

Meeting Minutes City of Oakland

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

Agency/City Council

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

City of Oakland Website: <http://www.oaklandnet.com>

Tuesday, January 31, 2006

3:00 PM

Oakland City Hall, 3rd Floor

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Pledge of Allegiance**

A meeting of the Joint Oakland Redevelopment Agency and City Council was

held on the above date. Opening with the Pledge of Allegiance, the meeting

was convened at 3:03 p.m.

Due to the nature of the agenda items to be discussed, Agency/Councilmember

Brunner, chairperson of the Community and Economic Development

Committee, chaired the meeting.

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Roll Call / ORA & Council

ORA\Councilmember Present: 8 - Councilmember Brunner, Councilmember

Nadel, Vice Mayor Quan, President of the Council De La Fuente,

Councilmember Kernighan, Councilmember Brooks, Councilmember Reid and

Councilmember Chang

A Special meeting of the Joint Oakland Redevelopment Agency and City

Council was held on the above date. Opening with the Pledge of Allegiance,

the meeting was convened at 3:05 P.M.

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Open Forum / Citizens Comments

(Time Available: 15 minutes)

The following individual(s) spoke under Open Forum:

- Sanjiv Handa

- Bob Tuck

- Arthur Boone

- Christine Ralls

- *Glenda Fae Hammonds*

- *Helen Hutchison*

- *Joyce Roy*

Agency/Councilmembers Quan, Nadel and Brooks took a point of personal

privilege and requested that the meeting be adjourned in memory of Gracie

Johnson;

Agency/Councilmember Quan, took a point of personal privilege and requested

that the meeting be adjourned in memory of Coretta Scott King and Marvin

Smith;

Agency/Councilmember Brunner, took a point of personal privilege and

requested that the meeting be adjourned in memory of Stewart Albert;

Agency/Councilmember Brooks, took a point of personal privilege and

requested that the meeting be adjourned in memory of Sally Harrison;

Agency/Councilmember Reid, took a point of personal privilege and requested

that the meeting be adjourned in memory of Samuel Golden

From: Community And Economic Development Agency

Recommendation: Discussion And Action On Reports Regarding Land Use Policy For The

City Of Oakland, Including Recommendations On Land Use Policy For The Oakland Army

Base, A Retail Development Strategy Report, Recommendations On Industrial Land Use Policy

And Proposed Criteria For Conversion Of Industrial Land To Non-Industrial Use (06-0059)

Approved

The following individual(s) spoke in favor of this item:

- *Glenn Matsuhara*

- *Michael Lighty*

The following individual(s) spoke and did not indicate a position on this item:

- *Sanjiv Handa*

- *Mary Lou Van Deventer*

- *Sterling Savely*

- *George Burt*

- *Elizabeth Hinckle*

- *Jacquee Castain*

- *Bill Aboudi*

- *Virian Bouze'*

- *Steve Lowe*

- *Stefanie Parrott*

- *Ellen Parkenson*

- *Emily Lee*

- *Daryl Meshck*

- *Brian Beveridge*

- *Gloria Tanchelev*

- *Bob Tuck*

- *Paul Larkin*

- *Scott Taylor*

- *Rusty Snow*

- *Robb Smith*

- *Joseph Perkins*

Consistent with the recommendation of the report, the following motions were

made directing staff and approving recommendations as noted.

Agency/Councilmember Kernighan made a motion, seconded by

Agency/Councilmember Nadel, to directing staff to return to the Community

and Economic Development Committee within 60 days with a recommendation

for zoning modifications to require maximum lifestyle center retail development

on large lots in the upper Broadway area, and hearing no objections the

motion passed by Ayes: Agency/Councilmember: Brooks, Brunner, Chang,

Kernighan, Nadel, Reid, Quan, and President of the Council De La Fuente -8

Agency/Councilmember Brooks made a motion, seconded by

Agency/Councilmember Reid, to direct staff to include a commercial zoning

designation for ground floor retail in transportation corridors City-wide, and

hearing no objections, the motion passed by Ayes: Agency/Councilmember:

Brooks, Brunner, Chang, Kernighan, Nadel, Reid, Quan, and President of the

Agency/Councilmember Kernighan made a motion, seconded by

Agency/Councilmember Brooks to direct staff to return to the Community in

Economic and Development and the Finance and Management Committee

within 30 days with a recommendation for more staffing for major retail

recruitment or on how CEDA can be restructured, and hearing no objections,

the motion passed by Ayes: Agency/Councilmember: Brooks, Brunner, Chang,

Kernighan, Nadel, Reid, Quan, and President of the Council De La Fuente -8

Agency/Councilmember Quan made a motion, seconded by

Agency/Councilmember Reid, to approve the recommendations to conduct a

request for proposals process and return to the City Council for approval of the

consulting services agreement to develop a comprehensive City-wide retail and

implementation action plan. Staff was further directed to return with a chart of

competing interests on retail uses for the army base and the options for those

competing interests; include in the report consideration of rezoning the

Broadway area as commercial to not loose that area to housing development;

ensure Oakland's ability to target where the retail will go; separate the large

scale retail development from the small scale neighborhood retail development;

include neighborhood retail revitalization in the staff report; ensure that staff

looks at all components of retail development to ensure that we can draw

retailers; include a study of the area from Foothill to High Street; ensure the

study references updated demographics to accurately represent the salaries of

Oakland residents; consider allowing a retailer conduct the study to ensure we

know what will work; include a review of lower Broadway areas; consider big

box retailers along the industrial corridor; and look at ways to extend the

Emeryville retail into Oakland via Mandela Parkway to West Grand, and

hearing no objections, the motion passed by Ayes: Agency/Councilmember:

Brooks, Brunner, Chang, Kernighan, Nadel, Reid, Quan, and President of the

Council De La Fuente -8

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Agency/Councilmember De La Fuente made a motion, seconded by

Agency/Councilmember Brooks, to direct staff to return with more on the

following information regarding land use in industrial areas:

Prevention of further conversion of land uses until the City can determine the

maximum yield of community benefits, such as schools, markets, etc.

Ways to protect and buffer the redevelopment of the industrial areas as

specified.

Inclusion of the Port in this planning session to ensure the Port's

recommendations are included to allow the Port is able to address housing

development, identify the industry necessary to service future service increases

and address other needs as well.

Consideration of more closely at mix use to make sure it is feasible and

reasonable for Oakland

Ways to protect and create a buffer zone from High Street to 98th on both sides,

including the protection of the BART station Transit Village

Address the implications of mixed use, the fact that we're behind in the

production of housing units and other matters of future growth.

Ways to plan for the present and future jobs by including stepping stone

opportunities for City residents

More information on the CIX development model

A map of underdeveloped industrial areas and

A map that provides an interactive map.

Consideration of zoning that allows drug treatment, rehabilitation centers, and

homeless shelters in designated.

Staff should also be prepared to present the areas that will remain the same

In addition on Council agreed to have two members work to find a way to

return with a better way to review and make presentations on changes to the

Industrial land uses;

, and hearing no objections, the motion passed by Ayes:

Agency/Councilmember: Brooks, Brunner, Chang, Kernighan, Nadel, Reid,

Quan, and President of the Council De La Fuente -8

Agency/Councilmember Nadel made a motion, seconded by

Agency/Councilmember Brooks, to direct staff to return to the Community and

Economic Development Committee with a report on the scope of work for a

person performing an economic analysis on the impact of upscale development

in industrial; what other agencies and private companies are already doing,

and hearing no objections, the motion passed by Ayes:

Agency/Councilmember: Brooks, Brunner, Chang, Kernighan, Nadel, Reid,

Quan, and President of the Council De La Fuente -8

No recommendations were approved for the uses of land for industrial purposes

The Council 1) expressed concerns regarding the ability to determine uses for

the Army Base absent signed Exclusive Negotiating Agreements from both Opus

West and Fulton; 2) Council discussed the need to make a determination on

whether the 15 acres of land allocated to the City for trucking uses was

sufficient or should increase to 30 acres; and 3) whether the allocated land for

the Port required that the land allocation be grouped in a single parcel.

Staff were directed to return with a map of where the trucking companies are

located; if there is a desire for the companies to move, what does it mean to

move the trucking companies, where can the trucking companies go; and what

are the areas vacated by the trucking companies going to be used to for; and

ask the Port about their preliminary plans for the allocated 15 acres.

No recommendations were approved for the uses for the Oakland Army Base.

Continuation of Open Forum
ADJOURNMENT OF COUNCIL SESSION

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

Agency/Council adjourned the meeting in memory of Gracie Johnson, Samuel

Golden, Marvin Smith, Sallie Harrison, and Coretta Scott King at 6:39p.m.

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please contact the Office of the City Clerk. When possible, please notify the City Clerk 48

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City Clerk and Clerk of the Council