



City of Oakland

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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>

Tuesday, June 13, 2017

1:00 PM

Sgt. Mark Dunakin Room - 1st Floor

The Oakland City Council Special Community And Economic Development Committee convened at 1:45 p.m, with Vice Mayor Campbell Washington presiding as Chairperson.

Roll Call / Call To Order

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

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On May 23, 2017
[16-1195](#)

Attachments: [View Report](#)

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

Aye 3 - Campbell Washington Reid, Gallo

Absent 1 - McElhaney

- 2 Determination Of Schedule Of Outstanding Committee Items
[16-1198](#)

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

Aye 3 - Reid Gallo Campbell, Washington

Absent 1 - McElhaney

- 3 Subject: Quarterly Tracking Report for Code Enforcement
From: Planning And Building Department
Recommendation: Receive An Informational Report On The Code Enforcement
Activities of the Planning and Building Department
[16-1188](#)

Sponsors: Planning & Building Department

Attachments: [View Report](#)

Committee directed staff to include in the next quarterly report;

- *From Council Member McElhaney Issues broken down by council district and comprehensive community outreach, and updates on the New York loft law coming as a separate report in September*
- *From Vice Mayor Campbell Washington Staffing issues/ hiring at leadership positions in each quarterly report, update the original list of 18 properties for interdepartmental properties team and what districts they are in, performance measurement/management systems*
- *From Councilmember Gallo updates on the data systems*

There was 1 speaker on this item.

Councilmember McElhaney arrived at 1:50 p.m.

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Received and Filed. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid Gallo, McElhaney

- 4 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](#)

Sponsors: McElhaney

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Committee directed Staff to move forward with creating a full PRI program using scenario 2 with funding from this year's budget, through extensive community outreach begin to prepare the ordinance creating the program, work with tenants' rights advocates to minimize displacement, and return with an informational report after the council break to use the Rental Registry, and refine the term "Pilot".

There were 3 speakers on this item.

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

Aye 4 - Campbell Washington Reid Gallo, McElhaney

- 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](#)

Sponsors: Ms. Brooks

Attachments: [View Report](#)

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Staff was directed to include the 5 items provided by the Oakland Pic;

- 1. Immediately--- appoint a single point of contact(s) in the City to respond to inquiries and initiate action on behalf of non-profits who are facing immediate displacement. (See Staff Report, p.7.)***
- 2. Clarify criteria for selection of non-profits that have received free use of City space or have received other City assistance. (See City Staff Report, p. 5.)***
- 3. Identify the types of technical and/ or the financial assistance available for non-profits impacted by displacement.***
- 4. Question: Have the City's previous actions to avert non-profit displacement received a Race and Equity analysis--- as would now be required by the City's Ordinance?***
- 5. Question: Can the City participate in loan assistance for nonprofits that need additional resources to remain in Oakland (i.e., loan guarantees, co-participation with the Northern California Community Loan Fund, etc.)?***

And more information on the 3 items on page 4 of the report.

There were 11 speakers on this item.

DUE TO THE PRESENCE OF COUNCILMEMBER BROOKS, A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A MOTION WAS MADE AND SECONDED TO ADJOURN THE MEETING OF THE SPECIAL COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, AND TO CONVENE AS A SPECIAL MEETING OF THE FULL COUNCIL AT 2:43 P.M.

A motion was made by Annie Campbell Washington, seconded by Larry Reid, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 7/11/2017. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid Gallo, McElhaney

- 11 Subject: Sale Of Property At 7th Street And Campbell Street
From: Housing And Community Development Department
Recommendation: Adopt An Ordinance Authorizing A Disposition And Development Agreement With Oakland And The World Enterprises, Inc., Or An Affiliated Entity, For The Sale Of Property At 7th Street And Campbell Street For Development As A Mixed Use Affordable Housing Development, And Making CEQA Findings For This Action
[16-1185](#)

Sponsors: Housing And Community Development Department

Attachments: [View Report](#)
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There were 4 speakers 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 / City Council / Geologic Hazard Abatement District Board, to be heard 6/20/2017. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid Gallo, McElhaney

- 2) A Resolution Appropriating Up To \$32,016 In License Fees From A License Of Property Located At 7th And Campbell From The Low And Moderate Income Housing Asset Fund To Pay For The Expenses Of Maintaining The Property And Developing A Project On The Property
[16-1186](#)

Sponsors: Housing And Community Development Department

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 Concurrent Meeting of the Oakland Redevelopment Successor Agency / City Council / Geologic Hazard Abatement District Board, to be heard 6/20/2017. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid Gallo, McElhaney

- 10** Subject: Amendments To The Public Art Requirements
 From: Planning And Building Department
 Recommendation: Adopt An Ordinance Repealing Ordinance No. 13275 C.M.S.,
 Amending The Oakland Municipal Code To Adopt Chapter 15.78, Public Art
 Requirements For Private Development, And Adopting California Environmental
 Quality Act Exemption Findings
 [16-1183](#)

Sponsors: Planning & Building Department

Attachments: [View Report](#)
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Committee approved the amendments made by Councilmember McElhaney removing the terms "publicly" and "directly" from the sections found on pages 5, 8, 11, and 12 stating "freely publicly accessible art on the development site or the directly adjacent right-of way" and adding "within 1/4 a mile" at the end of those same sections, and directing staff to immediately begin working with the Black Arts Movement District community and bring amendments to the developer public art requirements back to the Council before the end of September.

There were two speakers on this item.

A motion was made by Lynette McElhaney, seconded by Larry Reid, 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 / Geologic Hazard Abatement District Board, to be heard 6/20/2017. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid Gallo, McElhaney

- 6 Subject: An Ordinance Amending Ordinance No. 13387 C.M.S.
From: Economic Workforce Development Department
Recommendation: Adopt An Ordinance Amending Ordinances No. 13313 C.M.S., No. 13346 C.M.S., And No.13387 C.M.S. (Collectively "The Authorizing Ordinance") To Extend The Term Of The Ground Lease Between The City, The Spanish Speaking Unity Council And The East Bay Asian Local Development Corporation And/Or Related Entities For The Development Of Mixed Income Housing For The Fruitvale Transit Village Phase IIA From A Term Of Sixty-Six (66) Years To Ninety-Nine (99) Years
[16-1138](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)

There were 2 speakers on this item.

A motion was made by Noel Gallo, seconded by Lynette McElhaney, that this matter be Approve the Recommendation of Staff, and Forward to go before the Concurrent Meeting of the Oakland Redevelopment Successor Agency / City Council / Geologic Hazard Abatement District Board, to be heard 6/20/2017. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid Gallo, McElhaney

- 7 Subject: Pedestrian Plan
From: Transportation Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution, As Recommended By The City Planning Commission, Adopting The Oakland Walks! 2017 Pedestrian Master Plan Update, Relying On The 2002 Pedestrian Master Plan Mitigated Negative Declaration, And Other Documents, Finding That No Additional Environmental Review Is Needed Pursuant To California Environmental Quality Act (CEQA) Guidelines Sections 15162-15164, 15183 And Other CEQA Exemptions, And Adopting Related CEQA Findings
[16-1177](#)

Sponsors: Transportation Department

Attachments: [View Report](#)

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 * Special Meeting of the Oakland City Council, to be heard 6/27/2017. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid Gallo, McElhaney

- 8** Subject: Phase I Of The Walk This Way: Broadway / Webster Project
From: Planning And Building Department
Recommendation: Adopt A Resolution Authorizing The City Administrator To: 1)
Negotiate And Execute A Professional Services Contract With PGA Design In An
Amount Not-To-Exceed One Million Three Hundred Eighty Thousand Dollars
(\$1,380,000) For Design And Engineering Services For The Walk This Way:
Broadway I Webster Project, Consisting Of Phase 1 In An Amount Not-To-Exceed
Four Hundred Thirty Thousand Dollars (\$430,000), And Phase 2 In An Amount
Not-To-Exceed Nine Hundred Fifty Thousand Dollars (\$950,0000), With Phase 2
Being Contingent On Appropriation Of Funding, For A Term Of Seven (7) Years, Or
Completion Of Construction, Whichever Occurs First; And 2) Return To Council To
Accept And Appropriate Grant And Other Funding For Phase 2 Of The Walk This
Way: Broadway I Webster Project; And 3) Appropriate Grant Funds Up To Three
Hundred Forty-Two Thousand And One Hundred Ten Dollars (\$342,110) From The
Metropolitan Transportation Commission's Safe Routes To Transit Program For
Phase 1 Of The Walk This Way: Broadway / Webster Project; And 4) Authorize A
Contribution From The Central District Redevelopment Project Broadway Streetscape
Funds In An Amount Up To Fifty-Seven Thousand Eight Hundred Ninety Dollars
(\$57,890) For Phase 1 Of The Walk This Way: Broadway I Webster Project; And 5)
Authorize A Contribution From The Planning And Building Department Funds In An
Amount Up To Thirty Thousand Dollars (\$30,000) For Phase 1 Of The Walk This
Way: Broadway I Webster Project.

[16-1180](#)

Sponsors: Planning & Building Department

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 Continued to go before the *Community & Economic Development Committee, to be heard 7/11/2017. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid Gallo, McElhaney

- 9** Subject: DDA With TDP Webster, LLC For 2330 Webster St. And 2315 Valdez St.
From: Economic And Workforce Development Department
Recommendation: Adopt An Ordinance: (1) Consenting To A Change In The
Ownership Structure And Control Of TDP-Webster, LLC ("Developer") With Which
The City Of Oakland ("City") Has Previously Entered Into A Disposition And
Development Agreement ("DDA") For The Sale And Development Of Two Contiguous
City-Owned Parcels Located At 2330 Webster Street And 2315 Valdez Street,
Including Construction Of A New City Parking Garage ("City Garage"); (2) Authorizing
The City Administrator, Without Returning To The City Council, To Negotiate And
Execute An Amendment To The DDA To (A) Change The Interest Rate Calculated On
The City's Seller Carryback Loan To Developer For The Developer's Acquisition Of
The Property, (B) Change The Formula Used To Calculate The Purchase Price To Be
Paid By The City For The Acquisition Of The City Garage, (C) Increase The Required
Minimum Net Worth Of The Guarantor Providing The Completion Guaranty, (D) Waive
Performance And Payment Bond Requirements, Unless Otherwise Required By
Lender, And (E) Modify The Affordability Level Of The Project's Moderate Income
Housing Units; (3) Allocating And Appropriating Up To \$350,000 To Create A
Contingency Account For Finish And Equipment Enhancements Related To Security
And Energy Efficiencies; (4) Authorizing The City Administrator Without Returning To
The City Council, To Negotiate And Execute An Amendment To The Parking License
Agreement Between The City Of Oakland And Cim Oakland 1 Kaiser Plaza, L.P.
("CIM") Providing For The Temporary Relocation Of CIM's Parking Rights To The
Franklin Garage And Recordation Of Such Amendment And Related Documents On
Title For The Franklin Garage Until The City Is Able To Transfer CIM's Parking Rights
To The New City Garage; And (5) Making Related CEQA Findings Pursuant To Public
Resources Code Section 21166 (CEQA Guidelines Section 15162)

[16-1181](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)

There was 1 speaker on this item.

**This Ordinance be Approve the Recommendation of Staff, and Forward to go
before the Concurrent Meeting of the Oakland Redevelopment Successor Agency
/ City Council / Geologic Hazard Abatement District Board to be heard 6/20/2017**

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

4 speakers spoke during Open Forum.

Adjournment

*There being no further business, and upon the motion duly made, the Oakland
City Council Special Community And Economic Development Committee
adjourned the meeting at 4:24 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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