



City of Oakland

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Meeting Minutes - 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, December 4, 2018

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

The Oakland City Council Special Community & Economic Development Committee convened at 1:51 p.m. with Councilmember Vice Mayor Campbell Washington presiding as Chairperson.

Roll Call / Call To Order

Excused 1 - Lynette McElhaney

Present 3 - Annie Campbell Washington, Laurence E. Reid, and Noel Gallo

- 1 Approval Of The Draft Minutes From The Committee Meeting Of November 13, 2018
[18-1148](#)

Attachments: [View Report](#)

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

Excused 1 - McElhaney

Aye 3 - Campbell Washington Reid, Gallo

NO VOTE 0

- 2 Determination Of Schedule Of Outstanding Committee Items
[18-1149](#)

Attachments: [View Report](#)

[View Supplemental Report 11-30-2018](#)

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

Excused 1 - McElhaney

Aye 3 - Campbell Washington Reid, Gallo

NO VOTE 0

- 3** Subject: Healthy Development Guidelines
From: Planning And Building
Recommendation: Receive An Informational Report On The Healthy Development Guidelines Of The Planning And Building Department
[18-1121](#)

Attachments: [View Report](#)

There were 7 speakers on this item

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

Excused 1 - McElhaney

Aye 3 - Campbell Washington Reid, Gallo

NO VOTE 0

- 4** Subject: Planning Code Amendments
From: Planning And Building Department
Recommendation: Adopt An Ordinance, As Recommended By The City Planning Commission, Amending Oakland Planning Code Regulations Related To Parking, Loading, Emergency Shelters, Extensive Impact Civic Activities, Permitted Activities In The D-GI Zone, Conditional Use Permits, Hotel Conversions In The CIX-2 Zone, And Joint Living And Working Quarters; And Make Appropriate California Environmental Quality Act Determinations
[18-1051](#)

Attachments: [View Report](#)

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There were 6 speakers on this item

The Committee approved the staff recommendation with the following amendments:

- 1) Change the requirement for granting of a Conditional Use Permit (CUP) for units that have sleeping areas or bedrooms from 10 units to 15 units**
- 2) If units have been non-operative for 2 years you can ask for 1, 1 year extension; and**
- 3) If there is an intervening use the CUP is Not extinguished unless 2 years has lapsed.**

A motion was made by Larry Reid, seconded by Noel Gallo, that this matter 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 12/11/2018. The motion carried by the following vote:

Excused 1 - McElhaney

Aye 3 - Campbell Washington Reid, Gallo

NO VOTE 0

- 5** Subject: Mandatory Seismic Retrofit For Soft Story Residential Buildings
From: Councilmember Kalb And Mayor Schaaf
Recommendation: Adopt An Ordinance, As Recommended, In Part, By The Planning Commission, Amending The Oakland Municipal Code To: (1) Add Building And Construction Code Chapter 15.27 Entitled Mandatory Seismic Evaluation And Retrofit Of Certain Multi-Unit Residential Buildings, (2) Add Planning Code Section 17.102.250 To Create Special Exceptions To Buildings Undergoing Permitted Retrofit Work In Compliance With Chapter 15.27, (3) Make Conforming Changes To Sections 1.08.020 And 15.26.230. And (4) Make Clarifying Amendments Relating To Capital Improvements In Chapter 8.22, Article I (Residential Rent Adjustment); And Directing The Rent Board To Modify Its Capital Improvement Amortization Schedule For Work In Compliance With Chapter 15.27; And Adopting CEQA Exemptions

[18-1062](#)

Attachments: [View Report](#)

[View Supplemental Report 11-9-2018](#)

[View Supplemental Report 11-30-2018](#)

[View Supplemental Report 12/6/2018](#)

[View Supplemental Letter 12/6/2018](#)

[View Supplemental Report 1-11-2019](#)

There were 13 speakers on this item

The Committee approved the staff recommendation with the following amendments: Planning Code Section 17.102.250 Part B; "The building permit for the additional unit must be issued no later than five (5) years"

A motion was made by Larry Reid, seconded by Noel Gallo, that this matter 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 12/11/2018. The motion carried by the following vote:

Excused 1 - McElhaney

Aye 3 - Campbell Washington Reid, Gallo

NO VOTE 0

- 6** Subject: Amendment To Centro Legal De La Raza Professional Services Agreement
From: Housing And Community Development Department
Recommendation: Adopt A Resolution Authorizing A First Amendment To The Professional Services Agreement For Anti-Displacement Services With Centro Legal De La Raza Expanding The Scope To Include Six Months Of Continuation Legal Services To Low-Income Tenants Related To The Rent Adjustment Ordinance And Tenant Protection Ordinance And Increasing The Agreement Amount To Cover The Expanded Services By \$118,405 From The Rent Adjustment Program Fund (2413) Increasing The Current Two-Year Agreement Amount Of \$2,200,000 Funded From The Affordable Housing Trust Fund (1870) To A Total Amount Of \$2,318,405; And Authorizing The Advance Payment Of \$40,000 From The Affordable Housing Trust Fund (1870) For A Grant Pool To Enable The Emergency Financial Assistance Grants Specified In Agreement To Be Provided To Eligible Recipients In A Timeframe That Addresses Emergency Needs.

[18-1111](#)

Attachments: [View Report](#)
[87466 CMS](#)

There were 6 speakers on this item

A motion was made by Noel Gallo, seconded by Larry Reid, 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 12/11/2018. The motion carried by the following vote:

Excused 1 - McElhanev

Aye 3 - Campbell Washington Reid, Gallo

NO VOTE 0

- 7 Subject: Wood Street - Affordable Housing ENA
From: Housing And Community Development
Recommendation: Adopt A Resolution Authorizing The City Administrator, Or Her Designee, To Enter Into An Exclusive Negotiating Agreement With MIDPEN Housing Corporation And Habitat For Humanity East Bay/Silicon Valley, Or Their Affiliated Entities, For The Negotiation Of A Lease Disposition And Development Agreement ("LDDA") And Related Documents For Development Of Affordable Rental And Homeownership Housing At 1707 Wood Street (Between 18TH And 20TH Streets) In Oakland, Subject To The Completion Of A CEQA And NEPA Determination, If Applicable [18-1114](#)

Attachments: [View Report](#)
[87467 CMS](#)

There were 8 speakers on this item

A motion was made by Larry Reid, 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 12/11/2018. The motion carried by the following vote:

Excused 1 - McElhaney

Aye 3 - Campbell Washington Reid, Gallo

NO VOTE 0

- 8 Subject: ENA Development At 3823-3829 & 3801-3807 Martin Luther King Jr Way
From: Housing And Community Development
Recommendation: Adopt A Resolution Authorizing The City Administrator, Or Her Designee, To Enter Into An Exclusive Negotiating Agreement With The Resources For Community Development, Or Its Affiliate, For The Negotiation Of A Lease Disposition And Development Agreement ("LDDA") And Related Documents For Development Of Low Income Multifamily Affordable Rental Housing At 3823-3829 Martin Luther King Jr. Way And 3801-3807 Martin Luther King Jr. Way In Oakland, To Be Known As Longfellow Corner, Subject To The Completion Of A CEQA And NEPA Determination, If Applicable. [18-1113](#)

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[87468 CMS](#)

There was 1 speaker on this item

A motion was made by Noel Gallo, seconded by Larry Reid, 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 12/11/2018. The motion carried by the following vote:

Excused 1 - McElhaney

Aye 3 - Campbell Washington Reid, Gallo

NO VOTE 0

- 9** Subject: Affordable Housing Development Fund Appropriations and Allocations
From: Housing And Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation;

1) A Resolution Appropriating \$97,464 From Fund Balance In The Affordable Housing Trust Fund, \$1,680,671.34 From Fund Balance In The Hud Home Investment Partnership Program Fund, \$2,463,805 From Fund Balance Of The Jobs/Housing Impact Fee Deposited Into The Affordable Housing Trust Fund And \$4,894,717 From Fund Balance Of Affordable Housing Impact Fee Deposited Into The Affordable Housing Trust Fund, And Appropriating Future Jobs/Housing Impact Fees, Affordable Housing Impact Fees And Development Loan Repayments From The Aforementioned Funds Through June 30, 2023 And Allocating Such Funds To Housing Development Activities.; And [18-1123](#)

Attachments: [View Report](#)
[87469 CMS](#)

There were 4 speakers on this item

A motion was made by Larry Reid, 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 12/11/2018. The motion carried by the following vote:

Excused 1 - McElhanev

Aye 3 - Campbell Washington Reid, Gallo

NO VOTE 0

2) A Resolution Authorizing Affordable Housing Development Loans As Funds Become Available In A Total Amount Not To Exceed \$13.1 Million Dollars, Without Returning To Council, For The Following Projects: 285 12th Street, 95th And International, Friendship Senior Rental Housing, Fruitvale Studios, Oak Hill/Nova, And West Grand And Brush.; And [18-1124](#)

Attachments: [View Report](#)
[87470 CMS](#)

A motion was made by Larry Reid, 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 12/11/2018. The motion carried by the following vote:

Excused 1 - McElhanev

Aye 3 - Campbell Washington Reid, Gallo

NO VOTE 0

3) A Resolution Authorizing The Appropriation Of An Additional \$1,000,000 From The Low And Moderate Income Housing Asset Fund To The Site Acquisition, Rehabilitation And Naturally Occurring Affordable Housing (NOAH) Preservation Program.; And [18-1125](#)

Attachments: [View Report](#)
[87471 CMS](#)

A motion was made by Larry Reid, 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 12/11/2018. The motion carried by the following vote:

Excused 1 - McElhanev

Aye 3 - Campbell Washington Reid, Gallo

NO VOTE 0

4) A Resolution Appropriating An Additional \$400,000 Dollars From The Jobs/Housing Impact Fees Deposited Into The Affordable Housing Trust Fund To The Housing Predevelopment Revolving Loan And Grant Program. [18-1126](#)

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[87472 CMS](#)

A motion was made by Larry Reid, 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 12/11/2018. The motion carried by the following vote:

Excused 1 - McElhanev

Aye 3 - Campbell Washington Reid, 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 & Economic Development Committee adjourned the meeting at 4:02 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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