



City of Oakland

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

Meeting Minutes - FINAL *Special Community & Economic Development Committee

Tuesday, November 30, 2021

1:30 PM

Virtual Tele- Conference Via Zoom

Please See The Agenda To Participate In The Meeting

The Oakland City Council Special Community And Economic Development Committee convened at 1:31 P.M., with Councilmember Kalb presiding as Chairperson.

Roll Call / Call To Order

Present 4 - Carroll Fife, Dan Kalb, Loren Taylor, and Noel Gallo

1 PUBLIC COMMENT: COMMENTS ON ALL ACTION ITEMS WILL NOT BE TAKEN AT THIS TIME. COMMENTS FOR ITEMS NOT ON THE AGENDA WILL BE TAKEN DURING OPEN FORUM

14 Speakers spoke during Public Comment.

Councilmember Fife was noted present at 1:33 P.M.

2 Approval Of The Draft Minutes From The Committee Meeting Of October 26, 2021
[21-0819](#)

Attachments: [View Report](#)

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 - Fife Kalb Taylor, Gallo

NO VOTE 0

3 Determination Of Schedule Of Outstanding Committee Items
[21-0820](#)

Attachments: [View Report](#)

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

Aye 4 - Fife Kalb Taylor, Gallo

NO VOTE 0

- 4 Subject: Report On Save And Downtown Streets Team Programs
From: Councilmember Fife
Recommendation: Receive An Informational Report From The Human Services
Department On Implementation, Performance, And Outcomes Of The Soldiers Against
Violence Everywhere (Save) And Downtown Streets Team's Workforce Development
And Employment Training Programs Serving Unhoused Individuals
[21-0584](#)

Attachments: [View Report](#)

[View Supplemental Report 11/18/2021](#)

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

Aye 4 - Fife Kalb Taylor, Gallo

NO VOTE 0

- 5 Subject: Density Bonus Ordinance Update
From: Planning And Building Department
Recommendation: Adopt An Ordinance, As Recommended By The Planning Commission, Amending The Oakland Planning Code To Update Chapter 17.107 Density Bonus And Incentive Procedure; On The March 15, 2022 City Council Meeting As A Public Hearing
[21-0739](#)

Attachments: [View Report](#)

[View Legislation And Exhibit A](#)

[View Supplemental Presentation 10/29/2021](#)

[View Supplemental Report 11/22/2021 - Kalb](#)

The Committee forwarded an alternate recommendation to the first Council meeting in January 2022, that includes the following;

DENSITY BONUS Ordinance (proposed amendments) -17.107.045:

• *In Section 17.107.045(A), need to specify that 'any other form of rent or price control' explicitly includes California's anti-rent gouging protections under Civil Code § 1947,12 and Oakland's Rent Adjustment Ordinance.*

** Same Square Footage for Demolished Units - All replacement units to replacement demolished units must include the same square footage as the demolished units. (This is an amendment to section 17.107.045(C)(4), to ensure that a developer doesn't demolish a large affordable unit and replace it with a smaller one with the same number of bedrooms.)*

** Presume that Demolished Affordable Units Had Low Income Households- The definition of protected units that developers must replace with affordable housing if they demolish them shall include units occupied by a low-income household in the past five years, where if the income of a household is not known, K shall be rebuttably presumed that a very low-income or extremely low income household occupied the unit. (This is an amendment to section 17.107.045(CM1) & (CX2).)*

** Tenants Can Opt for Rent-Controlled Units to Replace Demolished Units - The affordable replacement units must be at 30% AMI as well unless the tenant opts to return to a rent-controlled replacement unit at the same rent as a demolished rent-controlled unit. (This is an amendment to section 17.107.045(C).) In Section 17.107.045(D), need top. create a process for ensuring that tenants displaced due to demolition for the purpose of developing new housing have received relocation assistance under the Uniform Relocation Ordinance.*

**Hold the moderate Oakland income rental projects to the same approval standards as moderate income for sales projects;*

**Oakland should allow low income units to qualify not only an income of 80%AMI but also a rent level of 80%AMI*

This Ordinance 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 1/18/2022

- 6** Subject: Amendments To Oakland Planning Code Related To Accessory Dwelling Units
From: Planning & Building Department
Recommendation: Adopt An Ordinance, As Recommended By The City Planning Commission, Amending The Oakland Planning Code To: 1) Revise Regulations For Accessory Dwelling Units (ADUs) And Junior Accessory Dwelling Units (JADUs) To Comply With State Law; 2) Amend The S-9 Zoning Overlay Zone That Identifies Areas In The City Where ADUs Are Restricted To One Internal Conversion ADU Or JADU Per Residential Lot; 3) Provide An Exception Mechanism For Allowing Attached And Detached ADUs In The S-9 Zoning Overlay Zone; 4) Provide Additional Wildfire Building Protections In S-9 Zoning Overlay Zone; 5) Make Conforming Changes In Various Sections Of The Oakland Planning Code Related To ADUs; And 6) Make Appropriate California Environmental Quality Act (CEQA) Findings
[21-0829](#)

Attachments: [View Report](#)

[View Attachment A](#)

[View Attachment B](#)

[View Attachment C](#)

[View Attachment D](#)

[View Attachment E](#)

[View Attachment F](#)

[View Legislation](#)

[View Exhibit A](#)

[View Exhibit B](#)

[View Supplemental Report - 12/17/2021](#)

[View Supplemental Attachment A - 12/17/2021](#)

[View Supplemental Exhibit A - 12/17/2021](#)

[View Presentation - 12/17/2021](#)

[View Supplemental Report - 1/6/2022](#)

[View Supplemental Exhibit - 1/6/2022](#)

[View Supplemental Attachment A - 1/6/2022](#)

The Committee Approved this Item to be heard as a Public Hearing on December 7th

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 12/7/2021. The motion carried by the following vote:

Aye 4 - Fife Kalb Taylor, 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 Special Community and Economic Development Committee adjourned the meeting at 4:29 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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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.