



City of Oakland

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

Meeting Agenda - 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, June 26, 2018

1:00 PM

City Council Chamber, 3rd Floor

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:

*President Reid, District 7; Lynette Gibson McElhaney, District 3; Noel Gallo, District 5;
Chairperson: Vice Mayor Annie Campbell Washington, District 4*

1 Approval Of The Draft Minutes From The Committee Meeting Of May 22, 2018

[18-0644](#)

Attachments: [View Report](#)

2 Determination Of Schedule Of Outstanding Committee Items

[18-0645](#)

Attachments: [View Report](#)
[View Supplemental Report 6-22-2018](#)

3 Subject: Receive A Report On The Public Lands Policy Process And Analysis
From: Councilmember Guillén And Kaplan
Recommendation: Receive A Report And Recommendation On The Public Lands Policy
Process And Analysis To Inform Council Direction To Prepare Legislation To Implement A
City Public Lands Policy And/Or Strategy

[18-0522](#)

Attachments: [View Report Guillen And Kaplan Report](#)
[View Report](#)
[View Report Attachments A-G](#)
[View Supplemental Report 6-15-2018](#)
[View Supplemental Report Attachments A - B](#)
[View Supplemental Report 6-22-2018](#)
[View Supplemental Presentation 6-22-2018](#)

Legislative History

5/10/18	*Rules & Legislation Committee <i>Councilmember Kaplan request to be added as an author.</i>	Scheduled to the *Community & Economic Development Committee
---------	--	---

*A title change was read into record, and will read "Receive a Report and
Recommendation".*

4 Subject: Resolution Approving A Moratorium On The Sale Of Public Land
From: Councilmember Kaplan
Recommendation: Adopt A Resolution Approving A 180-Day Moratorium On Council
Approval Of The Long-Term Ground Lease Or Sale Of City Real Property, Or Until The
City Council Has Adopted A Public Lands Policy If Adopted Within The 180-Day
Moratorium Period

[18-0533](#)

Attachments: [View Report](#)
[View Supplemental Report 6-22-2018](#)

*Pursuant to Rule 28(b) Committee of Resolution 87044 C.M.S., this item was added to
this agenda.*

Legislative History

5/17/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
---------	-----------------------------------	---

- 5 Subject: Hardship Payment Schedule For Lower Income Homeowners
From: Councilmember McElhaney And Councilmember Kaplan
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Ordinance Amending The Uniform Residential Tenant Relocation Ordinance To Provide City Assistance For Low Income And Low Asset Homeowners To Pay Relocation Payments To Tenants Displaced By Owner And Relative Move In Evictions; And

[18-0663](#)

Attachments: [View Report](#)

Pursuant to Rule 28(b) Committee of Resolution 87044 C.M.S., this item was added to this agenda.

2) A Resolution Allocating \$300,000 Of Anti-Displacement Funds To The Hardship Payment Schedule Program

[18-0664](#)

Attachments: [View Report](#)

Pursuant to Rule 28(b) Committee of Resolution 87044 C.M.S., this item was added to this agenda.

- 6 Subject: Cost To Implement Owner Occupancy Exemption Regulations
From: Housing And Community Development Department
Recommendation: Receive An Informational Report Of The Cost To Implement Regulations That Ensure Compliance With The Provision Within The Just Cause Eviction Ordinance (O.M.C. 8.22.300) Which Exempts Buildings With Two Or Three Units From Just-Cause Protection If The Property Owner Lives In One Of The Units As A Primary Residence

[18-0569](#)

Attachments: [View Report](#)

Pursuant to Rule 28(b) Committee of Resolution 87044 C.M.S., this item was added to this agenda.

Legislative History

5/24/18

*Rules & Legislation
Committee

Scheduled to the *Community & Economic
Development Committee

- 7 Subject: Amendment To Centro Legal De La Raza Contract
From: Housing And Community Development Department
Recommendation: Adopt A Resolution Authorizing A Second Amendment To The Contract With Centro Legal De La Raza ("CLR") Extending Term For Provision Of Legal Services To Low Income Tenants For A Period Of No More Than Six Months And Increasing The Contract Amount To Cover The Extended Services By \$118,405 Increasing The Current Five-Year Contract To A Total Contract Amount Of \$755,905 Covering July 1, 2013 Through December 31, 2018

[18-0651](#)

Attachments: [View Report](#)

Pursuant to Rule 28(b) Committee of Resolution 87044 C.M.S., this item was added to this agenda.

- 8 Subject: Harrison Hotel & San Pablo Hotel Loan Term Changes
From: Housing & Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation;

1) A Resolution Amending Resolution Nos. 70597 And 80571 C.M.S. To Extend The Maturity Date And Authorize The Reduction Of The Interest Rate Of The Existing Loan To The Harrison Hotel Affordable Housing Project; And

[18-0572](#)

Attachments: [View Report](#)

Pursuant to Rule 28(b) Committee of Resolution 87044 C.M.S., this item was added to this agenda.

Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
---------	--------------------------------	--

2) A Resolution Amending The Existing Affordable Housing Loan For The San Pablo Hotel Project At 1955 San Pablo Avenue To (1) Approve The Assignment And Assumption Of The Loan From San Pablo Hotel Associates To San Pablo Associates II, LP, (2) Terminate The City Regulatory Agreement And Amend And Extend The Former Redevelopment Agency Regulatory Agreement, (3) Extend The Loan Term, And (4); Reduce The Interest Rate To The Applicable Federal Rate; And

[18-0573](#)

Attachments: [View Report](#)

Pursuant to Rule 28(b) Committee of Resolution 87044 C.M.S., this item was added to this agenda.

Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
---------	--------------------------------	--

3) A Resolution Authorizing The Grant Of Federal Home Funds To Provide Operating Support And Technical Assistance To The Community Housing Development Corporation, Dignity Housing West, Inc., Construction Resource Center, And Friendship Community Development Corporation In An Aggregate Amount Not To Exceed \$315,000; And
[18-0574](#)

Attachments: [View Report](#)

Pursuant to Rule 28(b) Committee of Resolution 87044 C.M.S., this item was added to this agenda.

Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
---------	-----------------------------------	---

4) A Resolution Appropriating An Additional \$166,000 To The Housing Predevelopment Revolving Loan And Grant Program
[18-0575](#)

Attachments: [View Report](#)

Pursuant to Rule 28(b) Committee of Resolution 87044 C.M.S., this item was added to this agenda.

Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
---------	-----------------------------------	---

9 Subject: 2016 Telegraph Avenue
From: Economic & Workforce Development Department
Recommendation: Adopt A Successor Agency Resolution Authorizing The Agency Administrator Or Designee To Execute A Consent To (A) The Assignment By W/L Broadway Telegraph Owner VII, LLC To 2016 Telegraph Owner LLC, Or A Related Entity, Of The Assignor's Interest In The Disposition And Development Agreement For Development Of Property Located At 2000-2016 Telegraph Avenue And 490 Thomas L. Berkeley Way, And (B) The Transfer Of All Of The Ownership Interest In 2016 Telegraph Owner LLR, Or A Related Entity, To NASH - Holland 2016 Telegraph Investors, LLC, Or A Related Entity; And Authorizing A Fourth Amendment To The Disposition And Development Agreement To (1) Waive Performance And Payment Bond Requirements; (2) Waive The Successor Agency's Repurchase Right; (3) Extend The Date For Completion Of Construction From 30 To 36 Months; (4) Require Payment Of \$100,000 To The Successor Agency As Consideration For The Amendment; (5) Require That Holland Partner Group Investments, LLC, Or A Related Entity, Guaranty Completion; (6) Require That 2016 Telegraph Owner LLC, Or A Related Entity, Provide A Letter Of Credit In The Amount Of \$1,000,000 To The Successor Agency Payable In Up To Six Installments Only If The Project Is Not Completed Per Established Development Deadlines; And (7) Reduce A Contingent Payment Obligation From The Successor Agency To Telegraph Owner LLC, Or An Affiliate, From \$1,550,000 To \$1,525,000; Relying On The 2004 Uptown Mixed-Use Project Environmental Impact Report And The "2016 Telegraph Avenue Project CEQA Analysis" Addendum Thereto, Finding That The Project Is Exempt From Additional Environmental Review Pursuant To CEQA Sections 15162-15164, 15168, 15180, 15183 And 15183.3, And Adopting Related CEQA Findings

[18-0564](#)

Attachments: [View Report](#)

Pursuant to Rule 28(b) Committee of Resolution 87044 C.M.S., this item was added to this agenda.

Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
---------	-----------------------------------	---

- 10** Subject: Planning Code Amendments For Transient Habitation Commercial Activities
From: Planning And Building Department
Recommendation: Adopt An Ordinance, As Recommended By The City Planning Commission, Amending The Oakland Planning Code Regulating Transient Habitation Commercial Activities (Hotels) To: 1) Require A Major Conditional Use Permit For Transient Habitation Commercial Activities, 2) Change The Central Business. District - Commercial Zone (CBD-C) And Wood Street District Zone - 8 (D-WS-8) To Require A Conditional Use Permit For Transient Habitation Commercial Activities; And 3) Require The Additional Findings In Planning Code Section 17.103.050 For Several Zoning Districts Where This Was Omitted For Transient Habitation Commercial Activities [18-0649](#)

Attachments: [View Report](#)

Pursuant to Rule 28(b) Committee of Resolution 87044 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.

Americans With Disabilities Act

If you need special assistance to participate in Oakland City Council and Committee meetings please contact the Office of the City Clerk. When possible, please notify the City Clerk 5 days prior to the meeting so we can make reasonable arrangements to ensure accessibility. Also, in compliance with Oakland's policy for people with environmental illness or multiple chemical sensitivities, please refrain from wearing strongly scented products to meetings.

Office of the City Clerk - Agenda Management Unit

Phone: (510) 238-6406

Fax: (510) 238-6699

Recorded Agenda: (510) 238-2386

Telecommunications Display Device: (510) 238-3254

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.

