



City of Oakland

Office of the City Clerk
Oakland City Hall
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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>

Tuesday, June 26, 2018

1:00 PM

City Council Chamber, 3rd Floor

The Oakland City Council Public Safety Committee convened at 1:31 P.M. with Councilmember Vice Mayor Campbell Washington presiding as Chairperson.

Roll Call / Call To Order

Excused 1 - Laurence E. Reid

Present 3 - Annie Campbell Washington, Lynette McElhaney, and Noel Gallo

- 1 Approval Of The Draft Minutes From The Committee Meeting Of May 22, 2018
[18-0644](#)

Attachments: [View Report](#)

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

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

- 2 Determination Of Schedule Of Outstanding Committee Items
[18-0645](#)

Attachments: [View Report](#)

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

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

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

- 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](#)

There were 64 speakers on this item

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 7/17/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

- 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](#)

The Agenda was modified to show the remaining items were heard in the following order

7, 8, 9, 10, 5 and 6

There were 44 speakers on this item

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 7/17/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

- 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](#)

There were 2 speakers on this item

A motion was made by Noel Gallo, seconded by Lynette McElhaney, that this matter be Approved 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 7/17/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

- 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](#)

A motion was made by Noel Gallo, seconded by Lynette McElhaney, that this matter be Approved 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 7/17/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

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](#)

A motion was made by Noel Gallo, seconded by Lynette McElhaney, that this matter be Approved 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 7/17/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

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](#)

A motion was made by Noel Gallo, seconded by Lynette McElhaney, that this matter be Approved 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 7/10/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

4) A Resolution Appropriating An Additional \$166,000 To The Housing Predevelopment Revolving Loan And Grant Program

[18-0575](#)

Attachments: [View Report](#)

A motion was made by Noel Gallo, seconded by Lynette McElhaney, that this matter be Approved 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 7/10/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

- 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 LLC, 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](#)

There were 6 speakers on this item

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Approved 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 7/10/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

- 10** Subject: Planning Code Amendments For Transient Habitation Commercial Activities
From: Planning And Building Department
Recommendation: Conduct A Public Hearing And Upon Conclusion 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](#)

There was 1 speakers on this item

A motion was made by Noel Gallo, seconded by Annie Campbell Washington, that this matter be Approved 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 7/10/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

- 5** Subject: Hardship Payment Schedule For Lower Income Homeowners
From: Councilmember McElhaney And Councilmember Kaplan
Recommendation: Adopt 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
[18-0663](#)

Attachments: [View Report](#)

There were 12 speakers on this item

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Approved 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 7/10/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

2) A Resolution Allocating \$300,000 Of Anti-Displacement Funds To The Hardship
Payment Schedule Program
[18-0664](#)

Attachments: [View Report](#)

*This item was bifurcated and referred to Rules and Legislation Committee for
rescheduling*

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this
matter be No Action Taken. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

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](#)

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this
matter be Continued to go before the *Community & Economic Development
Committee, to be heard 7/17/2018. The motion carried by the following vote:

Excused 1 - Reid

Aye 3 - Campbell Washington McElhaney, Gallo

NO VOTE 0

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

Adjournment

*There being no further business, and upon the motion duly made, the Oakland City
Council Special Concurrent Meeting of the Oakland Redevelopment Successor
Agency and Community & Economic Development Committee adjourned the
meeting at 5:00 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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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.