



City of Oakland

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

Meeting Minutes - FINAL *Community & Economic Development Committee

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

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

Tuesday, October 8, 2024

1:30 PM

City Council Chamber, 3rd Floor

The Oakland City Council Community And Economic Development Committee Convened At
1:38 P.M. With President Pro Tempore Kalb Presiding As Chairperson

COMMITTEE MEMBERSHIP:

Roll Call / Call To Order

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

Excused 1 - Carroll Fife

- 1 Approval Of The Draft Minutes From The Committee Meeting Of September 24, 2024
[25-0119](#)

Attachments: [View Report](#)

1 Speaker Spoke On This Item

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

Aye 3 - Gallo Jenkins, Kalb

Excused 1 - Fife

NO VOTE 0

- 2 Determination Of Schedule Of Outstanding Committee Items
[25-0120](#)

Attachments: [View Report](#)

2 Speaker Spoke On This Item

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

Aye 3 - Gallo Jenkins, Kalb

Excused 1 - Fife

NO VOTE 0

CHANGES MADE TO THE ORDER OF THE AGENDA TO HEAR ITEM 5 BEFORE ITEM 3

Roll Call Was Modified To Note Councilmember Fife Present At 1:57 P.M.

- 5** Subject: Expansion Of The Oakland School For The Arts Lease At The Fox Theater
From: Economic Workforce Development Department And Councilmember Fife
Recommendation: Adopt An Ordinance Amending Ordinance No. 13734 C.M.S. To: (1)
Authorize A Lease Amendment Between The City Of Oakland And The Oakland School
For The Arts (OSA) To Add The 4,503 Square Foot Ground Floor Former Restaurant
Space At 1805 Telegraph Avenue (Fox Theater) For Improvement And Use As A Retail
Store, Art Gallery, And Radio Station At A Rate Of Two Thousand Six Hundred Eighty
Seven Dollars And Fifty Cents (\$2,687.50) Per Month Until June 30, 2025 And Then Four
Thousand Three Hundred Seventy Seven Dollars And Twenty Five Cents (\$4,377.25) Per
Month Through June 30, 2026; (2) Making Findings That The Lease Amendment For
Below Fair Market Value Is In The Best Interest Of The City; And (3) Making Appropriate
California Environmental Quality Act Findings
[25-0128](#)

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

***The Committee Approved The Recommendation Of Staff To Forward This Item The
October 15, 2024 City Council Agenda On Consent***

7 Speakers Spoke On This Item

**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 10/15/2024. The motion carried by the following vote:**

Aye 4 - Fife Gallo Jenkins, Kalb

NO VOTE 0

- 3** Subject: Mills Act Contracts
From: Planning And Building Department
Recommendation: Adopt A Resolution, As Recommended By The Landmarks Preservation Advisory Board, Approving Four (4) Mills Act Contracts Between The City Of Oakland And The Owners Of The Properties At 5837-39 Ayala Avenue, 1311 East 27th Street, 384 Bellevue Avenue, And 323-25 24th Street, Pursuant To Ordinance No. 12987 C.M.S., To Provide Property Tax Reductions In Exchange For Owners' Agreement To Repair And Maintain Historic Properties In Accordance With Submitted Work Programs And Approving Total City Tax Revenue Reduction Estimated To Be Below \$25,000 Per Year, And Making California Environmental Quality Act Findings [25-0071](#)

Attachments: [View Report](#)
[View Attachment A](#)
[View Attachment B](#)
[View Legislation](#)
[View Supplemental Report - 10/03/2024](#)
[View Supplemental Report - 10/11/2024](#)

The Committee Approved The Recommendation Of Staff To Forward This Item The October 15, 2024 City Council Agenda On Consent

1 Speaker Spoke On This Item

A motion was made by Noel Gallo, seconded by Carroll Fife, 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 10/15/2024. The motion carried by the following vote:

Aye 4 - Fife Gallo Jenkins, Kalb

NO VOTE 0

Councilmember Jenkins Noted Excused At 2:36 P.M.

- 4 Subject: Replacement Housing Unit Regulations Ordinance
From: Planning And Building Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt An Ordinance, As Recommended By The Planning Commission (1) Adding Chapter 17.122 To The Planning Code (Oakland Municipal Code Title 17) To Specify Local Procedures For Complying With Replacement Unit Requirements Of The Housing Crisis Act, Adopted By Senate Bill 330 (2019), And Subsequently Amended By Assembly Bill 1218 (2023); And (2) Making Appropriate California Environmental Quality Act Findings
[25-0079](#)

Attachments: [View Report](#)

[View Legislation And Exhibit A](#)

[View Supplemental Report And Attachment A - 10/11/2024](#)

[View Supplemental Presentation - 10/11/2024](#)

[View Supplemental Legislation And Exhibit A - 10/11/2024](#)

The Committee Approved As Amended The Recommendation Of Staff To Forward This Item To The October 15, 2024 City Council Agenda As A Public Hearing

With The Following Amendment:

Of The Legislation Of Exhibit A, Page 10 Under The Proposed Oakland Municipal Code Section 17.122.040.E - Replacement Of Protected Units, Be Amended To Add The Following:

“If In Any Circumstances The Developer Causes The Existing Occupants Of Any Protected Units That Are Lower Income Households To Relocate In A Manner That Does Not Obligate The Developer To Provide Relocation Payments Under Oakland Municipal Code Chapter 8.22 Or Chapter 15.60, The Developer Shall Comply With Any Obligation As Provided In California Government Code Section 66300.6, Subsection (B)(4)(A) To Provide Relocation Benefits Equivalent To The Relocation Benefits Required To Be Paid By Public Entities Pursuant To California Government Code Title 1, Division 7, Chapter 16 (Commencing With Section 7260).”

And A Request To Staff To Provide In A Supplemental Report The Incorporate Recommended Revisions Addressing Comments Received From East Bay Housing Organizations, Including The Following:

- 1. Incorporate The Right Of Occupants To Remain In Their Units Until Six Months Before The Start Of Construction Activities As Specified In California Government Code Section 66300.6(B)(3).***
- 2. Revise The Definition Of “Protected Units” To Include Reference To The California Tenant Protection Act Of 2019 (Assembly Bill 1482).***
- 3. Make A Clerical Revision Under Section 17.122.030.D. Regarding Reference To California Government Code Chapter 12.***
- 4. Correct Inconsistency Under Section 17.122.050 Regarding The Notices Provided To Existing Occupants 30 Days Prior To Application Submittal And The Right Of First Refusal Effective On The Date Of Application Submittal***

1 Speaker Spoke On This Item

A motion was made by Dan Kalb, seconded by Carroll Fife, 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 10/15/2024. The motion carried by the following vote:

Aye 3 - Fife Gallo, Kalb

Excused 1 - Jenkins

NO VOTE 0

Open Forum

1 Speaker Spoke During Open Forum

Adjournment

There Being No Further Business, The Oakland City Council Community And Economic Development Committee Adjourned The Meeting At 3:03 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.

Americans With Disabilities Act

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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.