



# City of Oakland

## Meeting Agenda

### \*Community & Economic Development Committee

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

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

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

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Tuesday, February 9, 2016

1:30 PM

Council Chamber, 3rd Floor

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**PLEASE NOTE CHANGE IN LOCATION**

#### **DEFINITION OF TERMS:**

**Consent Item:** any action item that a subject matter Committee has forwarded to the full Council with unanimous recommendation for approval and is not controversial, and does not have a high level of public interest as determined by the Rules Committee.

**Non-Consent Item:** any action that a subject-matter Committee has forwarded to the full Council without unanimous recommendation for approval, or having a high level of public interest, or is controversial as determined by the Rules Committee.

**Action Item:** any resolution, ordinance, public hearing, motion, or recommendation requiring official vote and approval of the City Council to be effective.

**Informational Item:** an item of the agenda consisting only of an informational report that does not require or permit Council action.

Roll Call / Call To Order

#### **COMMITTEE MEMBERSHIP:**

Vice Mayor Annie Campbell Washington, District 4; Council President Lynette Gibson McElhaney, District 3; Rebecca Kaplan, At Large; Chairperson: President Pro Tempore Larry Reid, District 7

- 1 Approval Of The Draft Minutes From The Committee Meeting Of January 26, 2016  
[15-0573](#)

2 Determination Of Schedule Of Outstanding Committee Items

[15-0578](#)

**Attachments:**      [View Report](#)  
                                 [View Supplemental Report](#)

3 Subject: Citywide Impact Fee Nexus Study Report  
From: President Pro Tempore Reid  
Recommendation: Receive A Report And Possible Action On A Citywide Housing,  
Transportation, and Capital Improvement Impact Fee Proposal

[15-0311](#)

**Attachments:**      [View Report](#)  
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*This item was continued from the January 26, 2016 meeting*

**Legislative History**

10/29/15	*Rules & Legislation Committee <i>A title change was submitted on the dais.</i>	Scheduled to the *Community & Economic Development Committee
1/26/16	*Special Community & Economic Development Committee <i>There were 112 speakers on this item</i>	Continued to the *Community & Economic Development Committee

4 Subject: Amendments To The Ellis Act Ordinance  
From: Housing & Community Development Department  
Recommendation: Adopt One Of The Following Options:

1) An Ordinance To Amend The Ellis Act Ordinance O.M.C. 12530 C.M.C. To (1) Extend Relocation Payments To All Households Regardless Of Income; (2) Set The Base Amount Of Relocation Payment At \$8,000 Per Unit; (3) Require An Additional Payment Of \$2,500 Per Unit For Units With Tenants Who Are Seniors, Disabled, Low Income, Or Families With Minor Children; And (4) Require That Half Of The Payment Be Made When The Termination Notice Is Given And The Other Half Of The Payment Made Upon Tenant's Move Out; Or

2) An Ordinance To Amend The Ellis Act Ordinance O.M.C. 12530 C.M.C. To (1) Extend Relocation Payments To All Households Regardless Of Income; (2) Set The Base Amount Of Relocation Payment At \$6,500 Per Studio/Onebedroom Units, \$8,000 Per Two-Bedroom Units, And \$9,875 Per Three Or More Bedroom Units; (3) Require An Additional Payment Of \$2,500 Per Unit For Units With Tenants Who Are Seniors, Disabled, Low-Income, Or Families With Minor Children; And (4) Require That Half Of The Payment Be Made When The Termination Notice Is Given And The Other Half Of The Payment Made Upon Tenant's Move Out

[15-0407](#)

**Attachments:** [View Report](#)  
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*This item was continued from the January 26, 2016 meeting*

**Legislative History**

12/3/15	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
12/15/15	*Special Community & Economic Development Committee	Continued to the *Community & Economic Development Committee
		<i>The Committee requested language be included stating that the relocation will only be provided upon tenant sign off that they are waiving their right to contest the eviction.</i>
		<i>The Committee also requested options regarding the difference in cost based on bedroom sizes.</i>
		<i>There were 23 speakers on this item</i>
1/26/16	*Special Community & Economic Development Committee	Continued to the *Community & Economic Development Committee

- 5 Subject: Jack London Square Development Agreement Transfer & Assignment  
From: Planning & Building Department  
Recommendation: Adopt A Resolution Consenting To A Non-Affiliate Transfer And Assignment Of The Development Agreement (DA) Between The City Of Oakland, Jack London Square Partners LLC, And CEP-JLS I LLC, Dated July 6, 2004 (DA) To CIM Group Acquisitions, LLC Pursuant To The DA And Planning Code Section 17.138.080 (Development Agreement Procedure); Action Taken In Reliance on Previously Certified 2004 Environmental Impact Report (CEQA Guidelines 15162, 15183)  
[15-0543](#)

**Attachments:**

[View Report](#)

[2003 - Jack London Square DEIR](#)

[2004 - Jack London Square FEIR](#)

[2014 - Jack London Square Addendum EIR](#)

[2014 - Jack London Square Addendum EIR - Appendix Part A](#)

[2014 - Jack London Square Addendum EIR - Appendix Part B](#)

[2014 - Jack London Square Addendum EIR - Appendix Part C](#)

*Pursuant to Rule 28(b) of Resolution 82580 C.M.S., this item was added to this agenda.*

**Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)**

**Adjournment**

\* 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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**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.**