



City of Oakland

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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, November 12, 2019

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

The Oakland City Council Community And Economic Development Committee convened at 1:41 P.M., with Vice Mayor Reid presiding as Chairperson.

Present 4 - Nikki Bas, Noel Gallo, Loren Taylor, and Laurence E. Reid

Roll Call / Call To Order

Present 4 - Nikki Bas, Noel Gallo, Loren Taylor, and Larry Reid

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On October 22, 2019
[18-2404](#)

Attachments: [View Report](#)

A motion was made by Loren Taylor, seconded by Nikki Bas, that this matter be Approved. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 2 Determination Of Schedule Of Outstanding Committee Items
[18-2407](#)

Attachments: [View Report](#)

[View Supplemental Report 11/8/2019](#)

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

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

Due To The Presence Of Council President Kaplan, A Quorum Of The City Council Was Noted, And A Motion Was Made by Councilmember Bas And Seconded by Councilmember Taylor To Adjourn The Meeting Of The Community And Economic Development Meeting, And To Convene As A Special Meeting Of The Full Council At 1:47 P.M.

- 5** Subject: Updating The Oakland Building Maintenance Code
From: Planning & Building Department
Recommendation: Adopt An Ordinance (1) Repealing The Oakland Building Maintenance Code (Oakland Municipal Code 15.08) And (2) Reenacting The Oakland Building Maintenance Code With Amendments To Conform To The 2019 California Building Standards Code And Adopting CEQA Exemption Findings
[18-2373](#)

Attachments: [View Report](#)

There were 5 speakers on this item.

This Ordinance 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 11/19/2019

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 6** Subject: Local Amendments To 2019 California Model Building Construction Code
From: Planning And Building Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt The Following Pieces Of Legislation:

1) A Resolution Of Findings Supporting Local Amendments To The 2019 Editions Of The California Building Standards Code To Comply With Changes To State Law And Adopting California Environmental Quality Act (CEQA) Exemption Findings; And
[18-2374](#)

Attachments: [View Report](#)

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[87941 CMS](#)

There were 4 speakers on this item.

A motion was made by Loren Taylor, 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 11/19/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

Subject: Local Amendments To 2019 California Model Building Construction Code
From: Planning And Building Department
Recommendation: Adopt An Ordinance (1) Repealing The Oakland Amendments To The 2016 Edition Of The California Building Standards Code, (2) Adopting Local Amendments To The 2019 Edition Of The California Building Standards Code, And (3) Amending Oakland Municipal Code Chapter 15.04 To Comply With Changes To State Law And Adopting CEQA Exemption Findings
[18-2375](#)

Attachments: [View Report](#)
[View Supplemental Report 11/8/2019](#)

There were 4 speakers on this item.

A motion was made by Loren Taylor, 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 11/19/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

9 Subject: Amendments To OMC 15.24 Earthquake Damaged Structures
From: Planning And Building Department
Recommendation: Adopt An Ordinance Amending Oakland Municipal Code, Chapter 15.24, Entitled Earthquake Damaged Structures, Delegating To The City Administrator or Designee The Authority To Establish An Administrative Regulatory Program For Abatement And Upgrade Of Earthquake Damaged Structures, Which Program May Be Updated As Needed In Response To Changes In Laws, Codes, Or Local Circumstances
[18-2372](#)

Attachments: [View Report](#)

There was 1 speaker on this item.

A motion was made by Loren Taylor, 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 11/19/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 12 Subject: Amendments To The Oakland Fire Code, Chapter 15.12
From: Oakland Fire Department
Recommendation: Adopt An Ordinance (1) Repealing Current Oakland Municipal Code Chapter 15.12, Oakland Fire Code, (2) Making Findings To Substantiate Modifications To California Building Standards Code Due To Local Climatic, Geological Or Topographical Conditions, (3) Adopting And Making Local Amendments To The 2019 Edition Of The California Fire Code, California Code Of Regulations Title 24, Part 9, And (4) Recodifying Said Code At Oakland Municipal Code Chapter 15.12 As The Oakland Fire Code And Adopting CEQA Exemption Findings

[18-2380](#)

Attachments: [View Report](#)

There were 2 speakers on this item.

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 11/19/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 7 Subject: Montclair BID Annual Report And Intention To Levy FY 2020-2021 Assessment
From: Economic And Workforce Development Department
Recommendation: Adopt A Resolution: 1) Approving The Annual Report Of The Montclair Business Improvement District Advisory Board; 2) Declaring The Intention To Levy And Collect An Annual Assessment For Fiscal Year 2020-2021 For The Montclair Business Improvement District; And 3) Scheduling A Public Hearing For December 10, 2019

[18-2370](#)

Attachments: [View Report](#)

[87931 CMS](#)

There was 1 speaker on this item.

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 11/19/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 8 Subject: Rockridge BID Annual Report And Intention To Levy FY 20-21
From: Economic And Workforce Development Department
Recommendation: Adopt A Resolution: 1) Approving The Annual Report Of The Rockridge Business Improvement District Advisory Board; 2) Declaring The Intention To Levy And Collect An Annual Assessment For Fiscal Year 2020-2021 For The Rockridge Business Improvement District; And 3) Scheduling A Public Hearing For December 10, 2019
[18-2371](#)

Attachments: [View Report](#)
[87932 CMS](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 11/19/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 4 Subject: Predevelopment Loan Authorization For 1707 Wood Street
From: Housing And Community Development Department
Recommendation: Adopt A Resolution Authorizing The City Administrator Or His Or Her Designee To Enter Into Two Unsecured Predevelopment Loans Not To Exceed A Combined Total Amount Of \$650,000 From The Affordable Housing Trust Fund (Fund 1870); One Loan To Midpen Housing Corporation And One Loan To Habitat For Humanity East Bay/Silicon Valley, Inc. To Support The Development Of Affordable Housing At The City-Owned Property Located At 1707 Wood Street Between 18th And 20th Streets; And Making California Environmental Quality Act Findings For This Action
[18-2383](#)

Attachments: [View Report](#)
[87930 CMS](#)

There were 3 speakers on this item.

A motion was made by Noel Gallo, seconded by Nikki Bas, 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 11/19/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 3** Subject: Information On Impact Fees
From: Council President Kaplan
Recommendation: Receive An Informational Report On The Status Of: 1) The City Of Oakland's Current Efforts To Complete An Assessment Of The Affordable Housing, Jobs/Housing, And Transportation And Capital Improvements Impact Fee Programs From July 2016 To June 2019, And 2) Affordable Housing Impact Fee (AHIF) Collections, Budgeting For 2019/21 And Deployment
[18-2061](#)

Attachments: [View Report](#)

[View Supplemental Report 11/8/2019](#)

[View Supplemental Report 11/27/2019](#)

The Committee continued this item to the December 3, 2019 and directed staff to update the list to include the Top 30 project applicants and add the following 5 lines to the spreadsheet;

1. *Amount Assessed*
2. *1st Installment Pay Day*
3. *2nd Installment Pay Day*
4. *Exemptions/Waivers*
5. *How many onsite affordable housing units.*

There were 11 speakers on this item.

A motion was made by Loren Taylor, seconded by Nikki Bas, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 12/3/2019. The motion carried by the following vote:

Aye 3 - Bas Gallo, Taylor

Absent 1 - Reid

NO VOTE 0

- 10** Subject: Affordable Housing Impact Fees
From: Council President Kaplan
Recommendation: Adopt Resolution Requesting The City Administrator Or Designee To Include 1) All Affordable Housing Impact Fees Deposited Into The Affordable Housing Trust Fund Up To And During This Fiscal Year Through December 31, 2019, To The Extent Not Previously Allocated, In The Next Allocation Request Submitted To The City Council For Approval Pursuant To Chapter 15.62.050, And 2) All Such Approved Allocations In The Next Notice Of Funds Availability (NOFA) Issued By The City Administrator
[TITLE CHANGE]
[18-2212](#)

Attachments: [View Report](#)
[View Supplemental Report 11/1/2019](#)
[View Supplemental Legislation 11/15/2019](#)
[87933 CMS](#)

There were 7 speakers on this item.

A motion was made by Larry Reid, seconded by Nikki Bas, 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 11/19/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 11** Subject: Affordable Housing Impact Fee Ordinance
From: Council President Kaplan
Recommendation: Adopt An Ordinance Amending Oakland Municipal Code Chapter 15.72 To Provide An Incentive For Full Early Payment Of The Affordable Housing Impact Fees Equal To A 5% Discount Of The Total Impact Fees Owed And To Add A Provision Enabling Those Who Have Already Paid The First Installment To Also Receive A 5% Discount, And Amending Oakland Municipal Code Chapter 15.62 To Require Additional Information To Be Included In The Annual Impact Fee Report
[TITLE CHANGE]
[18-2387](#)

Attachments: [View Report](#)

There were 6 speakers on this item.

A motion was made by Loren Taylor, seconded by Noel Gallo, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 12/3/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

6 speakers spoke during Open Forum.

Adjournment

There being no further business, and upon the motion duly made, 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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