



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 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

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.

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

Roll Call / Call To Order

COMMITTEE MEMBERSHIP:

- 1 Approval Of The Draft Minutes From The Committee Meeting Of November 13, 2018

[18-1148](#)

Attachments: [View Report](#)

- 2 Determination Of Schedule Of Outstanding Committee Items

[18-1149](#)

Attachments: [View Report](#)

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

- 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](#)

Legislative History

11/15/18	*Rules & Legislation Committee	Scheduled to the *Special Community & Economic Development Committee
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- 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](#)

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

Legislative History

10/25/18	*Rules & Legislation Committee	Scheduled to the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council
11/13/18	*Community & Economic Development Committee	Approved as Amended the Recommendation of Staff, and Forward to the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council

There were 6 speakers on this item

*The Committee Approved staff's recommendations as amended: Striking the
addition of Code Section 17.134.130 and moving the amended Oakland
Planning Code regulations related to parking, loading, emergency shelters,
extensive impact civic activities, permitted activities in the D-GI Zone,
conditional use Permits and hotel conversions in the CIX-2 Zone to the
November 27, 2018 Special City Council Agenda as a Public Hearing.
Bifurcate the Joint Living And Working Quarters Code Section 17.102.190,
and continuing it to the Special December 4, 2018 CED Committee.*

11/15/18	*Rules & Legislation Committee	Scheduled to the *Special Community & Economic Development Committee <i>Staff recommended to not bifurcate this item, as requested in November 13, 2018 Community And Economic Development Committee and send the entire item to the Special Community And Economic Development Committee Agenda on December 4, 2018</i>
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- 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](#)

Legislative History

10/25/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
11/13/18	*Community & Economic Development Committee	Continued to the *Community & Economic Development Committee

There were 11 speakers on this item

The Committee continued this item with direction that staff and members of the public email any questions and concerns they may have in regards to the ordinance to Councilmember Kalb's office at oluby@oaklandnet.com

- 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](#)

Legislative History

11/15/18 *Rules & Legislation Scheduled to the *Special Community &
Committee Economic Development Committee
There was a title change read into record

- 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](#)

Legislative History

11/15/18 *Rules & Legislation Scheduled to the *Special Community &
Committee Economic Development Committee

- 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](#)

Attachments: [View Report](#)

Legislative History

11/15/18 *Rules & Legislation Scheduled to the *Special Community &
Committee Economic Development Committee

- 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](#)

Legislative History

11/15/18	*Rules & Legislation Committee	Scheduled to the *Special Community & Economic Development Committee
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There was a title change read into record

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](#)

Legislative History

11/15/18	*Rules & Legislation Committee	Scheduled to the *Special Community & Economic Development Committee
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There was a title change read into record

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](#)

Legislative History

11/15/18	*Rules & Legislation Committee	Scheduled to the *Special Community & Economic Development Committee
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There was a title change read into record

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](#)

Attachments: [View Report](#)

Legislative History

11/15/18	*Rules & Legislation Committee	Scheduled to the *Special Community & Economic Development Committee
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There was a title change read into record

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.