Meeting Minutes City of Oakland

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 Redevelopment Agency	
and Council Community & Economic Development	
Committee	
Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, Calife	ornia 94612
City of Oakland Website: http://www.oaklandnet.c	com
Tuesday, June 28, 2005 3:00 PM	Hearing Room One - 1st Floor
The Oakland City Council Community and Economic Development Committee	
convened at 3:02 P.M., with Vice Mayor Brunner presiding as Chairperson.	
Roll Call / Call to Order	
Councilmember Present: 4 - Chair Brunner, Member Chang, Member Reid and	
Member De La Fuente	
COMMITTEE MEMBERSHIP:	
Approval of the Draft Minutes from the Committee Meeting held on June 14, 2005	
A motion was made by Member Reid, seconded by Member De La Fuente,	

to *Approve the Minutes. The motion carried by the following vote:

Votes:
Councilmember Aye: Chair Brunner, Member Chang, Member Reid and
Member De La Fuente
2 Determination of Schedule of Outstanding Committee Items
A motion was made by Member De La Fuente, seconded by Member
Chang, to Approve as Amended. The motion carried by the following vote:
Votes:
Councilmember Aye: Chair Brunner, Member Chang, Member Reid and
Member De La Fuente
(CEDA Item 2 6-28-05) View Report.pdf
Subject: Condominium Conversion Program
From: Community and Economic Development Agency
Recommendation: Adopt an Ordinance amending Chapter 16.36 "Condominium Conversions"

of the Subdivision Ordinance of the Oakland Municipal Code to 1) eliminate the condominium
conversion impact area, 2) allow conversions of existing buildings without the requirement to
provide replacement units, retain the requirements to provide, 3) lifetime leases to tenants
sixty-two (62) years or older, 4) first right to existing tenants to contract for the purchase of
their unit, 5) expands the right to first right to purchase to tenants evicted pursuant to the Ellis

Act Ordinance, and 6) codify the requirements for Heath and Safety Code upgrades and noise
insulation standards (03-0156)
Scheduled to *Community & Economic Development Committee pending list.
Scheduling.pdf,
Item 6.pdf 3
Subject: Five Year Implementation Plan for Oakland Army Base
From: Community and Economic Development Agency
Recommendation: Adopt a Resolution On The 2005-2010 Implementation Plan For The
Oakland Army Base Redevelopment Project (05-0471)
A motion was made by Member De La Fuente, seconded by Member Reid,
that this matter be *Approve the Recommendation of Staff, and Forward

to the Concurrent Meeting of the Oakland Redevelopment Agency / City
Council, due back on July 19, 2005 as a Non-consent item. The motion
carried by the following vote:
Votes:
Councilmember Aye: Chair Brunner, Member Chang, Member Reid and
Member De La Fuente
DUE TO THE PRESENCE OF COUNCILMEMBERS NADEL AND BROOKS,

A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A M	OTION WAS
MADE AND SECONDED TO ADJOURN THE MEETING OF TO	НЕ

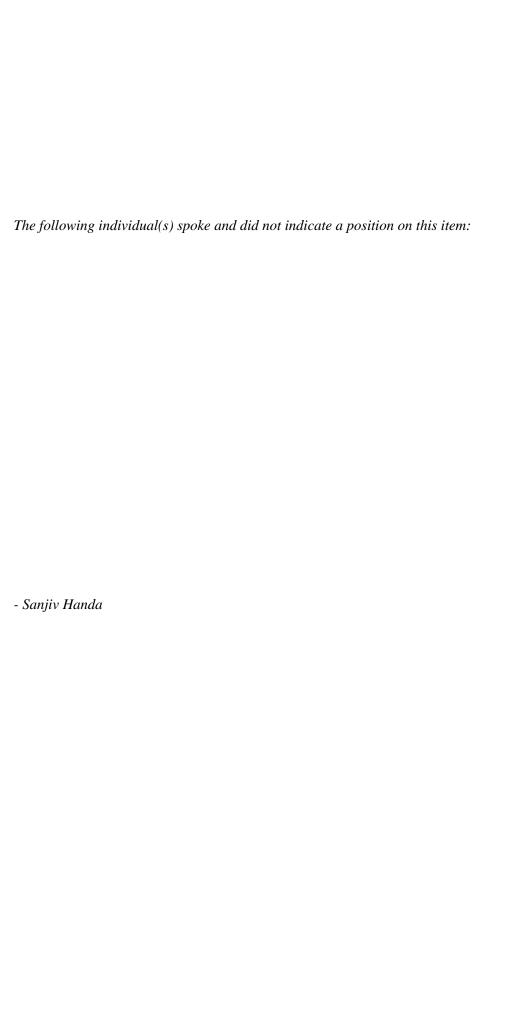
CONCURRENT ME	ETING OF THE REDEV	'ELOPMENT AGENC'	Y AND
COMMUNITY AND	ECONOMIC DEVELOF	PMENT COMMITTEE,	AND TO



P.M.



- Steve Lowe



- Elissa Dennis

- Adam Gold

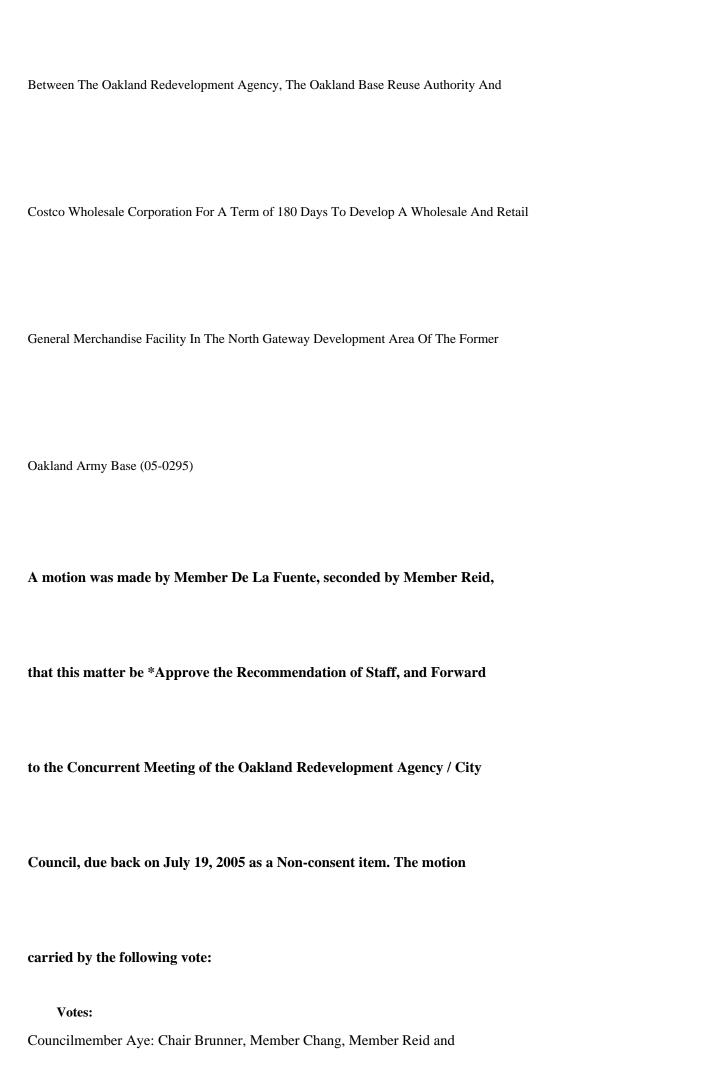
- Sean House

- Ellen Parkins

- Rusty Snow

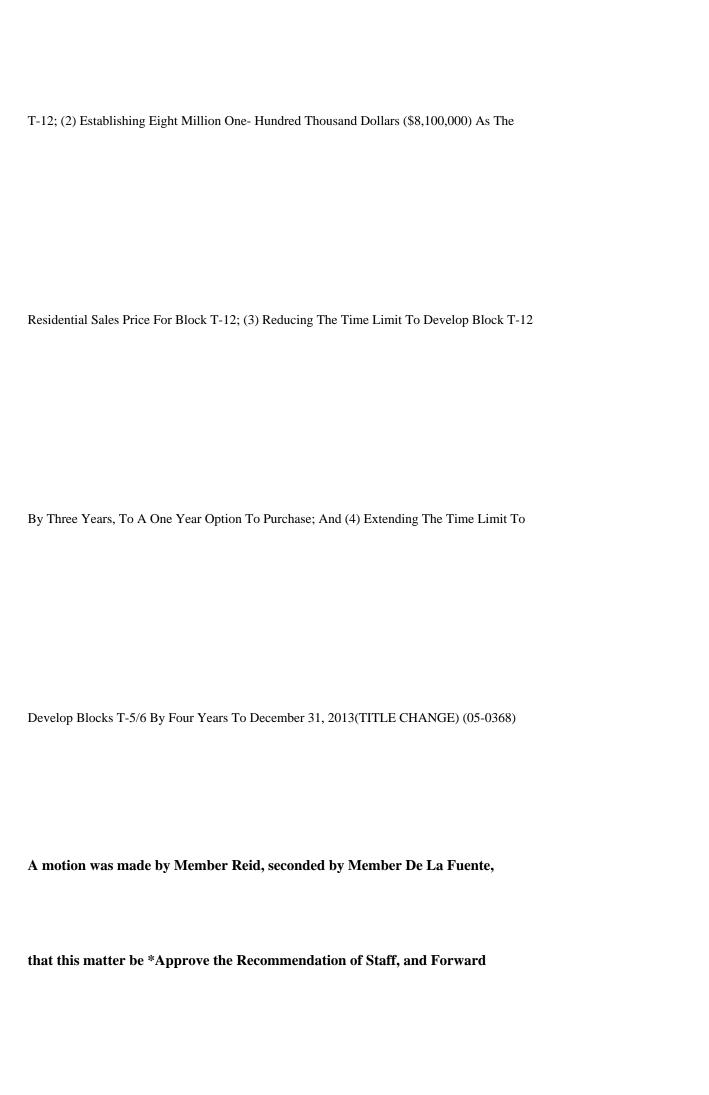
- Dave Ketchpel

- Councilmember Nadel
View Report.pdf,
View Supplemental Report.pdf,
79395 CMS.pdf 4
Subject: Costco Negotiations - Oakland Army Base
From: Community and Economic Development Agency
Recommendation: Adopt A Resolution Approving An Exclusive Negotiation Agreement

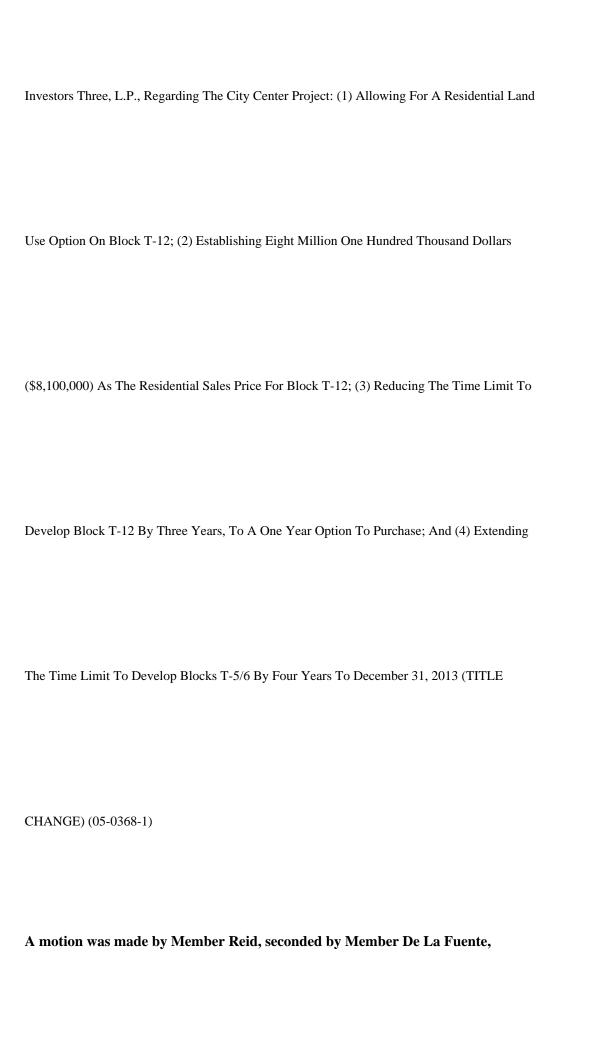


Member De La Fuente
The following individual(s) spoke against this item:
- Steve Lowe
The following individual(s) spoke and did not indicate a position on this item:
- Sanjiv Handa
View Report.pdf,
2005-0049 CMS.pdf
5
Subject: Shorenstein Realty Investors Three, L.PAgreement
From: Community and Economic Development Agency

Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt The Following	
Pieces Of Legislation:	
1) An Agency Resolution Authorizing The Agency To Enter Into An Eleventh Amendment To	
The Disposition And Development Agreement With Shorenstein Realty Investors Three, L.P.,	
Regarding The City Center Project: (1) Allowing For A Residential Land Use Option On Block	



to the Concurrent Meeting of the Oakland Redevelopment Agency / City
Council, due back on July 19, 2005 as a Non-consent item. The motion
carried by the following vote:
Votes:
Councilmember Abstained: Chair Brunner
Councilmember Aye: Member Chang, Member Reid and Member De La Fuente
The following individual(s) spoke and did not indicate a position on this item:
- Sanjiv Handa
View Report.pdf,
View Supplemental Report.pdf,
2005-0047 CMS.pdf
2) Adopt A Resolution Approving And Authorizing The City To Enter Into An Eleventh
Amendment To The Disposition And Development Agreement With Shorenstein Realty



that this matter be *Approve the Recommendation of Staff, and Forward
to the Concurrent Meeting of the Oakland Redevelopment Agency / City
Council, due back on July 19, 2005 as a Non-consent item. The motion
carried by the following vote:
Votes:
Councilmember Abstained: Chair Brunner
Councilmember Aye: Member Chang, Member Reid and Member De La Fuente
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View Supplemental Report.pdf,
79383 CMS.pdf
6
Subject: 7th Street Community Partners
From: Community and Economic Development Agency

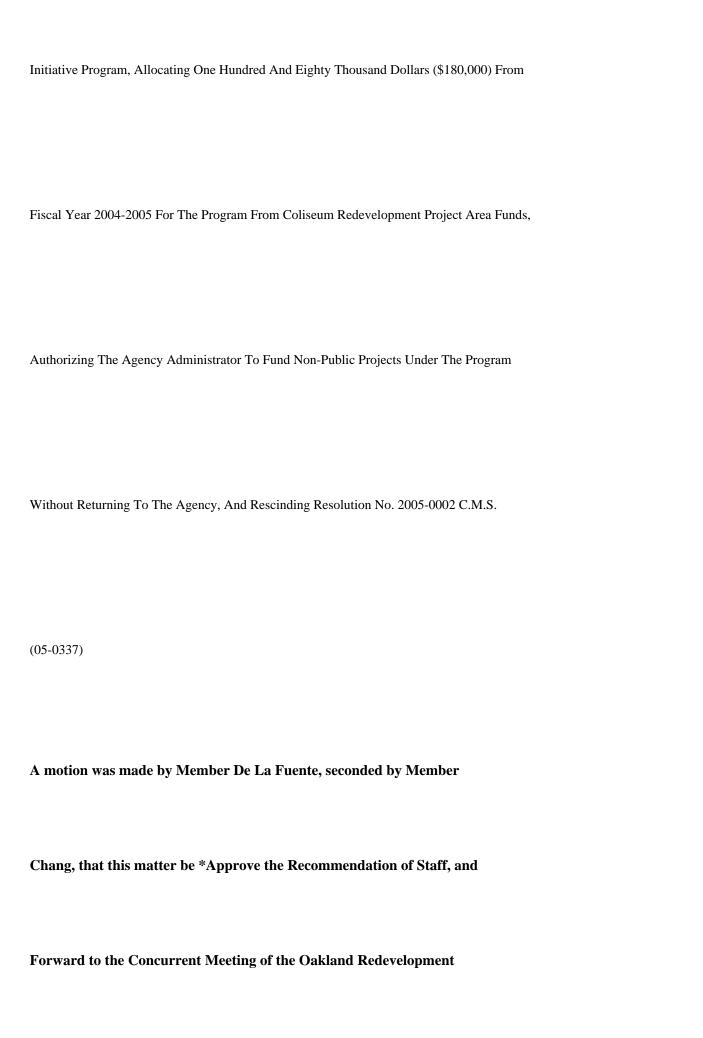
Recommendation: Adopt The Following Pieces Of Legislation:
1) An Agency Resolution Authorizing A Lease From Caltrans And A Parking Operations
Agreement With The Alliance For West Oakland Development And 7th Street Community
Partners, LLC, For the Block Bounded By 5th, 7th and Kirkham And Union Streets In West
Oakland (05-0349)
A motion was made by Member De La Fuente, seconded by Member

Chang, that this matter be *Approve the Recommendation of Staff, and
Forward to the Concurrent Meeting of the Oakland Redevelopment
Agency / City Council, due back on July 19, 2005 as a Non-consent item.
The motion carried by the following vote:
Votes:
Councilmember Absent: Member Reid
Councilmember Aye: Chair Brunner, Member Chang and Member De La
Fuente
COUNCILMEMBER REID NOTED ABSENT AT 4:10 P.M.

The following i	individual(s) spoke	? in favor of th	is item:
- Deborah Cas	stles		
- Phil Tagami			
- Jabari Herbe	ort		
Juoun Heroe			

The following individual(s) spoke and did not indicate a position on this item:
- Councilmember Nadel
View Report.pdf, 2005-0042 CMS.pdf
2) An Agency Resolution Authorizing An Exclusive Negotiating Agreement With 7th Street Community Partners, LLC, To Develop The Block Bounded By 5th, 7th and Kirkham And
Union Streets In West Oakland (05-0349-1) A motion was made by Member De La Fuente, seconded by Member
Chang, that this matter be *Approve the Recommendation of Staff, and

Forward to the Concurrent Meeting of the Oakland Redevelopment		
Agency / City Council, due back on July 19, 2005 as a Non-consent item.		
The motion carried by the following vote:		
Votes:		
Councilmember Aye: Chair Brunner, Member Chang, Member Reid and		
Member De La Fuente		
View Report.pdf,		
2005-0043 CMS.pdf 7		
Subject: Neighborhood Project Initiative		
From: Community Economic Development Agency		
Recommendation: Adopt An Agency Resolution On The Coliseum Neighborhood Project		



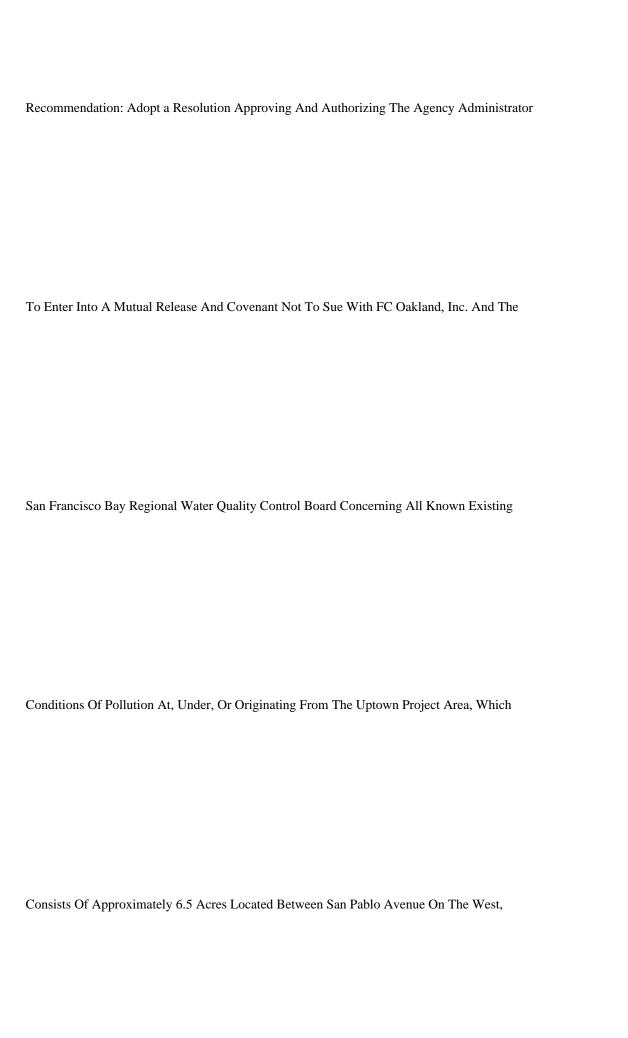
Agency / City Council, due back on July 19, 2005 as a Non-consent item.
The motion carried by the following vote:
Votes:
Councilmember Absent: Member Reid
Councilmember Aye: Chair Brunner, Member Chang and Member De La
Fuente
The following individual(s) spoke and did not indicate a position on this item:
- Sanjiv Handa
View Report.pdf,
2005-0044 CMS.pdf
2) A Resolution Authorizing Funding Under The Cooperation Agreement In An Amount Not
To Exceed One Hundred And Fifty Thousand Dollars (\$150,000) For Certain Public
Improvements Within The Coliseum Redevelopment Project Area Under The Neighborhood
Project Initiative Program (05-0337-1)
A motion was made by Member De La Fuente, seconded by Member

Chang, that this matter be *Approve the Recommendation of Staff, and

Forward to the Concurrent Meeting of the Oakland Redevelopment
Agency / City Council, due back on July 19, 2005 as a Non-consent item.
The motion carried by the following vote:
Votes:
Councilmember Absent: Member Reid
Councilmember Aye: Chair Brunner, Member Chang and Member De La
Fuente
View Report.pdf,
79372 CMS.pdf
3) An Agency Resolution Authorizing Funding Under The Cooperation Agreement In An
Amount Not To Exceed One Hundred And Fifty Thousand Dollars (\$150,000) For Certain
Public Improvements Within The Coliseum Redevelopment Project Area Under The
Neighborhood Project Initiative Program (05-0337-2)
A motion was made by Member De La Fuente, seconded by Member

Chang, that this matter be *Approve the Recommendation of Staff, and

Forward to the Concurrent Meeting of the Oakland Redevelopment
Agency / City Council, due back on July 19, 2005 as a Non-consent item.
The motion carried by the following vote:
Votes:
Councilmember Absent: Member Reid
Councilmember Aye: Chair Brunner, Member Chang and Member De La
Fuente
View Report.pdf,
2005-0045 CMS.pdf
Subject: Uptown Project Pollution
From: Community and Economic Development Agency



Telegraph Avenue On The East, Thomas L. Berkley Way (Formerly 20th Street) On The North,
And 19th Street On The South In The City Of Oakland, Or From Adjacent And Nearby
Properties; And Authorizing Recordation Of A Deed Restriction For Use Of Uptown Project
Area (05-0394)
A motion was made by Member De La Fuente, seconded by Member
Chang, that this matter be *Approve the Recommendation of Staff, and

Forward to the Concurrent Meeting of the Oakland Redevelopment			
Agency / City Council, due back on July 19, 2005 as a Consent Calendar			
item. The motion carried by the following vote:			
Votes:			
Councilmember Absent: Member Reid			
Councilmember Aye: Chair Brunner, Member Chang and Member De La			
Fuente			
The following individual(s) spoke and indicated a neutral position on this item:			
- Steve Lowe			
The following individual(s) spoke and did not indicate a position on this item:			
- Sanjiv Handa			
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2005-0039 CMS.pdf			

Subject:	Oakland Renaissance - Agreement
From:	Community and Economic Development Agency
Recommen	ndation: Conduct A Public Hearing And Upon Conclusion Adopt the Following

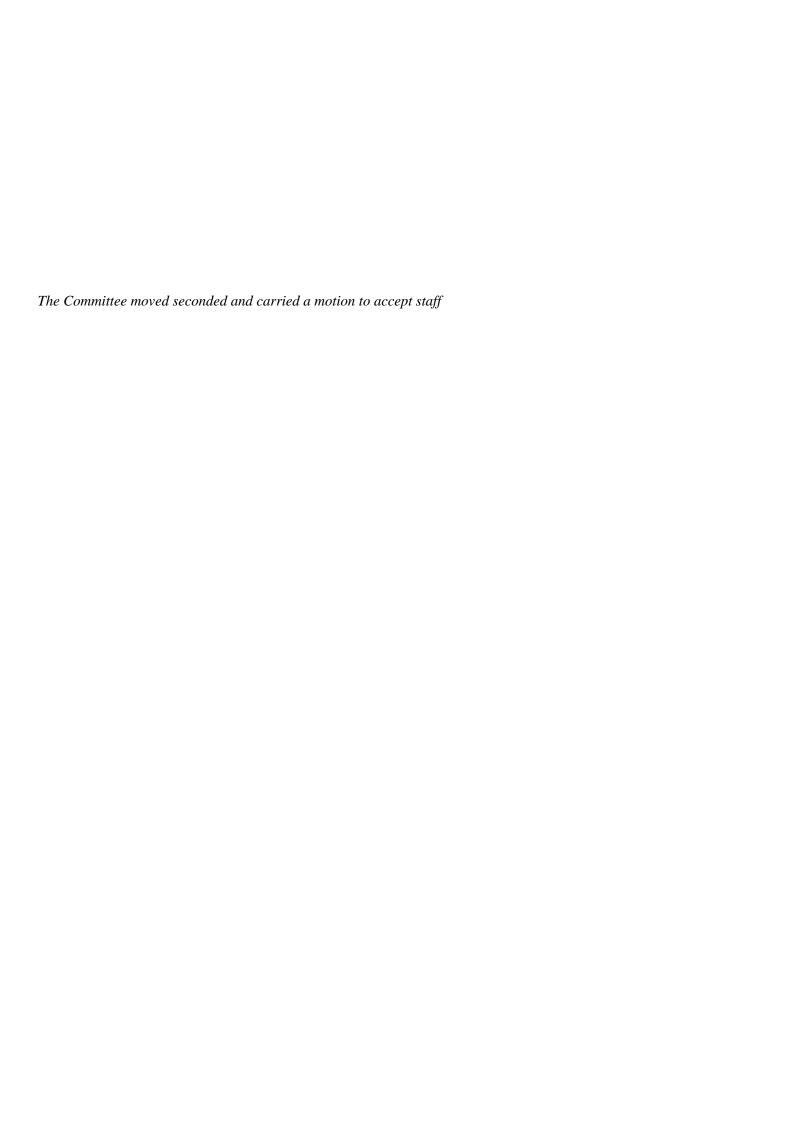
fieces of Legislation:	
) A Resolution Approving A Disposition And Development Agreement And Related	

Documents Between The Redevelopment Agency Of The City Of Oakland And Oakland	
Renaissance NMTC, A Non-profit Entity (Renaissance), For The Sale And Development Of	
The Fox Theater As A Mixed Use Entertainment, Office And School Development; In Which	

The Agency Appropriates The Following Financial Assistance To Renaissance For
Development Of The Project: (A) An Agency Loan Of \$13 Million; (B) Transfer Of \$4,985,00
Of State Of California Proposition 55 Grant Funds; (C) Transfer Of \$2,887,500 Of State Of



and Forward to the Concurrent Meeting of the Oakland Redevelopment
Agency / City Council, due back on July 19, 2005 as a Public Hearing. The
motion carried by the following vote:
Votes:
Councilmember Aye: Chair Brunner, Member Chang, Member Reid and
Member De La Fuente
COUNCILMEMBER REID NOTED PRESENT AT 4:25 P.M.





1. Agency staff is to return to the Agency Board for review and ratification of	



2. Include language in the loan documents, if consistent with preserving tax

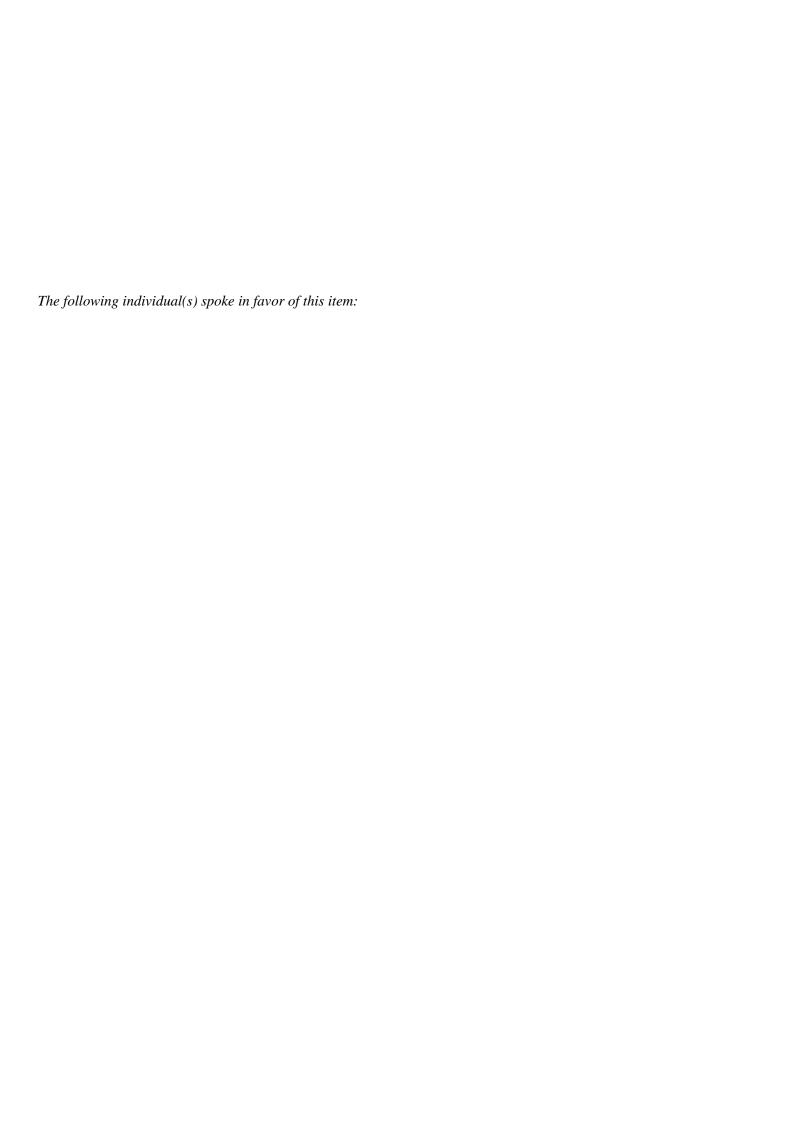












- David Johnson

- Craig Vega

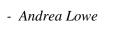
- Darrel Carey



- Eddie Dillard

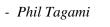
- Steve Lowe

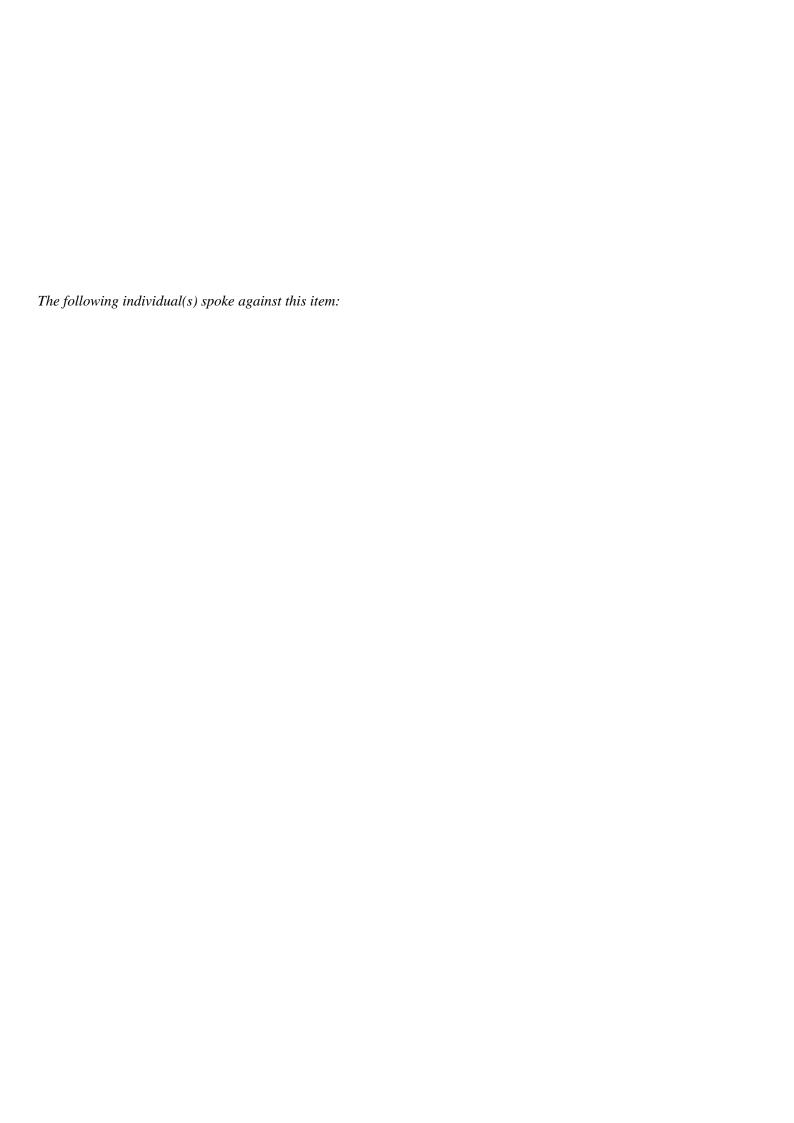








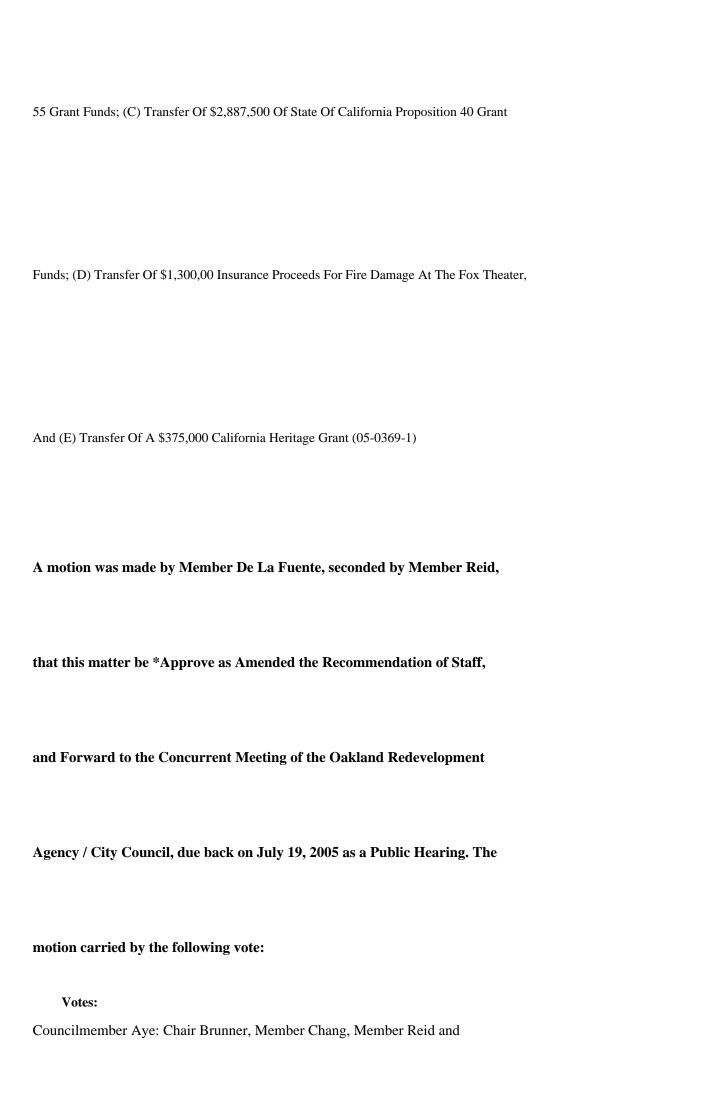




- Jack McGinity		
- Joseph Debro		
- Pauline Thomas		
- Rene Boisvert		

The following individual(s) spoke and did not indicate a position on this item:	
- Councilmember Nadel	
- Sanjiv Handa	
- Andrew Jimenez	
View Report.pdf,	
View Supplemental Report.pdf, 79382 CMS.pdf	

2) A Resolution: (1) Authorizing The Agency Administrator To Approve And Execute A
Disposition And Development Agreement And Related Documents With Oakland Renaissance
NMTC, A Non-Profit Entity, For The Sale And Development Of The Fox Theater As A Mixed
Use Entertainment, Office And School Development; And (2) Approving And Appropriating
The Following Financial Assistance To Renaissance For Development Of The Project: (A) An
Agency Loan Of \$13 Million; (B) Transfer Of \$4,985,000 Of State Of California Proposition



Member De La Fuente
View Report.pdf,
View Supplemental Report.pdf,
2005-0046 CMS.pdf
10
Subject: Neighborhood Commercial Revitalization Façade Improvement Program
From: Community and Economic Development Agency
170m. Community and Economic Development Agency
Recommendation: Adopt A Resolution Authorizing The City Administrator To Negotiate And
Execute Design Contracts For The Neighborhood Commercial Revitalization Façade
Improvement Program In An Amount Not To Exceed \$300,000 For The Period Of July 1, 2005
Through June 30, 2009, Without Returning To The City Council (0)
A motion was made by Member De La Fuente, seconded by Member

Chang, that this matter be *Approve the Recommendation of Staff, and
Forward to the Concurrent Meeting of the Oakland Redevelopment
Agency / City Council, due back on July 19, 2005 as a Non-consent item.
The motion carried by the following vote:
Votes:
Councilmember Absent: Member Reid
Councilmember Aye: Chair Brunner, Member Chang and Member De La
Fuente
THIS ITEM WAS DISCUSSED OUT OF ORDER. View Report 11
Subject: Leona Quarry Project - Senior Housing Component
From: Community and Economic Development Agency
Recommendation: Adopt A Resolution Amending Resolution 78359, Granting A Nine Month

Time Extension	For The Expenditure Of Funds Pertaining To The Leona Quarry Project
Condition Of A	pproval No. 42, For A \$500,000 In-lieu Payment For A Senior Housing Project
At The Eastmor	nt Town Center (05-0386)
A motion was	made by Member Reid, seconded by Member De La Fuente,
that this matt	er be *Approve the Recommendation of Staff, and Forward
to the Concur	rent Meeting of the Oakland Redevelopment Agency / City
Council, due	back on July 19, 2005 as a Consent Calendar item The motion
carried by the	e following vote:
Votes:	
Councilmembe	er Aye: Chair Brunner, Member Chang, Member Reid and
Member De La	a Fuente

The following individual(s) spoke in	favor of this item:		
- Will Hobbs			
- David Glover			
- Larry Mayer			

- Greg Garrett		
- Tim Talogun		
- Roy Faerber		
- Mark Lindquist		

The following individual(s) spoke and did not indicate a position on this item:	
- Councilmember Brooks	
View Report.pdf,	
,	
79345 CMS.pdf	

Subject:	Palm Villas Homeownership Development Project
From:	Councilmember Larry Reid
Recommen	dation: Adopt An Agency Resolution Authorizing A Grant In An Amount Not To
Exceed \$1,4	400,000 To MacArthur Park Development Associates, LLC., To Cover Additional
Costs For T	The Development Of The Palm Villas Project On MacArthur Boulevard Between
90th And 9	4th Avenues (05-0128)
Continue	d to *Community & Economic Development Committee









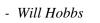




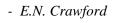




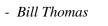








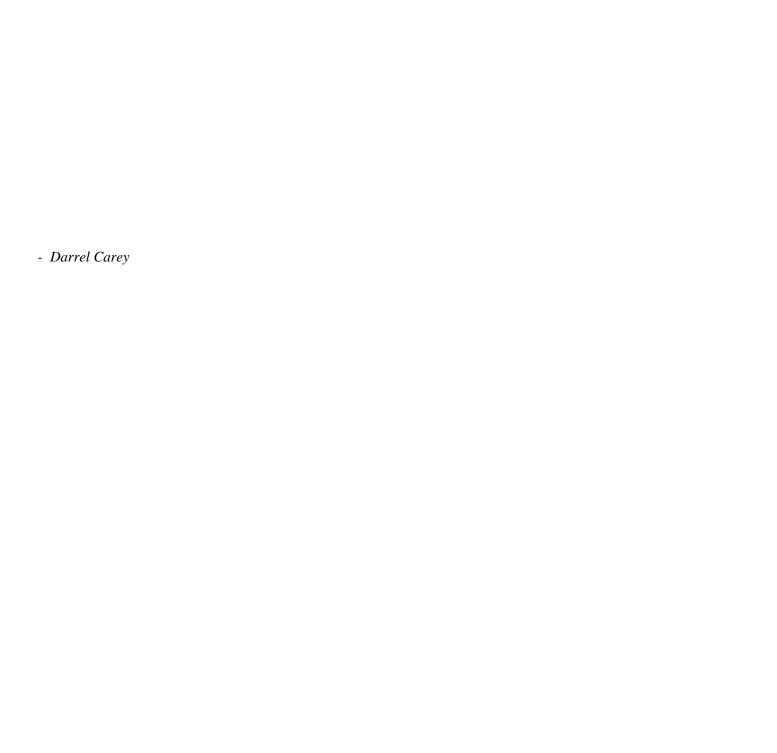
















- Oral Brown

- Brain Garret







- Jim Cahil





- David Glover
View Report.pdf,
View Report.pdf S-12.1
Subject: Palm Villas Homeownership Development Project
From: Office Of The City Auditor
Recommendation: Receive A Report From The Office Of The City Auditor On An Agency

Resolution Authorizing A Grant In An Amount Not To Exceed \$1,400,000 To MacArthur	Park
Development Associates, LLC., To Cover Additional Costs For The Development Of The	Palm
Villas Project On MacArthur Boulevard Between 90th And 94th Avenues (05-0128-1)	
Continued to *Community & Economic Development Committee Fall 2005. View Report.pdf 13	
Subject: Draft Development Alternatives for the Oakland Army Base Project	
From: Oakland Base Reuse Authority	
Recommendation: Action On A Report Requesting Council And Agency Considerations Council And Agency Council Adent Coun	Of
Draft Development Alternatives For the Oakland Army Base Project (TITLE CHANGE)	
(05-0469)	
A motion was made by Member De La Fuente, seconded by Member Reid,	
that this matter be *Approve the Recommendation of Staff, and Forward	

Council, due back on July 19, 2005 as a Non-consent item. The motion
carried by the following vote:
Votes:
Councilmember Aye: Chair Brunner, Member Chang, Member Reid and
Member De La Fuente
The Committee moved seconded and carried a motion to accept staff recommendation and directed staff to prepare an analysis of the proposal.

The following individual(s) spoke against this item:
- John Garco
The following individual(s) spoke and did not indicate a position on this item:
- Councilmember Nadel

- Sanjiv Handa
- Brian Beveredge
- Steve Lowe
View Report.pdf 14
Subject: Billboard Management And Regulation
From: Community And Economic Development Agency
Recommendation: Action On A Report And Recommendations Outlining The City's Land Use
Authority And Options For The Management And Regulation Of Outdoor Advertising Signs

(Billboards) In The City Of Oakland, Including The Port Area (05-0400)
*Rescheduled to *Community & Economic Development Committee on
7/12/2005
View Report 15
Subject: Land Conversion
From: Community and Economic Development Agency
Recommendation: Receive An Informational Report On Policy Issues Pertaining To The
Conversion Of Industrial Land To Other Uses And The Implications Of Such Changes For The

City On Employment And Housing, Preservation Of Land Available For Future Industrial Uses,

Warehousing And Distribution and Other Port-Related Activities And Consequent Economic

Impacts For The City (TITLE CHANGE) (05-0278)
A motion was made by Member De La Fuente, seconded by Member
Chang, that this matter be *Received and Filed. The motion carried by the
following vote:
Votes:
Councilmember Aye: Chair Brunner, Member Chang, Member Reid and
Member De La Fuente
The following individual(s) spoke in favor of this item:

- Steve Lowe





- Jack Krause

- J. Welch

The following individual(s) spoke and did not indicate a position on this item:
- Councilmember Nadel
- Sterling Savely

- Robb Smith
- Sanjiv Handa
View Report 16
Subject: Oakland's Sustainable Development Initiative
From: Office of the Mayor and Community and Economic Development Agency
Recommendation: Receive a Supplemental Status Report on the City of Oakland's efforts to
foster socially and environmentally sustainable economic growth and recommendations for

proposed strategies to augment those efforts (05-0059)
*Rescheduled to *Community & Economic Development Committee on
7/12/2005
View Report.pdf,
<u>Item s-62 Motion from Committee.pdf</u>
Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)
The following individual(s) spoke and did not indicate a position on this item:
- Sanjiv Handa
- Aurea Lewis
- Dr. Brooks Hamilton
Adjournment
There being no further business, and upon the motion duly made, the Oakland
City Council Community and Economic Development Committee adjourned at
7:13 P.M.
NOTE:

Americans With Disabilities Act

If you need special assistance to participate in Oakland City Council and Committee meetings	
please contact the Office of the City Clerk. When possible, please notify the City Clerk 48	
hours prior to the meeting so we can make reasonable arrangements to ensure accessibility.	
Also, in compliance with Oakland's policy for people with environmental illness or multiple	



