



City of Oakland

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

Meeting Minutes - DRAFT

*Community & Economic Development Committee

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

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

Tuesday, June 24, 2025

1:30 PM

City Council Chamber, 3rd Floor

The Oakland City Council Community And Economic Development Committee
Convened At 1:33 P.M. With Councilmember Brown Presiding As Chairperson

COMMITTEE MEMBERSHIP:

Roll Call / Call To Order

Present 4 - Carroll Fife, Janani Ramachandran, Zac Unger, and Rowena Brown

- 1 Approval Of The Draft Minutes From The Committee Meeting Of June 10, 2025
[25-0808](#)

Attachments: [View Report](#)

0 Speakers Spoke On This Item

A motion was made by Zac Unger, seconded by Janani Ramachandran, that this matter be Accepted. The motion carried by the following vote:

Aye 4 - Fife Ramachandran Unger, Brown

NO VOTE 0

- 2 Determination Of Schedule Of Outstanding Committee Items
[25-0809](#)

Attachments: [View Report](#)

1 Speaker Spoke On This Item

A motion was made by Janani Ramachandran, seconded by Zac Unger, that this matter be Accepted. The motion carried by the following vote:

Aye 4 - Fife Ramachandran Unger, Brown

NO VOTE 0

DUE TO THE PRESENCE OF COUNCILMEMBER GALLO AND STAFF, A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A MOTION WAS MADE BY COUNCILMEMBER RAMACHANDRAN AND SECONDED BY COUNCILMEMBER UNGER TO ADJOURN THE MEETING OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE MEETING, AND TO CONVENE AS A SPECIAL MEETING OF THE FULL COUNCIL AT 1:38 P.M. THE MOTION PASSED WITH 4 AYES

- 3 Subject: Omnibus Planning Code Amendments With Focus On Streamlining Design Review
From: Planning And Building Department
Recommendation: Conduct A Public Hearing And Upon Conclusion, Adopt An Ordinance, As Recommended By The Planning Commission: (1) Making Omnibus Amendments To The Oakland Title 17 Of The Oakland Municipal Code (The Planning Code) To Effectuate The Objective Design Review Process And Streamline Services, Including But Not Limited To Amendments To Chapter 17.136, Design Review And Demolition Findings; (2) Amending The Planning Code To Incorporate Various Conforming Changes Including But Not Limited To Revisions To Downtown Sea Level Rise Combining Zone Changes Consistent With The Downtown Oakland Specific Plan; (3) Amending The City Of Oakland Master Fee Schedule (Adopted By Ordinance No. 13799 C.M.S., As Amended) To Add A Fee For Ministerial Design Review; And (4) Making Appropriate California Environmental Quality Act Findings
[25-0790](#)

Sponsors: Planning & Building Department

Attachments: [View Report](#)

[View Legislation And Exhibits A-B](#)

[View Supplemental Powerpoint - 6/17/2025](#)

[View Supplemental Legislation - 6/24/2025](#)

The Committee Approved As Amended The Recommendations Of Staff To Forward This Item To The July 1, 2025 City Council Agenda As A Public Hearing

Amendments As follows:

Of The Legislation - Exhibit A, On Page 57 Of Section 17.136.038 Ministerial Design Review: Subsection 5c; Adding Additional Wording Of "Or State Landmark, Listed On The National Register"

2 Speaker Spoke On This Item

A motion was made by Carroll Fife, seconded by Zac Unger, 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 7/1/2025. The motion carried by the following vote:

Aye 4 - Fife Ramachandran Unger, Brown

NO VOTE 0

- 4** Subject: 2025 Code Amendments: Accessory Dwelling Units/Fire Zone
From: Planning And Building Department
Recommendation: Conduct A Public Hearing And Upon Conclusion, Adopt An Ordinance
(1) Amending The Oakland Planning Code (Title 17) Section 17.103.080, As
Recommended By The City Planning Commission, To Update Regulations For
Accessory Dwelling Units (ADUs) To Comply With State Law And Update The Definition
Of The Very High Fire Hazard Severity Zones In The Oakland Planning Code (Title 17)
Chapter 17.88 To Align With The Very High Fire Hazard Severity Zones Map Adopted By
City Council; And (2) Making Appropriate California Environmental Quality Act (CEQA)
Findings
[25-0791](#)

Sponsors: Planning & Building Department

Attachments: [View Report](#)

[View Legislation And Exhibits A-B](#)

***The Committee Approved As Amended The Recommendations Of Staff To Forward
This Item To The July 1, 2025 City Council Agenda As A Public Hearing***

Amendments As Follows:

***On Page 3, Of Exhibit A, In Section 17.103.080, Section 12d Striking 10 (Ten) And
Replacing With 12 (Twelve)***

1 Speaker Spoke On This Item

**A motion was made by Zac Unger, seconded by Rowena Brown, 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 7/1/2025. The motion carried by the
following vote:**

Aye 4 - Fife Ramachandran Unger, Brown

NO VOTE 0

- 5** Subject: Rent Adjustment Ordinance Amendment
From: Housing And Community Development Department
Recommendation: Adopt An Ordinance Amending The Rent Adjustment Ordinance To
Allow Owners To Petition For Rent Increases Based On Increased Costs Of Waste
Service Rates
[25-0792](#)

Sponsors: Housing And Community Development Department

Attachments: [View Report And Exhibit A](#)
[View Legislation](#)

***The Committee Approved To Forward This Item To The July 1, 2025 City Council
Agenda With No Recommendation***

19 Speaker Spoke On This Item

**A motion was made by Janani Ramachandran, seconded by Rowena Brown, that
this matter be Forwarded with No Recommendation to go before the * Concurrent
Meeting of the Oakland Redevelopment Successor Agency and the City Council,
to be heard 7/1/2025. The motion carried by the following vote:**

Aye 4 - Fife Ramachandran Unger, Brown

NO VOTE 0

6 Subject: Five-Year Consolidated Plan And 2025/26 Annual Action Plan For HUD
Formula Grants
From: Housing And Community Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion, Adopt A Resolution

(1) Accepting And Appropriating A Total Award Of U.S. Department Of Housing & Urban Development Grant Funds In An Amount Not To Exceed \$14,131,647 For Community Development Block Grant (CDBG), Home Investments Partnership (HOME), Emergency Solutions Grant (ESG), And Housing Opportunities For Persons With AIDS (HOPWA) Fiscal Years 2025-2027 Programs;

(2) Authorizing The City Administrator To Prepare And Submit To The U.S. Department Of Housing And Urban Development The City Of Oakland Five-Year Consolidated Plan For Fiscal Years 2025-26 Through 2029- 30 And The Annual Action Plan For Fiscal Year 2025-26;

(3) Appropriating Any Available Revolving Loan Fund Program Income For Housing Rehabilitation Activities Or Other CDBG-Eligible Activities;

(4) Accepting And Adopting The 2025-2029 County Of Alameda Regional Analysis Of Impediments To Fair Housing Choice Report; And

(5) Authorizing The City Administrator To Award Agreements For Activities As Set Forth In Exhibit A And The List Of Eligible Backup Activities To Be Funded With Funds That Become Available As A Result Of Projects Being Completed, Under Budget, Delayed Or Cancelled, Attached Hereto, Inclusive Of Prior-Year Funding Availability, Subject To Compliance With Any Applicable Competitive Bidding Requirements, Without Returning To Council

[25-0699](#)

Sponsors: Housing And Community Development Department

Attachments: [View Report And Attachments A-D](#)
[View Legislation](#)

The Committee Approved The Recommendations Of Staff To Forward This Item To The July 1, 2025 City Council Agenda As A Public Hearing

3 Speakers Spoke On This Item

A motion was made by Zac Unger, seconded by Carroll Fife, 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 7/1/2025. The motion carried by the following vote:

Aye 4 - Fife Ramachandran Unger, Brown

NO VOTE 0

- 7 Subject: The East Bay Recreation And Culture Club, Inc. Lease Agreement
From: Councilmember Ramachandran
Recommendation: Adopt A Resolution Requesting The City Administrator To Negotiate
Terms Of A Lease Agreement With The East Bay Recreation & Culture Club, Inc., A
Nonprofit Organization, To Rehabilitate, Operate, And Maintain The Former Montclair
Firehouse And Surrounding Grounds Located At 6226 Moraga Avenue (Assessor Parcel
Numbers 48F-7361-12 And 48F-7361-11) For Use As A Community Arts Center For A
Term Not To Exceed Fifteen (15) Years, And If Successful, Will Return To City Council
With A Proposed Ordinance Containing Proposed Lease Terms And Appropriate
California Environmental Quality Act Findings
[25-0785](#)

Sponsors: Ramachandran

Attachments: [View Legislation](#)

[View Supplemental Report - 6/17/2025](#)

[View Supplemental Attachment 1 - 6/17/2025](#)

***The Committee Approved The Recommendations Of Staff To Forward This Item To
The July 1, 2025 City Council Agenda On Consent***

6 Speakers Spoke On This Item

**A motion was made by Janani Ramachandran, seconded by Rowena Brown, 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 7/1/2025. The motion carried by the following vote:**

Aye 4 - Fife Ramachandran Unger, Brown

NO VOTE 0

- 8 Subject: New César E. Chávez Library Lease
From: Economic And Workforce Development Department
Recommendation: Adopt A Resolution Authorizing A Lease Agreement Between The Fruitvale Development Corporation As Landlord And The City Of Oakland As Tenant For A 15,119 Square Foot Premises Located At 3301 E. 12th Street, Suite 275 Known As Fruitvale Transit Village For Ongoing Use As The César E. Chávez Library For An Initial Term Of Five (5) Years Effective June 1, 2025, With Two Options To Renew For Five (5) Years Each, At An Initial Rate Of One Dollar And Twenty-Five Cents (\$1.25) Per Square Foot Or Eighteen Thousand Eight Hundred Ninety-Eight Dollars And Seventy-Five Cents (\$18,898.75) Per Month With An Annual Increase Matched To The Consumer Price Index, Subject To A Minimum Of Three Percent (3%) And A Maximum Of Five Percent (5%) Per Year, Plus The City's 11.14% Proportionate Share Of Monthly Common Area Expenses Estimated At Eighty-Four Cents (\$0.84) Per Square Foot Or Twelve Thousand Six Hundred Ninety-Nine Dollars And Ninety-Six Cents (\$12,699.96) Per Month, To Be Reconciled Annually, With An Initial One-Time Payment Of Three Hundred Forty Thousand One Hundred Seventy-Seven Dollars And Fifty Cents (\$340,177.50) For Back Rent From December 2023 To May 2025; And Making Appropriate California Environmental Quality Act Findings
[25-0799](#)

Sponsors: Economic & Workforce Development Department

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

The Committee Approved The Recommendations Of Staff To Forward This Item To The July 1, 2025 City Council Agenda On Consent

4 Speakers Spoke On This Item

A motion was made by Carroll Fife, seconded by Rowena Brown, 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 7/1/2025. The motion carried by the following vote:

Aye 4 - Fife Ramachandran Unger, Brown

NO VOTE 0

Open Forum

3 Speakers Spoke During Open Forum

Adjournment

There Being No Further Business, The Oakland City Council Community And Economic Committee Adjourned The Meeting At 4:05 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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Office of the City Clerk - Agenda Management Unit

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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.