City Administrator To Work With  
The Port Of Oakland Executive Director To Enter Into An Agreement Regarding  
Engagement With City Of Oakland Staff On Port Of Oakland Air Quality, Water Quality,  
Carbon Management, Environmental Health, Electrification And Other Green Programs,  
Plans And Initiatives  
[25-0183](#)

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

[View Legislation](#)

[View Supplemental Legislation - 11/7/2024](#)

[View Supplemental Port of Oakland Partnership Agreement -  
12/5/2024](#)

[View Supplemental Legislation - 12/6/2024](#)

**3 Speakers Spoke On This Item**

**A motion was made by Dan Kalb, seconded by Treva Reid, that this matter be  
Adopted. The motion carried by the following vote:**

**Aye:** 6 - Gallo, Jenkins, Kalb, Kaplan, Reid, and Fortunato Bas

**Excused:** 2 - Fife, and Ramachandran

**NO VOTE:** 0

**10** Subject: Healthcare Facilities Pill Hill Conditional Use Permit CUP  
From: President Pro Tempore Kalb And Councilmember Fife  
Recommendation: Adopt A Resolution Directing The City Administrator Or Their Designee To Study And Present To The Planning Commission, And Ultimately The City Council, A Planning Code Amendment Establishing A Zoning Overlay Or Similar Planning Mechanism That Requires A Major Conditional Use Permit (“Major CUP”) For Health Care Civic Activities In The Area Bounded By Telegraph Avenue, Broadway, Interstate 580, And 29th Street, To Be Presented In The City’s Update To The Land Use And Transportation Element (“LUTE”) Of The City’s General Plan  
[25-0355](#)

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

***2 Speakers Spoke On This Item***

**A motion was made by Dan Kalb, seconded by Rebecca Kaplan, that this matter be Adopted. The motion carried by the following vote:**

**Aye:** 6 - Gallo, Jenkins, Kalb, Kaplan, Reid, and Fortunato Bas

**Excused:** 2 - Fife, and Ramachandran

**NO VOTE:** 0

**At 12:07 p.m. At The Call Of The Chair The Oakland Redevelopment Successor Agency / City Council Entered Into A Recess**

**At 12:21 p.m. The Oakland Redevelopment Successor Agency / City Council Returned From Recess**

- 11 Subject: Modifying The Enabling Ordinances For The Police Commission, The Community Police Review Agency And The Office Of The Inspector General  
From: President Pro Tempore Kalb  
Recommendation: Adopt An Ordinance: (1) Amending Oakland Municipal Code Chapter 2.45, The Enabling Ordinance For The Oakland Police Commission, To Be Consistent With Charter Amendments Under Ballot Measure S1 And To Modify The Powers And Duties Of The Oakland Police Commission And The Police Commission's Selection Panel; (2) Amending Oakland Municipal Code Chapter 2.46, The Enabling Ordinance For The Community Police Review Agency, To Be Consistent With Charter Amendments Under Ballot Measure S1 And To Modify The Powers And Duties Of The Community Police Review Agency; And (3) Adding Chapter 2.47 To The Oakland Municipal Code, An Enabling Ordinance For The Office Of The Inspector General, To Implement Charter Amendments Under Ballot Measure S1 And To Further Define The Powers And Duties Of The Office Of The Inspector General  
[23-0620](#)

**Attachments:** [View Report](#)  
[View Legislation](#)  
[View Supplemental Report - 11/30/2023](#)  
[View Supplemental Legislation - 11/30/2023](#)  
[View Supplemental Report - 12/13/2024](#)  
[View Supplemental Legislation - 12/13/2024](#)

**2 Speakers Spoke On This Item**

**With a Vote of 5 Ayes; 1 Abstained: Jenkins; 2 Excused: Fife And Ramachandran;**

**The Oakland City Council Approved The Ordinance As Amended On First Introduction, And Scheduled The Item For Final Passage On January 21, 2025 With The Following Amendments:**

**Of Supplemental Legislation - 12/13/2024, On Page 3, Restoring The Following:**

**2.45.025 Conflict of Interest. Reserved.**

**The following persons shall not be eligible to serve as a Commissioner or as a member of the Selection Panel:**

**A. Any attorney who represents a person or entity with a pending claim or lawsuit against the Department; or**

**B. Any attorney who represented a person or entity that filed a claim or lawsuit against the Department and that claim or lawsuit which was finally resolved during within the previous year 12 months.**

*This Section shall not apply to the Selection Panel members already appointed prior to June 10, 2018. on the effective date of this Chapter 2.45.*

A motion was made by Dan Kalb, seconded by Noel Gallo, that this matter be Approved as Amended on Introduction for Final Passage to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 1/21/2025. The motion carried by the following vote:

**Aye:** 5 - Gallo, Kalb, Kaplan, Reid, and Fortunato Bas

**Excused:** 2 - Fife, and Ramachandran

**Abstained:** 1 - Jenkins

**NO VOTE:** 0

**S12** Subject: Informational Report In Response To Resolution No. 89906  
From: Office Of The City Administrator  
Recommendation: Receive An Informational Report In Response To Resolution No. 89906 C.M.S. To Prioritize Public Safety  
[25-0322](#)

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

*1 Speaker Spoke On This Item*

*The Oakland City Council Received & Filed This Informational Report With Request For This Informational Report Be Presented To The Public Safety Committee Annually*

A motion was made by Dan Kalb, seconded by Noel Gallo, that this matter be Received and Filed. The motion carried by the following vote:

**Aye:** 6 - Gallo, Jenkins, Kalb, Kaplan, Reid, and Fortunato Bas

**Excused:** 2 - Fife, and Ramachandran

**NO VOTE:** 0



**S13** Subject: CIP Budget Amendments  
From: Councilmember Kaplan And Council President Fortunato Bas  
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution (1) Amending Resolution No. 90326 C.M.S., Which Adopted The Midcycle Budget And The Fiscal Year 2023- 2025 Capital Improvement Program (CIP), To Allocate Funding From Proposed 2025 Measure KK And Measure U Bond Issuances To New And Existing City Infrastructure Projects And Affordable Housing Projects And Make Other Related Amendments To Fund 2218 (Transportation); (2) Authorizing The City Administrator To Create New Funds For The 2025 Bond Funding As Necessary; And (3) Directing The City Administrator To Schedule A Report To The City Council Regarding The Timing For Implementing A 2025 Bond Issuance; And [25-0342](#)

**Attachments:** [View Report](#)  
[View Attachment](#)  
[View Legislation](#)  
[View Supplemental Exhibit A - 12/12/2024](#)

**7 Speakers Spoke On This Item**

**A motion was made by Rebecca Kaplan, seconded by Nikki Fortunato Bas, that this matter be Adopted. The motion carried by the following vote:**

**Aye:** 6 - Gallo, Jenkins, Kalb, Kaplan, Reid, and Fortunato Bas

**Excused:** 2 - Fife, and Ramachandran

**NO VOTE:** 0

2) A Resolution (1) Allocating \$10,000,000 In Funds From Measure U Housing Bond Funds To Fund New Construction Of Multifamily Rental Affordable Housing Projects, And (2) Authorizing The City Administrator To Make Development Loans Under The New Construction Of Multifamily Rental Affordable Housing Program, Homekey And Rapid Response Homeless Housing, Acquisition And Conversion To Affordable Housing And Rehabilitation Of The Existing Affordable Housing Without Returning To Council, Contingent On Funding Availability [25-0362](#)

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

**7 Speakers Spoke On This Item**

**A motion was made by Rebecca Kaplan, seconded by Nikki Fortunato Bas, that this matter be Adopted. The motion carried by the following vote:**

**Aye:** 6 - Gallo, Jenkins, Kalb, Kaplan, Reid, and Fortunato Bas

**Excused:** 2 - Fife, and Ramachandran

**NO VOTE:** 0

**S14** Subject: Measure BB Fund Transfer  
From: Department Of Transportation  
Recommendation: Adopt A Resolution Appropriating A One-Time Use Of Fund Balance In An Amount Not To Exceed One Million, Two Hundred And Seventy-Four Thousand Dollars (\$1,274,000.00) From Fiscal Year 2024 Measure BB Fund Balance To Partially Fund The Citywide Resurfacing Program Through The End Of Fiscal Year 2025 To Reduce The Program Budget Shortfall And Partially Maintain Construction Schedules [25-0307](#)

**Attachments:** [View Report](#)  
[View Legislation](#)  
[View Supplemental Report - 12/13/2024](#)  
[View Supplemental Legislation - 12/13/2024](#)

**3 Speakers Spoke On This Item**

**This City Resolution be Not Adopted.**

**S15** Subject: General Sales Tax Ordinance  
From: Councilmember Jenkins, Kaplan, Reid, And Council President Fortunato Bas  
Recommendation: Adopt An Ordinance (1) Submitting To The Voters At A Special Election To Be Held On April 15, 2025, A Proposed Ordinance To Impose A Transactions And Use Tax To Be Administered By The California Department Of Tax And Fee Administration; (2) Requesting Consolidation Of The Election With All Special Municipal Elections To Be Held In The City Of Oakland On April 15, 2025; And (3) Directing The City Clerk To Take Any And All Actions Necessary Under Law To Prepare For And Conduct The April 15, 2025 Special Municipal Election  
[25-0370](#)

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

**4 Speakers Spoke On This Item**

***With A Vote of 6 Ayes; 2 Excused: Fife And Ramachandran, The City Council Approved The Item As Amended On Introduction, And Scheduled For Final Passage At The Special City Council Meeting of January 9, 2025, With the Following Amendments:***

***Of The Legislation, On Page 7***

***For The following Section To Now Read As: Section 4.26.160. TERMINATION DATE. The authority to levy the tax imposed by this ordinance shall expire ten years after the Operative Date.***

**A motion was made by Kevin Jenkins, seconded by Treva Reid, that this matter be Approved as Amended on Introduction for Final Passage to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 1/9/2025. The motion carried by the following vote:**

**Aye:** 6 - Gallo, Jenkins, Kalb, Kaplan, Reid, and Fortunato Bas

**Excused:** 2 - Fife, and Ramachandran

**NO VOTE:** 0

**S16** Subject: April 2025 Special Election Parcel Tax Measures For Independent Oversight Agencies And Essential Services Recovery  
From: Finance Department  
Recommendation: Adopt A Resolution On The City Council's Own Motion Submitting To The Voters At The April 15, 2025 Special Municipal Election, An Ordinance To Adopt A Special Parcel Tax To Maintain The City's Independent Oversight Agencies And Programs; Requesting Consolidation Of The Election With All Special Municipal Elections To Be Held In The City Of Oakland On April 15, 2025; And Directing The City Clerk To Take Any And All Actions Necessary Under Law To Prepare For And Conduct The April 15, 2025 Special Municipal Election  
[25-0369](#)

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

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

***The Motion Failed To Continue This Item***

A motion was made by Dan Kalb, seconded by Noel Gallo, that this matter be Continued to go before the Special Meeting of the Oakland City Council, to be heard 1/9/2025. The motion failed by the following vote:

**Aye:** 1 - Kalb

**No:** 4 - Gallo, Jenkins, Reid, and Fortunato Bas

**Absent:** 1 - Kaplan

**Excused:** 2 - Fife, and Ramachandran

**NO VOTE:** 0

**OPEN FORUM**

***3 Speakers Spoke During Open Forum***

**ADJOURNMENT OF COUNCIL SESSION**

**(Meeting Shall Conclude No Later Than 9:30 P.M., Unless Extended By Majority Vote Of The Council)**

*There being no further business, The Oakland Redevelopment Successor Agency / City Council adjourned the meeting in memory of Oscar Carl Wright Sr., Lenore Abraham Ealy, Pamela Reid, and Juanita Dugger at 3:14 p.m.*

## **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 5 days 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.

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

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**THE HANGING OF BANNERS, POSTERS, SIGNS, OR ANY MATERIAL ON OR OVER THE GALLERY BANNISTERS IS STRICTLY PROHIBITED IN ORDER TO ENSURE THE SAFETY OF THOSE ATTENDING MEETINGS.**

**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.**