



City of Oakland

Office of the City Clerk
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Oakland, California 94612
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Meeting Minutes - DRAFT

Concurrent Meeting of the Oakland Redevelopment Successor Agency and the Community and Economic Development Committee

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

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

Tuesday, October 23, 2018

1:30 PM

Sgt. Mark Dunakin Room - Hearing Room 1

The Oakland City Council Concurrent Meeting of the Oakland Redevelopment Successor Agency and the Community and Economic Development Committee convened at 1:38 p.m. with Councilmember Vice Mayor Campbell Washington presiding as Chairperson.

Roll Call / Call To Order

Excused 1 - Laurence E. Reid

Present 3 - Noel Gallo, Annie Campbell Washington, and Lynette McElhaney

- 1 Approval Of The Draft Minutes From The Committee Meeting Of October 9, 2018
[18-0988](#)

Attachments: [View Report](#)

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

Excused 1 - Reid

Aye 3 - Gallo Campbell Washington, McElhaney

NO VOTE 0

- 2 Determination Of Schedule Of Outstanding Committee Items
[18-0989](#)

Attachments: [View Report](#)

[View Supplemental Report 10-19-2018](#)

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

Excused 1 - Reid

Aye 3 - Gallo Campbell Washington, McElhaney

NO VOTE 0

- 3** Subject: Quarterly Code Enforcement Report
From: Planning And Building Department
Recommendation: Receive An Informational Report On The Code Enforcement Activities
Of The Planning And Building Department (PBD) For July 2017 Through June 2018 Of
Fiscal Year 2017-18
[18-0742](#)

Attachments: [View Report](#)

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

Excused 1 - Reid

Aye 3 - Gallo Campbell Washington, McElhaney

NO VOTE 0

- 4** Subject: Mills Act Contracts
From: Planning And Building Department
Recommendation: Adopt A Resolution, As Recommended By The Landmarks
Preservation Advisory Board, Approving Nine (9) Mills Act Contracts Between The City
Of Oakland And The Properties At 4690 Tompkins Avenue (Estimated \$42,825/Year
Property Tax Reduction), 528 28th Street (Estimated \$5,664/Year Property Tax
Reduction), 260 Park View Terrace (Estimated \$9,083/Year Property Tax Reduction),
1255 Trestle Glen Road (Estimated \$14,239/Year Property Tax Reduction), 581 Vernon
Street (Estimated \$3,075/Year Property Tax Reduction), 5701 International Blvd.
(Estimated \$15,835/Year Property Tax Reduction), 677 Longridge Road (Estimated
\$9,536/Year Property Tax Reduction), 1419 12th Street (Estimated \$4,432/Year Property
Tax Reduction), 2440 10th Avenue (Estimated \$11,690/Year Property Tax Reduction),
Pursuant To Ordinance No. 12987 C.M.S., To Provide Property Tax Reductions In
Exchange For Owners' Agreement To Repair And Maintain Historic Properties In
Accordance With Submitted Work Programs
[18-0958](#)

Attachments: [View Report](#)

[87398 CMS](#)

There were 3 speakers on this item

**A motion was made by Lynette McElhaney, seconded by Noel Gallo, 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 10/30/2018. The motion carried by the following vote:**

Excused 1 - Reid

Aye 3 - Gallo Campbell Washington, McElhaney

NO VOTE 0

- 5** Subject: Residential Hotel Regulations
From: Planning And Building Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Ordinance (1) Amending The Oakland Planning Code To Adopt A New Section 17.153 Regulating The Demolition, Conversion And Rehabilitation Of Residential Hotels And Make Related And Conforming Amendments To Other Planning Code Sections, And (2) Determining That The Actions Authorized By This Ordinance Were Both The Subject Of Adequate Previous Analysis Under The California Environmental Quality Act ("CEQA") And Are Exempt From CEQA Pursuant To CEQA Guidelines Sections 15061(B)(3) And 15183; And
[18-0963](#)

Attachments: [View Report](#)

There were 13 speakers on this item

The Committee bifurcated this item and approved the first Ordinance to go to The November 27, 2018 City Council Agenda As A Public Hearing

A motion was made by Lynette McElhaney, seconded by Noel Gallo, 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 11/27/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Gallo Campbell Washington, McElhaney

NO VOTE 0

Subject: Residential Hotel Regulations
From: Planning And Building Department
Recommendation: Adopt An Ordinance (1) Amending The Oakland Municipal Code To Establish A Citywide Residential Hotel Demolition And Conversion Impact Fee And Make Related And Conforming Amendments, (2) Amending The Master Fee Schedule (Ordinance No. 13497, C.M.S., As Amended) To Include The Residential Hotel Demolition And Conversion Impact Fee, And (3) Determining That The Adoption Of The Residential Hotel Demolition And Conversion Impact Fee Is Exempt From CEQA And That Any Projects Funded By The Fee Revenue Will Be The Subject Of Future CEQA Analysis
[18-0965](#)

Attachments: [View Report](#)

The Committee continued this item and requested staff to return with a supplemental report with a copy of the Nexus Analysis study from page 10 of the report, a proposal for preserving Single Room Occupancy (SRO) as permanently affordable units and include options on how The City could subsidize affordable or permit market rate uses in exchange for permanently affordable units on site through cost subsidies.

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 11/13/2018. The motion carried by the following vote:

Excused 1 - Reid
Aye 3 - Gallo Campbell Washington, McElhaney
NO VOTE 0

- 6** Subject: Loan Term Extension For Madison Park Apartments
From: Housing Development Services
Recommendation: Adopt A Resolution Amending Oakland Redevelopment Successor Agency Resolution No. 2011-0015 To Extend The Term Of The Existing Madison Park Apartments Loan To The Earlier Of Fifty-Five (55) Years From Permanent Loan Conversion Or December 31, 2076 And To Change The Interest Rate Of The Existing Loan To The Long-Term, Compounding Applicable Federal Rate (AFR)
[NEW TITLE]
[18-0860](#)

Attachments: [View Report](#)
[View Supplemental Report 10-12-2018](#)
[View Supplemental Report 10-19-2018](#)
[2018-014 CMS](#)

There was 1 speaker on this item

A motion was made by Lynette McElhaney, seconded by Noel Gallo, 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 10/30/2018. The motion carried by the following vote:

Excused 1 - Reid
Aye 3 - Gallo Campbell Washington, McElhaney
NO VOTE 0

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

2 Speakers spoke on this item

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Concurrent Meeting of the Oakland Redevelopment Successor Agency and the Community and Economic Development Committee adjourned the meeting at 3:02 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.

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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.**