



City of Oakland

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

Meeting Minutes - FINAL

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

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

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

Tuesday, October 31, 2017

10:00 AM

Sgt. Mark Dunakin Room - Hearing Room 1

Revised Special Concurrent Meeting Of The Oakland Redevelopment Successor Agency And Community & Economic Development Committee

The Oakland City Council Special Concurrent Meeting of the Oakland Redevelopment Successor Agency and Community & Economic Development Committee convened at 10:08 a.m., with Vice Mayor Campbell Washington presiding as Chairperson.

COMMITTEE MEMBERSHIP:

The agenda was modified to show item 2 and 3 were heard before item 1

Excused 1 - Lynette McElhaney

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

2 Approval Of The Draft Minutes From The Committee Meeting Of October 24, 2017 [17-0301](#)

Attachments: [View Report](#)

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

Excused 1 - McElhaney

NO VOTE 0

3 Determination Of Schedule Of Outstanding Committee Items [17-0303](#)

Attachments: [View Report](#)

1 speaker spoke on this item

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

Excused 1 - McElhaney

NO VOTE 0

- 1 Subject: Oak Knoll Project And City Owned Barcelona Parcel
From: Council President Reid
Recommendation: Adopt The Following Pieces Of Legislation;

1) A Resolution (A) Certifying The Environmental Impact Report And Adopting Related CEQA Findings, Including Adoption Of A Statement Of Overriding Considerations; (B) Amending The General Plan Land Use Diagram For The Oak Knoll Site To Match The Project's Parcel-By-Parcel Specificity And Existing Site Conditions; (C) Adopting Planned Unit Development Permit, Preliminary Development Plan And Design Guidelines, Final Development Plan For Master Developer Site Improvements, Final Development Plan For Club Knoll Relocation And Rehabilitation, Vesting Tentative Tract Map, Conditional Use Permit For Shared Access Facilities, Creek Permit, Tree P Permit And Other Development Related Land Use Permits For Oak Knoll Mixed Use Community Plan Project, Located On The Former Oak Knoll Naval Medical Center Property At 8750 Mountain Boulevard; And
[17-0208](#)

Attachments: [View Report](#)

[Att 1 PC Staff Report for 10-18](#)
[Att 2 6-21-17 PC Staff Report](#)
[Att 2-A Illustrative Site Plan](#)
[Att 2-B PUD Preliminary Dev. Plan](#)
[Att 2-C PUD Design Guidelines](#)
[Att 2-D Exist General Plan Diagram](#)
[Att 2-E Proposed General Plan Diagram](#)
[Att 2-F Exist Zoning](#)
[Att 2-F\(b\) 17.13 RH Hillside Residential Zones 5-12-17](#)
[Att 2-G Proposed Re-Zone Diagram](#)
[Att 2-G\(b\) Zoning Text](#)
[Att 2-H \(b\) VTM Barcelona.Reduced September 2017](#)
[Att 2-H VTM Barcelona.Reduced September 2017](#)
[Att 2-I Master Dev. Improvement FDP](#)
[Att 2-J Club Knoll FDP \(1\)](#)
[Att 2-K Hydrology and Creeks Plan](#)
[Att 2-L Removal of Development Agreement](#)
[Att 2-L-Letter to Heather Klein 10-6-17 Regarding the Development Agreement](#)
[Att 2-M Tree Removal and Mitigation Plan](#)
[Att 2-N General Plan Conformity and Land Use Diagram Amendment](#)
[Att 2-O Planning Findings-Final](#)
[Att 2-P SCAs and MMRP](#)
[Att 2-Q CEQA Findings](#)
[Att 2-Q\(b\) Oak Knoll Economic Benefit Report 6.13.17](#)
[Att 2-R -Oak Knoll COA Exhibit A EDUs](#)
[Att 2-R -Oak Knoll COA Exhibit B-Ownership maintenance matrix](#)
[Att 2-R Oak Knoll Conditions of Approval - Final Clean](#)
[Att 2-R Oak Knoll Conditions of Approval - Final Redline](#)
[Att 2-R -Oak Knoll Exhibit C and D](#)
[Att 2-R -Oak Knoll Exhibit E Extension of Barcelona Street](#)
[Att 2-S Public Comments -2](#)
[Att 2-S Public Comments](#)
[Att 2-T Fire Department Memo- Revised](#)
[Att 3 T1500124 - Oak Knoll Permit](#)
[Att S Public Comments -1](#)

[View Supplemental 11-03-17](#)

[86963 CMS](#)

Roll Call was modified to show Councilmember McElhane Present at 10:11 a.m.

There were 32 speakers on this item

The Committee approved staffs recommendations as amended to include Councilmembers Brooks findings for a signal at Keller and Creekside:

A) (1) Installing the traffic signal with appropriate signs and pavement markings such as "stop ahead" or "signal ahead" that indicate drivers should slow down as they approach the intersection would reduce travel speed in the downhill direction toward Keller. If deemed appropriate as part of the design, flashing beacons ahead of the intersection could be used to further alert drivers of the traffic signal ahead. (2) The necessary and standard components of a traffic signal such as ADA accessible crosswalks and curb ramps, countdown pedestrian signal heads, pushbutton activation and bicycle loop detectors are a superior solution for pedestrians and bicycles in the area as they offer protected crossing. (3) These components assure that pedestrian have specific protected time to cross the intersection. If there is a line of vehicles approaching a stop sign controlled intersection at this location, it is more difficult to see pedestrians crossing at crosswalks. Having a protected pedestrian phase is safer in this regard. (4) Similarly, implementing bicycle detectors would assure safer access across Keller. This feature is a standard part of the City's signal design.

B) Furthermore, it is requested that an additional traffic signal at Keller and Creekside Parkway be added to the list of new signals in Condition of Approval No. 22. The protocol of having all design, installation and appropriate signs and other features should be a part of this requirement, as with the other signalization projects to be installed as part of the project.; And

The following language from a member of the public with the Firefighter Union :

1) To further implement SCA HAZ-4, Fire Safety, each Developer's Fire Safety Phasing Plan shall demonstrate to the satisfaction of the City's Fire Safety Division that the construction proposed by the Developer during each phase meets the requirements of the City's Fire Code (Municipal Code Chapter 15.12, including, but not limited to, Chapter 3, 5, 10, 33). The Plan's details must include, but are not limited to, information addressing the following requirements: (1) Notification of the California Emergency Management Agency prior to and at the completion of construction, (2) Fire apparatus access by phase, (3) Fire protection water supply by phase, (4) Means of egress by phase, and (5) Storage of combustible materials during construction.

2) To further implement SCA HAZ-5, Wildfire Prevention Area- Vegetation Management, the Vegetation Management Plan shall demonstrate to the satisfaction of the City's Fire Safety Division that the Project meets the requirements of Chapter 49 of the California Fire Code, as amended by the City through Municipal Code Chapter 15.12. Among other requirements, Chapter 49 includes requirements

pertaining to maintaining defensible space, clearance of brush and vegetative growth from electrical transmission and distribution lines, and ignition source control.

A motion was made by Larry Reid, seconded by Annie Campbell Washington, 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 11/7/2017. The motion carried by the following vote:

Aye 3 - Campbell Washington Reid, McElhaney

No 1 - Gallo

NO VOTE 0

Subject: Oak Knoll Project And City Owned Barcelona Parcel
From: Council President Reid
Recommendation: Adopt An Ordinance (A) Adopting CEQA Findings, Including Certification Of Environmental Impact Report; And (B) Rezoning, Including New Zoning Districts, New Zoning Text And Zoning Map Changes For Oak Knoll Mixed Use Community Plan Project, Located On The Former Oak Knoll Naval Medical Center Property At 8750 Mountain Boulevard, Oakland
[17-0209](#)

Attachments: [View Report](#)

3) A Resolution (A) Certifying The Supplemental Environmental Impact Report And Adopting Related CEQA Findings And (B) Amending The General Plan From Hillside Residential And Resource Conservation To Detached Unit Residential For The City Owned Barcelona Parcel Located At Barcelona Street And St. Andrews Road, Oakland;
And

17-0210

Attachments: [View Report](#)

4) An Ordinance (A) Adopting CEQA Findings, Including Certification Of The Supplemental Environmental Impact Report And (B) Rezoning From RH-3 Hillside Residential Zone -3 To The Proposed D-OK-1 Oak Knoll District Residential Zone - 1 And The D-OK-7 Passive Open Space Zoning For The City-Owned Barcelona Parcel Located At Barcelona Street And St. Andrews Road, Oakland
[17-0211](#)

Attachments: [View Report](#)

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

5 speakers spoke during Open Forum.

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Special Concurrent Meeting of the Oakland Redevelopment Successor Agency and Community & Economic Development Committee adjourned the meeting at 12:24 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.