



# 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 - DRAFT \*Special 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, April 11, 2017

1:00 PM

City Council Chamber, 3rd Floor

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The Oakland City Council Special Community And Economic Development Committee convened at 1:16 P.M., with Vice Mayor Annie Campbell Washington presiding as Chairperson.

### Roll Call / Call To Order

**Present** 4 - Annie Campbell Washington, Laurence E. Reid, Lynette McElhaney, and Noel Gallo

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On March 14, 2017  
[16-0924](#)

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

A motion was made by Larry Reid, seconded by Lynette McElhaney, that this matter be Approved. The motion carried by the following vote:

**Aye** 3 - Campbell Washington Reid, McElhaney

**Absent** 1 - Gallo

- 2 Determination Of Schedule Of Outstanding Committee Items  
[16-0925](#)

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

A motion was made by Larry Reid, seconded by Lynette McElhaney, that this matter be Approved. The motion carried by the following vote:

**Aye** 3 - Campbell Washington Reid, McElhaney

**Absent** 1 - Gallo

- 3**      Subject:    ENA For Disposition Of City Owned Parcel At 73rd And Foothill  
From:        Economic And Workforce Development  
Recommendation: Adopt A Resolution Authorizing An Exclusive Negotiating  
Agreement With Portfolio Development Properties LLC, Or Related Affiliates, For One  
Year, With One Optional Six-Month Administrative Extension, For The Potential  
Disposition And Development Of A Retail Project On A City-Owned Parcel (APN  
039-3291-020) Located At 73rd Avenue And Foothill Boulevard  
[16-0899](#)

**Attachments:**   [View Report](#)  
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*There was 1 speaker on this item.*

A motion was made by Lynette McElhaney, seconded by Larry Reid, that this matter be Approve 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 4/18/2017. The motion carried by the following vote:

**Aye**    3 -    Campbell Washington Reid, McElhaney

**Absent**   1 -    Gallo

*Councilmember Noel Gallo arrived at 1:35 P.M.*

- 4 Subject: Economic Development Strategy Information Report And Study Session  
From: Economic And Workforce Development  
Recommendation: Receive An Informational Report And Provide Feedback On A  
Draft Economic Development Strategy  
[16-0900](#)

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*The Council elevated their list of priorities:*

*Councilmember McElhaney:*

- *Engaging in conversation with the ROCK center and local employers to “bridge the gap” of racial disparities*

*Councilmember Gallo:*

- *Implementation*
- *Transportation and Parking*
- *Safety/Police street beats*
- *Engagement with Alameda County*
- *Strong small business development programs specifically for minorities.*
- *Delivery Of Services*

*Council President Reid:*

- *Safety*
- *Showcasing opportunities/ sites for potential developers*
- *Connecting with African American Churches for affordable housing*

*Vice Mayor Campbell Washington*

- *Building housing, and streamlining development and permits*
  - *Making business startup process and retention easier; including public safety and blight*
  - *Entrepreneurship and jobs for young people*
- Arts and manufacturing, commercial space*

A motion was made by Lynette McElhaney, seconded by Larry Reid, that this matter be Continued to go before the \*Community & Economic Development Committee. The motion carried by the following vote:

**Aye** 4 - Campbell Washington Reid McElhaney, Gallo

- 6 Subject: The City Of Oakland’s Small Business Task Force Presentation  
From: Vice Mayor Annie Campbell Washington  
Recommendation: Adopt A Resolution Establishing A Small Business Task Force And  
Providing The Terms And Responsibilities Of The Task Force Members  
[16-0864](#)

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

*The Chairperson request that this item be heard in Committee as soon as possible.*

A motion was made by Annie Campbell Washington, seconded by Noel Gallo, that this matter be Continued to go before the \*Community & Economic Development Committee. The motion carried by the following vote:

**Aye** 4 - Campbell Washington Reid McElhaney, Gallo

- 9      Subject:    Amendments To Oakland's Secondary Unit Regulations  
From:        Planning And Building Department  
Recommendation: Adopt An Ordinance, As Recommended By The City Planning Commission, Amending The Oakland Planning Code To: 1) Revise Regulations For Secondary Units To Comply With State Law; 2) Create And Map A New Zoning Overlay That Identifies Areas In The City Where New Category Two Secondary Units Are Not Permitted; 3) Make Minor Changes In Various Chapters Of The Planning Code; And 4) Make Appropriate California Environmental Quality Act Determinations  
[16-0887](#)

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**A motion was made by Larry Reid, seconded by Noel Gallo, that this matter be Approve the Recommendation of Staff, and Forward to go before the Meeting of the Oakland City Council, to be heard 4/18/2017. The motion carried by the following vote:**

**Aye**    4 -    Campbell Washington Reid McElhaney, Gallo

- 5      Subject:    Displacement Of Oakland's Non-Profit Organizations Due To Dramatic Increases In Rental Costs  
From:        Councilmember Brooks  
Recommendation: Receive An Informational Report From The City Administrator And Possible Action On The Impact Of The High Costs Of The Current Commercial Rental Market On Nonprofit And Community Based Organizations; An Analysis Of The Displacement Of Nonprofits From The City Of Oakland Between 2012 To The Present (Analysis To Include The Impact On The Delivery Of Services); And Recommendations On How To Retain A Vibrant Non-Profit Community In Oakland Through City Support To Ameliorate The Impact Of Rising Rental Costs  
[16-0778](#)

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

**Staff was directed to review the matter for fiscal impact and framework for a timeline to assist Nonprofits, to return to on the April 25, 2017 Community And Economic Development**

**A motion was made by Lynette McElhaney, seconded by Annie Campbell Washington, that this matter be Continued to go before the \*Community & Economic Development Committee. The motion carried by the following vote:**

**Aye**    4 -    Campbell Washington Reid McElhaney, Gallo

- 7**      Subject:    Informational Report On A Proactive Rental Inspection Pilot  
From:        Councilmember McElhaney  
Recommendation: Receive An Informational Report On Creating A Pilot Proactive Rental Inspection (PRI) Program To Address Housing Habitability Concerns That Concentrate On Areas Of The City That Pose The Highest Risk For Childhood Lead Poisoning And Proposals For Funding Consideration For The FY 2017-2019 Budget [16-0687](#)

**Attachments:**   [View Report](#)

A motion was made by Lynette McElhaney, seconded by Larry Reid, that this matter be \* Withdrawn and Rescheduled to go before the \*Community & Economic Development Committee, to be heard 4/25/2017. The motion carried by the following vote:

**Aye**    4 -   Campbell Washington Reid McElhaney, Gallo

- 8**      Subject:    West Oakland-Focused Planning Code, Zoning Map, And Height Area Amendments  
From:        Planning And Building Department  
Recommendation: Adopt An Ordinance, As Recommended By The City Planning Commission, Amending: 1) The Oakland Zoning And Height Area Maps To (A) Make Map And Height Designation Changes For The 3rd To 7th Street Areas Between West Oakland Bart And Downtown; (B) Make Map Designation Changes For The West Side Of Mandela Parkway From 17th To 8th St., For The 8th St. Corridor From Mandela To Wood, And For The Peralta/Lewis/5th St. Triangle; (C) Make A Map Designation Change For A Portion Of Adeline Street Between 18th And 19th; (D) Bring The Rear Portion Of The Lot At San Pablo Avenue And 33rd Street Into Adjacent RU-5 Zone And 60 Ft. Height Area; And (E) Make Map Designation Changes For The Wood Street Zone To Convert Development Areas 1-9 Into Nine Separate Zoning Districts; And 2) The Oakland Planning Code To Move The Development Standards Summary Table For Wood Street Into The D-Ws Wood Street District Zone Chapter (17.101a) And Make Minor Revisions; And Make Appropriate California Environmental Quality Act Determinations [16-0886](#)

**Attachments:**   [View Report](#)

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A motion was made by Lynette McElhaney, seconded by Larry Reid, that this matter be Approve the Recommendation of Staff, and Forward to go before the Meeting of the Oakland City Council, to be heard 4/18/2017. The motion carried by the following vote:

**Aye**    4 -   Campbell Washington Reid McElhaney, Gallo

- 10**      Subject:    Updates To The NOFA Housing Funding Pipeline  
From:        Housing And Community Development  
Recommendation: Adopt A Resolution Amending Resolution No. 86090 C.M.S. Which Authorized \$5,013,851 In Loans To The Fruitvale Transit Village Phase II, Redwood Hill Townhomes, Camino 23, 3706 San Pablo Avenue, Coliseum Place, And Embark Apartments Affordable Housing Projects, To (1) Authorize And Appropriate An Additional \$1,222,192 From The Low And Moderate Income Housing Asset Fund For These Loans, For A Total Authorized Loan Amount Of \$6,236,043; (2) Add The Coliseum Connections Project To The List Of Projects Authorized For These Loans; And (3) Approve Funding Awards To These Projects From Funds Allocated To Oakland From The Alameda County Housing Bond In An Amount Not To Exceed \$18.65 Million  
[16-0898](#)

**Attachments:**   [View Report](#)

A motion was made by Lynette McElhaney, seconded by Larry Reid, that this matter be Approve the Recommendation of Staff, and Forward to go before the Meeting of the Oakland City Council, to be heard 4/18/2017. The motion carried by the following vote:

**Aye**    4 -    Campbell Washington Reid McElhaney, Gallo

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

#### **Adjournment**

*There being no further business, and upon the motion duly made, the Oakland City Council Community and Economic Development Committee adjourned the meeting at 4:20 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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