



# City of Oakland

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

## Meeting Minutes - DRAFT

### \* 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>*

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Tuesday, November 15, 2016

1:00 PM

Sgt. Mark Dunakin Room - Hearing Room 1

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The Oakland City Council Special Concurrent Meeting Of The Oakland Redevelopment Successors Agency And Community Economic And Development Committee convened at 1:10 p.m., with Councilmember President Pro Tempore Reid presiding as Chairperson.

#### Roll Call / Call To Order

**Excused** 1 - Lynette Gibson McElhaney

**Present** 3 - Annie Campbell Washington, Rebecca Kaplan, and Laurence E. Reid

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On October 25, 2016  
[16-0390](#)

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

A motion was made by Annie Campbell Washington, seconded by Rebecca Kaplan, that this matter be Accepted. The motion carried by the following vote:

**Excused:** 1 - Gibson McElhaney

**Aye:** 3 - Campbell Washington, Kaplan, and Reid

- 2 Determination Of Schedule Of Outstanding Committee Items  
[16-0391](#)

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

[View Supplemental Review](#)

A motion was made by Rebecca Kaplan, seconded by Annie Campbell Washington, that this matter be Accepted. The motion carried by the following vote:

**Excused:** 1 - Gibson McElhaney

**Aye:** 3 - Campbell Washington, Kaplan, and Reid

- 4 Subject: Macarthur Bart Parcels A And C1 Revision To FDP  
From: Planning And Building Department  
Recommendation: Adopt A Resolution, As Recommended By The Planning  
Commission, Revising The MacArthur BART Parcels A And C1 Final Development  
Permit (Case File PUDF08/ER01), Relying On The 2008 Macarthur Station Project  
Environmental Impact Report And Addenda, Finding That No Additional  
Environmental Review Is Needed Pursuant To CEQA Guidelines Sections  
15162-15164 And Adopting Related CEQA Findings  
[16-0274](#)

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

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*This item was requested to be heard before item 4 by Chair Pro Tem Reid.*

*The Item approved with amendment allowing additional conversion conditions that provide no less than 50% work/live and/or live/work units with specific retail hours of operation guidelines.*

*There were four speakers on this item.*

A motion was made by Rebecca Kaplan, seconded by Annie Campbell Washington, that this matter be Approve as Amended the Recommendation of Staff, and Forward to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 11/29/2016. The motion carried by the following vote:

**Excused:** 1 - Gibson McElhaney

**Aye:** 3 - Campbell Washington, Kaplan, and Reid

- 3**      Subject:    MacArthur Station - Consent To Property Conveyance  
                 From:        Economic And Workforce Development  
                 Recommendation: Adopt The Following Pieces Of Legislation:

1) An ORSA Resolution Authorizing The Oakland Redevelopment Successor Agency Administrator Or Designee To (A) Execute A Consent To The Conveyance Of Parcels A And C-1 Of MacArthur Station By MacArthur Transit Community Partners, LLC ("MTCP") To Hines, Or One Of Its Affiliates, For Development Of Two Rental Residential/Retail Buildings, Pursuant To The Terms Of An Owner Participation Agreement ("OPA") Between The Oakland Redevelopment Successor Agency And MTCP; And (B) Amend The OPA To (1) Reduce The Size Of The Retail Component, Change The Size Of The Retail Component For Each Parcel And Establish Retail Leasing Requirements For Parcel A, And (2) Extend Certain Development Deadlines; Relying On The Previously Certified 2008 Environmental Impact Report And 2015 CEQA Addendum Per CEQA Guidelines Sections 15162-15164, 15183, 15183.3, 15168 And 15180, And Separately And Independently Finding Certain Of The Above Actions Are Not A "Project" Under CEQA; And  
[16-0275](#)

**Attachments:**    [View Report](#)

[View Supplemental Report](#)

**A motion was made by Rebecca Kaplan, seconded by Annie Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 11/29/2016. The motion carried by the following vote:**

**Excused:**    1 -    Gibson McElhaney

**Aye:**        3 -    Campbell Washington, Kaplan, and Reid

2) A Resolution Authorizing The City Administrator Or Designee To Execute A Consent To The Conveyance By Macarthur Transit Community Partners, LLC ("MTCP") To Hines, Or One Of Its Affiliates, Of Parcels A And C-1 Of Macarthur Station For Development Of Two Rental Residential/Retail Buildings, Pursuant To The Terms Of A Development Agreement Between The City Of Oakland And MTCP And Relying On The Previously Certified 2008 Environmental Impact Report And 2015 CEQA Addendum Per CEQA Guidelines Sections 15162-15164, 15183, 15183.3, 15168 And 15180, And Separately And Independently Finding The Conveyance Is Not A "Project" Under CEQA

[16-0276](#)

**A motion was made by Rebecca Kaplan, seconded by Annie Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to go before the \*Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 11/29/2016. The motion carried by the following vote:**

**Excused:** 1 - Gibson McElhaney

**Aye:** 3 - Campbell Washington, Kaplan, and Reid

- 5** Subject: Montclair BID Annual Report And Intention To Set FY 2017-2018 Assessment  
From: Economic And Workforce Development Department  
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution Of Intention To Levy An Annual Assessment For Fiscal Year 2017-2018 For The Montclair Business Improvement District, Approving The Annual Report Of The Montclair Business Improvement District Advisory Board

[16-0365](#)

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

**A motion was made by Annie Campbell Washington, seconded by Rebecca Kaplan, that this matter be Approve the Recommendation of Staff, and Forward to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 11/29/2016. The motion carried by the following vote:**

**Excused:** 1 - Gibson McElhaney

**Aye:** 3 - Campbell Washington, Kaplan, and Reid

- 6      Subject:    12th Street Remainder Parcel DDA  
From:          Economic And Workforce Development  
Recommendation: Adopt An Ordinance: (1) Amending The Term Sheet For The  
Disposition And Development Agreement For The 12th Street Remainder Parcel  
Located At E12th Street And 2nd Avenue Previously Approved By Ordinance No.  
13382 C.M.S. To Identify The Developer As Lakehouse Development Partners, LLC  
(Or Its Related Entities Or Affiliates) And Lakehouse Commons Affordable Housing,  
LP (Or Its Related Entities Or Affiliates); And (2) Authorizing The City Administrator,  
Without Returning To The City Council, To Negotiate And Execute Such Disposition  
And Development Agreement And Related Documents Between The City Of Oakland  
And Such Developer Entities, All Of The Foregoing Documents To Be In A Form  
Andcontent Substantially In Conformance With The Amended Term Sheet Attached  
As Exhibit A  
[16-0346](#)

**Attachments:**   [View Report](#)

***Quorum was lost therefore the item was not heard; will need to be brought before  
Rules and Legislation Committee***

**This Ordinance be Scheduled.to go before the \*Rules & Legislation Committee to  
be heard 11/17/2016**

- 7      Subject:    Local Amendments to 2016 California Model Building Construction Codes  
From:          Planning And Building Department  
Recommendation: Adopt The Following Legislation To Amend The 2016 Triennial  
Editions Of The California Model Building Construction Codes:  
  
1) A Resolution Of Findings Supporting Local Amendments To The 2016 Editions Of  
The California Model Building Construction Codes To Comply With Changes To State  
Law And Adopting CEQA Exemption Findings; And  
[16-0362](#)

**Attachments:**   [View Report](#)

**A motion was made by Rebecca Kaplan, seconded by Annie Campbell  
Washington, that this matter be Approve the Recommendation of Staff, and  
Forward to go before the Special Concurrent Meeting of the Oakland  
Redevelopment Successor Agency/City Council, to be heard 11/29/2016. The  
motion carried by the following vote:**

**Excused:**    1 -   Gibson McElhaney

**Aye:**        3 -   Campbell Washington, Kaplan, and Reid

Subject: Local Amendments to 2016 California Model Building Construction Codes  
From: Planning And Building Department  
Recommendation: Adopt An Ordinance (1) Repealing The Oakland Amendments To  
The 2013 Edition Of The California Model Building Construction Codes, (2) Adopting  
Local Amendments To The 2016 Edition Of The California Model Building  
Construction Codes, And (3) Amending Oakland Municipal Code Chapter 15.04 To  
Comply With Changes To State Law And Adopting CEQA Exemption Findings  
[16-0363](#)

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

**A motion was made by Rebecca Kaplan, seconded by Annie Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to go before the \*Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 11/29/2016. The motion carried by the following vote:**

**Excused:** 1 - Gibson McElhaney

**Aye:** 3 - Campbell Washington, Kaplan, and Reid

**8** Subject: Local Amendments To 2016 California Model Housing Law  
From: Planning And Building Department  
Recommendation: Adopt An Ordinance (1) Repealing The Oakland Amendments To  
The 2013 Edition Of The State Housing Law Regulations, (2) Adopting Local  
Amendments To The 2016 Edition Of The State Housing Law Regulations, And (3)  
Amending Oakland Municipal Code Chapter 15.08 To Comply With Changes To State  
Law And Adopting CEQA Exemption Findings  
[16-0357](#)

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

**A motion was made by Rebecca Kaplan, seconded by Annie Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 11/29/2016. The motion carried by the following vote:**

**Excused:** 1 - Gibson McElhaney

**Aye:** 3 - Campbell Washington, Kaplan, and Reid

2) A Resolution Of Findings Supporting Local Amendments To The 2016 Edition Of The State Housing Law Regulations To Comply With Changes To State, Law And Adopting CEQA Exemption Findings

[16-0360](#)

A motion was made by Rebecca Kaplan, seconded by Annie Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 11/29/2016. The motion carried by the following vote:

**Excused:** 1 - Gibson McElhaney

**Aye:** 3 - Campbell Washington, Kaplan, and Reid

**9** Subject: Plug In Electrical Vehicle Readiness Code Update  
From: Oakland Public Works  
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt The Following Pieces Of Legislation;

1) A Resolution Of Findings Supporting Local Amendments To Sections 4.106.4 And 5.106.5.3 Of The 2016 Edition Of The California Green Building Standards Code To Comply With Changes To State Law And Adopting California Environmental Quality Act (CEQA) Exemption Findings; And

[16-0359](#)

**Attachments:** [View report](#)

[Supplemental Report](#)

*There were 2 public speakers on this item.*

This City Resolution be \* Withdrawn and Rescheduled.to go before the \* Special Concurrent Meeting of the Oakland Redevelopment Successor Agency and Community & Economic Development Committee to be heard 12/6/2016

(2) An Ordinance Adopting Local Amendments To Sections 4.106.4 And 5.106.5.3 Of The 2016 Edition Of The California Green Building Standards Code And Amending Oakland Municipal Code Chapter 15.04 To Include New Requirements For Plug-In Electric Vehicle Infrastructure To Comply With Changes To State Law And Adopting California Environmental Quality Act CEQA Exemption Findings

[16-0370](#)

This City Resolution be \* Withdrawn and Rescheduled.to go before the \* Special Concurrent Meeting of the Oakland Redevelopment Successor Agency and Community & Economic Development Committee to be heard 12/6/2016

- 10**      Subject:    Rockridge BID Annual Report And Intention To Set FY 2017-2018  
Assessment  
From:        Economic And Workforce Development Department  
Recommendation: Adopt A Resolution Of Intention To Levy An Annual Assessment  
For Fiscal Year 2017-2018 For The Rockridge Business Improvement District,  
Approving The Annual Report Of The Rockridge Business Improvement District  
Advisory Board  
[16-0364](#)

**Attachments:**    [View Report](#)

A motion was made by Annie Campbell Washington, seconded by Rebecca Kaplan, that this matter be Approve the Recommendation of Staff, and Forward to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 11/29/2016. The motion carried by the following vote:

**Excused:**    1 -    Gibson McElhaney

**Aye:**        3 -    Campbell Washington, Kaplan, and Reid

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

*One speakers spoke during Open Forum.*

#### **Adjournment**

*There being no further business, and upon the motion duly made, the Oakland City Council Concurrent Meeting Of The Oakland Redevelopment Successor Agency And Community And Economic Development Committee adjourned the meeting at 2:02 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.**



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