



City of Oakland

Office of the City Clerk
Oakland City Hall,
1 Frank H. Ogawa Plaza,
Room 201
Oakland, California 94612

Meeting Minutes - DRAFT

*Community & Economic Development Committee

City Hall, 1 Frank H. Ogawa Plaza,
Oakland, California 94612

City of Oakland Website: <http://www.oaklandca.gov>

Tuesday, September 12, 2023

1:30 PM

City Council Chamber, 3rd Floor

The Oakland City Council Community And Economic Development Committee convened at 1:39 P.M., with President ProTempore Kalb presiding as Chairperson.

Roll Call / Call To Order

Present 3 - Noel Gallo, Kevin Jenkins, and Dan Kalb

Absent 1 - Carroll Fife

COMMITTEE MEMBERSHIP:

- 1 Approval Of The Draft Minutes From The Committee Meeting Of July 11, 2023
[23-0645](#)

Attachments: [View Report](#)

A motion was made by Noel Gallo, seconded by Kevin Jenkins, that this matter be Accepted. The motion carried by the following vote:

Aye 3 - Gallo Jenkins, Kalb

Absent 1 - Fife

NO VOTE 0

2 Determination Of Schedule Of Outstanding Committee Items

[23-0646](#)

Attachments: [View Report](#)

1 Speaker Spoke On This Item

The Committee Approved To Accept The Report And Recommendation As Amended by Scheduling The Quarterly Report Tracking Report For Code Enforcement To The September 26, 2023 Community And Economic Development Committee Agenda; And

With direction to administration to provide an update report on the Coliseum Development, Where are we currently in terms of the African American Sports And Entertainment, the Oakland A's etc..? What are the timelines, and financial implications on the City and future development efforts?

A motion was made by Kevin Jenkins, seconded by Noel Gallo, that this matter be Accepted as Amended. The motion carried by the following vote:

Aye 4 - Fife Gallo Jenkins, Kalb

NO VOTE 0

- 3** Subject: Oakland 2045 General Plan Update: Certification Of The Final Environmental Impact Report For Phase 1 Of The City Of Oakland 2045 General Plan Update And Adoption Of The Safety And, Environmental Justice Elements And The Planning Code Text And Map Amendments
From: Planning And Building Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution (A) Certifying The Environmental Impact Report For Phase 1 Of The City Of Oakland 2045 General Plan Update And Making Related California Environmental Quality Act Findings; And (B) Adopting An Amendment To The Safety Element Of The City Of Oakland General Plan; And (C) Adopting The Environmental Justice Element As A New Element Of The City Of Oakland General Plan; And (D) Adopting Conforming Amendments To The Land Use And Transportation Element Of The City Of Oakland General Plan, Including General Plan Map Amendments, As Part Of Implementation Of The Recently Adopted 2023-2031 Housing Element; And [23-0535](#)

Attachments: [View Report](#)

[View Attachment A - Planning Commission Staff Report](#)

[View Attachment B - CEQA Findings Exhibit](#)

[View Attachment C - MMRP_Oakland Phase I 2045 GPU FEIR July 2023](#)

[View Attachment D - Board of Forestry & Fire Protection Com on City Safety Element](#)

[View Attachment E - Final Oakland EJ & Safety and Housing Element Memo](#)

[View Attachment F - State HCD follow up, and HE actions credited for compliance](#)

[View Attachment G - Letters from BTCA](#)

[View Resolution - GPU Phase 1](#)

[View Resolution Exhibit A - Safety Element Public Hearing Draft](#)

[View Resolution Exhibit B - EJ Element Public Hearing Draft and Appendices](#)

[View Resolution Exhibit C - Phase 1 LUTE Text Amendments](#)

[View Resolution Exhibit D - General Plan Land Use Map Amendments](#)

[View Supplemental Powerpoint - 9/7/2023](#)

[View Supplemental Attachment D - 9/7/2023](#)

12 Speakers Spoke On This Item

As A Public Hearing

A motion was made by Noel Gallo, seconded by Kevin Jenkins, that this matter be Approved as Amended 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 9/19/2023. The motion carried by the

following vote:

Aye 4 - Fife Gallo Jenkins, Kalb

NO VOTE 0

2) An Ordinance, As Recommended By The City Planning Commission, To Amend The Oakland Planning Code To:

(A) Incorporate Changes To Residential And Commercial Zones And Make Related Text Amendments And Amend The Zoning And Height Maps To Include The Updates To The Residential And Commercial Zones; And

(B) Create A New S-13 Affordable Housing Combining Zone; And

(C) Create A New S-14 Housing Sites Combining Zone; And

(D) Amend Conditional Use Permit Requirements For Housing And Business Mix (HBX) Commercial Zones, Commercial Industrial Mix (CIX), General Industrial (IG), And Industrial Office (IO) Zones; And

(E) Amend Expiration Timelines For Nonconforming Uses And Cup Termination Timelines For Truck-Intensive Uses;

(F) Adopt Amendments To Facilitate The Production Of Special Housing Types Such As Rooming Units, Efficiency Units, Employee Housing, Residential Care Facilities, Transitional And Supportive Housing, Low Barrier Navigation Centers, And Emergency Shelters;

(G) Adopt Various Amendments Which Codify Administrative Practices, Update References, Clarify Language, And Other Conforming Changes; And

(H) Adopt Appropriate California Environmental Quality Act Findings
[23-0536](#)

Attachments: [View Legislation](#)
[View Exhibit A](#)
[View Exhibit B](#)
[View Exhibit C](#)
[View Exhibit D](#)
[View Exhibit E](#)
[View Exhibit F](#)
[View Exhibit G](#)
[View Exhibit H](#)
[View Exhibit I](#)
[View Exhibit J](#)
[View Exhibit K](#)
[View Exhibit L](#)
[View Exhibit M](#)
[View Exhibit N](#)
[View Exhibit P](#)

The Committee approved the Recommendations of staff as amended and forward to the September 19, 2023 City Council Agenda As A Public Hearing. The Item was approved to be forwarded with the following amendments and directives:

Of Exhibit E, On Page 4 Chapter 17.09 Definitions, Section 17.09.040 Definitions "By Right Residential Approval." striking subparagraph D. The City shall not impose any notice requirements on the project., Adding subparagraph D. to read Prior to submitting an application for By Right Residential Approval, the applicant shall give notice of intention to apply for By Right Residential Approval by mail or delivery to all owners and occupants of real property in the city within three hundred (300) feet of the property involved, using language provided by the Planning Bureau.

Of Exhibit I, On Page 12 of Height Map 2.4, of 'Rockeridge BART Station' amending the area to reflect n/a to 100; 35 to 100; n/a 100; And

On Page 14 of Height Map 2.6, on 'Clairemont Avenue' amending the North area to reflect 45 to 65; And n/a to 65; Of the Southern Area to reflect 45 to 65; And n/a to 65; And

On Page 15 of Height Map 2.6, on 'Telegraph Avenue' amending the area to reflect 45 to 65; And n/a to 65; And

With Directives, For Developments Of 100 Residential Units Or Over 100,000 Sq/Ft Of Industrial/Commercial, A Developer Would Be Required To Report Workforce Related Community Benefits That Would Include 1) The Percent Of The Local Construction Workforce Employed On The Project, 2) The Number Of Apprentices Per Trade Employed On The Project, And 3) Which Trades Were Paid Area Standard Wages And The Percent Of The Construction Workforce That Received Health Benefits".4 Reporting On Demographics Of The Workforce And The Utilization Of Small And Disadvantaged Local Contractors

A motion was made by Noel Gallo, seconded by Kevin Jenkins, that this matter be Approved as Amended 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 9/19/2023. The motion carried by the following vote:

Aye 4 - Fife Gallo Jenkins, Kalb

NO VOTE 0

- 4** Subject: OMSS LDDA Extension Amendment
From: Economic And Workforce Development Department
Recommendation: Adopt The Following Pieces Of Legislation:
(1) An Ordinance Authorizing The City Administrator To Negotiate And Execute A Third Amendment To The Lease Disposition And Development Agreement Between The City Of Oakland And OMSS, LLC, For Development Of An Ancillary Maritime Support Facility For Truck Parking And Related Services At 11 Burma Road And 2307 Wake Avenue, To Extend The Outside Closing Date By One Year With An Extension Payment Of \$50,000; And (2) Adopting California Environmental Quality Act Findings; And [23-0575](#)

Attachments: [View Agenda Report](#)
[View Legislation](#)

4 Speakers Spoke On This Item

The Committee Approved The Recommendations Of Staff and To Forward This Item To The September 19, 2023 City Council Agenda On Consent

A motion was made by Carroll Fife, 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 9/19/2023. The motion carried by the following vote:

Aye 4 - Fife Gallo Jenkins, Kalb

NO VOTE 0

2) An Ordinance Authorizing The City Administrator To Negotiate And Execute A First Amendment To The Triple Net Lease Dated April 8, 2016, Between The City Of Oakland And Oaklandmaritime Support Services, Inc., Of 10 Burma Road For Truck Parking And Other Specified Uses To Extend The Term For One Year With Additional Rent In The Amount Of \$7,500 Per Month Commencing On The Fourth Month Of The Extension; And Adopting California Environmental Quality Act Findings
[23-0665](#)

Attachments: [View Legislation](#)

4 Speakers Spoke On This Item

The Committee Approved The Recommendations Of Staff and To Forward This Item To The September 19, 2023 City Council Agenda On Consent

A motion was made by Carroll Fife, 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 9/19/2023. The motion carried by the following vote:

Aye 4 - Fife Gallo Jenkins, Kalb

NO VOTE 0

5 Subject: Contract For Tenant Representation At RAP Proceedings
From: Housing And Community Development
Recommendation: Adopt A Resolution Authorizing A Contract With Centro Legal De La Raza For Provision Of Representation Services To Low- And Moderate-Income Tenants At Rent Adjustment Program Petition Proceedings And Housing, Residential Rent And Relocation Board Appeal Proceedings In The Amount Of \$250,000 From October 1, 2023, Through September 24, 2024, Renewable At The City Administrator's Option For One Additional One-Year Term Not To Exceed \$250,000
[23-0654](#)

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

0 Speakers Spoke On This Item

The Committee Approved The Recommendations Of Staff and To Forward The Item To The September 19, 2023 City Council Agenda On Consent

A motion was made by Noel Gallo, seconded by Kevin Jenkins, 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 9/19/2023. The motion carried by the following vote:

Abstained 1 - Fife

Aye 3 - Gallo Jenkins, Kalb

NO VOTE 0

- 6** Subject: Exclusive Negotiating Agreement With Oakland Pro Soccer LLC For The Malibu Property
From: Economic Workforce Development Department
Recommendation: Adopt A Resolution (1) Declaring A Proposed Temporary Outdoor Soccer Venue And Ancillary Support Spaces (Temporary Project) As Exempt From The State Surplus Land Act, Meeting Criteria Under Guidelines Section 102(H); (2) Authorizing The City Administrator To Enter Into An Exclusive Negotiation Agreement (ENA) With Oakland Pro Soccer LLC And Alameda County For The Potential Lease For The Proposed Temporary Project On The Malibu Property Located At 8000 South Coliseum Way, Which Is Co-Owned With The County, For A Term Of Six Months With Two Six-Month Administrative Extensions And Payment Of Nonrefundable ENA Payments Of \$25,000 And Extension Payments Of \$25,000 To Each Of The City And The County; And (3) Adopting California Environmental Quality Act Findings;
[23-0655](#)

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

1 Speaker Spoke On This Item

The Committee Approved the Recommendations of Staff and To Forward This Item to the September 19, 2023 City Council Agenda On Consent

A motion was made by Kevin Jenkins, 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 9/19/2023. The motion carried by the following vote:

Aye 4 - Fife Gallo Jenkins, Kalb

NO VOTE 0

Open Forum

2 Speakers Spoke On During Open Forum

Adjournment

There being no further business, the Oakland City Council Community And Economic Development Committee adjourned the meeting at 4:38 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.