



# City of Oakland Meeting Minutes

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

**\* 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>**

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**Tuesday, June 11, 2013**

**1:30 PM**

**Sgt. Mark Dunakin Room - 1st Floor**

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**Roll Call / Call To Order**

Councilmember Present: 4 - Vice Mayor Reid, Council President Kernighan,  
Chairperson Schaaf and Councilmember Gibson McElhaney  
*The Oakland City Council Community & Economic Development Committee  
convened at 1:43 p.m., with Vice Mayor Reid presiding as Chairperson.*

1 Approval Of The Draft Minutes From The Committee Meeting Held On May 28, 2013

**A motion was made by Member Schaaf, seconded by Council President  
Kernighan, to \*Approve as Submitted. The motion carried by the  
following vote:**

**Votes:** Councilmember Absent: Member Gibson McElhaney  
Councilmember Aye: Vice Mayor Reid, Member Schaaf and Council President  
Kernighan

2 Determination Of Schedule Of Outstanding Committee Items

**A motion was made by Council President Kernighan, seconded by  
Member Schaaf, to \*Approve with the following amendments. The motion  
carried by the following vote:**

**Votes:** Councilmember Absent: Member Gibson McElhaney  
Councilmember Aye: Vice Mayor Reid, Member Schaaf and Council President  
Kernighan

*Item regarding the "Oakland Retail Enhancement Strategy" report will be  
withdrawn from the July 9, 2013 Community & Economic Development  
Committee agenda and scheduled to the July 23, 2013 Community & Economic  
Development Committee agenda.*

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4 Subject: Army Base Long-Range Property Management Plan  
From: Office Of Neighborhood Investment  
Recommendation: Adopt An Oakland Redevelopment Successor Agency (ORSA) Resolution Approving The Long-Range Property Management Plan For The Oakland Army Base, And Authorizing The Transfer Of Army Base Parcel E And The Quitclaim Of Any Other ORSA Interest In The Army Base To The City Of Oakland Pursuant To The Plan  
[12-0577](#)

**A motion was made by Council President Kernighan, seconded by Member Schaaf, that this matter be \*Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on June 18, 2013 as a Non-Consent item. The motion carried by the following vote:**

**Votes:** Councilmember Absent: Member Gibson McElhaney  
Councilmember Aye: Vice Mayor Reid, Member Schaaf and Council President Kernighan  
*There were 3 speakers on this item.*

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*The Roll Call was modified to note Councilmember Gibson McElhaney present at 2:04 p.m.*

3 Subject: Army Base Interim Leasing Program  
From: Office Of Neighborhood Investment  
Recommendation: Receive A Report And Possible Action Regarding The Oakland Army Base Interim Leasing Program  
[12-0143-1](#)

**A motion was made by Member Gibson McElhaney, seconded by Member Schaaf, that this matter be Continued to the \*Community & Economic Development Committee, due back on June 25, 2013. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Vice Mayor Reid, Member Schaaf, Council President Kernighan and Member Gibson McElhaney  
*There were 13 speakers on this item.*

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5 Subject: Oakland Army Base Real Estate Actions  
From: Office Of Neighborhood Investment  
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Ordinance Authorizing The City Administrator To Negotiate And Execute A Sixty-Six (66) Year Lease Or Easement With The Port Of Oakland For Rail Uses And Service On Approximately 8 Acres Of Port Land Adjacent To City-Owned Land On The Former Oakland Army Base; And  
[12-0581](#)

*The Committee approved amendment to add "or easement" to the title of the resolution.*

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2) An Ordinance Authorizing The City Administrator To Negotiate And Execute An Up To Sixty-Six (66) Year Sublease Or Easement With Prologis CCIG Oakland Global, LLC, Or Related Entities For Rail Uses And Service On Approximately 8 Acres Of Land Adjacent To City-Owned Land On The Former Oakland Army Base; And  
[12-0581-1](#)

*The Committee approved amendment to add "or easement" to the title of the resolution.*

3) An Ordinance Authorizing The City Administrator To Negotiate And Execute An Up To Thirty (30) Month Lease With The Port Of Oakland For Truck Parking And Truck Services On Up To 11.7 Acres Of Land On The Port-Owned Portion Of The Former Oakland Army Base; And  
[12-0581-2](#)

4) An Ordinance Authorizing The City Administrator To Negotiate And Execute An Up To Thirty (30) Month Sublease With Oakland Maritime Support Services (Or A Related Entity) For Truck Parking And Truck Services On Up To 11.7 Acres Of Land On The Port-Owned Portion Of The Former Oakland Army Base; And  
[12-0581-3](#)

*The Committee directed staff and City Attorney to analyze recent judgment against OMSS regarding working conditions, and wage and hour violations and update City Council at the June 21, 2013 Closed Session.*

5) An Ordinance Authorizing The City Administrator To Negotiate And Enter Into A Lease Or License Agreement With California Capital & Investment Group, Inc., For Installation Of Air Quality Monitoring Facilities, Equipment And Utilities At Raimondi Park In West Oakland; And  
[12-0581-4](#)

6) An Ordinance Authorizing The City Administrator To Negotiate And Execute An Amendment To The 2005 Purchase And Sale Agreement Between The Oakland Base Reuse Authority And The California Department Of Transportation For Approximately 6.5 Acres Of Property Adjacent To The Former Oakland Army Base; And  
[12-0581-5](#)

*The Committee also directed the City Attorney to provide information on whether billboards in LDDA violates O.M.C. 1501.*

7) An Ordinance Authorizing The City Administrator To Negotiate And Enter Into A Real Property Agreement With BNSF Railway Company To Relocate An Existing Rail Line Easement Near Engineers Road To Facilitate The Development Of The Former Oakland Army Base  
[12-0581-6](#)

**A motion was made by Member Gibson McElhaney, seconded by Council President Kernighan, that this matter be \*Approve as Amended the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on June 18, 2013 as a Non-Consent item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Vice Mayor Reid, Member Schaaf, Council President Kernighan and Member Gibson McElhaney  
*There were 9 speakers on this item.*

6 Subject: Oak Knoll and Central City East Five Year Implementation Plan  
From: Office Of The City Administrator  
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Oakland Redevelopment Successor Agency Resolution Adopting The Five Year Implementation Plan, 2011-2016, For The Oak Knoll Redevelopment Project; And  
[12-0552](#)

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2) An Oakland Redevelopment Successor Agency Resolution Adopting The Five Year Implementation Plan, 2013-2018, For The Central City East Redevelopment Project  
[12-0552-1](#)

**A motion was made by Member Gibson McElhaney, seconded by Member Schaaf, that this matter be \*Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on June 18, 2013 as a Public Hearing. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Vice Mayor Reid, Member Schaaf, Council President Kernighan and Member Gibson McElhaney  
*The Committee also directed staff to determine whether the Affordable Housing requirement is still in effect after the end of Redevelopment.*

7 Subject: Citywide Zoning Text Amendments  
From: Department Of Planning And Building  
Recommendation: Adopt An Ordinance, Recommended By The Planning Commission, To Amend The Oakland Planning Code To: 1) Update References, Reduce Redundancy, And Clarify Language In Various Chapters Of The Planning Code; 2) Modify Truck Weight Classifications Language To Conform With Industry Standards; 3) Modify The Setback Requirement For The Portion Of Buildings Above 55 Feet In Height In The CBD-R Zone; 4) Add Design Review Requirement For Residential Facilities And Historic Properties In The CIX, IG, And IO Zones; 5) Eliminate The Increased Parking Requirement For Expansions Of Activities Across Zone Boundaries; And 6) Add Sidewalk Cafes As A Permitted Facility In The M- Industrial Zones  
[12-0553](#)

**A motion was made by Member Gibson McElhaney, seconded by Member Schaaf, that this matter be \*Approve as Amended the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on June 18, 2013 as a Public Hearing. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Vice Mayor Reid, Member Schaaf, Council President Kernighan and Member Gibson McElhaney  
*The Committee approved amendment to add clarifying language in section 17.130.060.*

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8 Subject: Establishing New Impact Fees  
From: Department Of Planning And Building  
Recommendation: Receive A Report And Take Possible Action On Establishing Potential  
Impact Fees, Including Fees For Transportation Infrastructure Needs, Affordable Housing  
Needs, Or Other Development Needs [TITLE CHANGE]  
[12-0539](#)

**A motion was made by Member Gibson McElhaney, seconded by Member  
Schaaf, that this matter be \*Received and Filed. The motion carried by the  
following vote:**

**Votes:** Councilmember Aye: Vice Mayor Reid, Member Schaaf, Council President  
Kernighan and Member Gibson McElhaney  
*There was one speaker on this item.*

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9 Subject: Amendments To Debt Service Rent Increase Regulations  
From: Department Of Housing And Community Development  
Recommendation: Adopt The Following Two Pieces Of Legislation:

1) A Resolution Adopting Amendments To The Rent Adjustment Regulations, Appendix A,  
Section 10.4 To Require That Debt Service Rent Increases For Newly Purchased Rental  
Properties Not Exceed Debt Service Calculated On A Standard Financing Model, To Limit  
Debt Service Rent Increases To A One-Time Cap Of Seven Percent Over The Current  
Allowable Rent Increase, And To Adopt A Grandparent Clause; And  
[12-0550](#)

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2) An Ordinance Amending The Rent Adjustment Ordinance (O.M.C. 8.22.090b) To Require  
Property Owners Seeking Rent Increases Based On Debt Service To File Owner Petitions;  
[12-0550-1](#)

Or, Alternatively, Adopt The Following Two Pieces Of Legislation:

1) A Resolution To Adopt Amendments To The Rent Adjustment Regulations Appendix A,  
Section 10.4 To Provide For A Grandparent Clause For Rental Properties With A Purchaser At  
The Enactment Of Elimination Of Debt Service As A Justification For A Rent Increase; And  
[12-0550-2](#)

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2) An Ordinance Amending The Rent Adjustment Ordinance (O.M.C. Sections 8.22.020 And 8.22.070) To Eliminate Debt Service As A Justification For A Rent Increase  
[12-0550-2A](#)

**A motion was made by Council President Kernighan, seconded by Member Schaaf, that this matter be Continued to the \*Community & Economic Development Committee, due back on June 25, 2013. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Vice Mayor Reid, Member Schaaf, Council President Kernighan and Member Gibson McElhaney

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

*There were no Open Forum speakers.*

**Adjournment**

*There being no further business, and upon the motion duly made, the Oakland City Council Community & Economic Development Committee adjourned the meeting at 4:01 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 8:30AM TO 5:00PM**

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*City Clerk and Clerk of the Council*