



The Oakland Observer @Oak_Observer

Dec 02 · 142 tweets

Getting ready to start today's city council mtg. It's a dense agenda, the last thing on the calendar is the EAP, it could be switched tho I doubt it. EAP is last, also Lee will break the tie on proposed council rules of procedure, always lengthy bid items...25 items on consent

Meeting has begun. Ramachandran is absent, recent items that have happened...pulling item 10...should be coming back in January. "it is my intention if I have a second, and vote...we will not be hearing EAP today. And full intention it will be coming back"

Apparently, after several changes, Cal ICH still doesn't think the "where do they go part" is sufficient. "Cal ICH has some questions about sensitivity zones, so where people can go where they are unsheltered...."

Houston states that he thought that his EAP current version had responded to all the ICH issues. Jenkins responds "I did receive an email yesterday citing concerns from ICH"

Welp, scratch my first take on how long this meeting will go. It will be considerably more thrifty on the clock without the EAP deliberation. Speakers are still required to have time to speak if they like

On the vote to pull the item, Houston was the only no vote. There was a round of applause as it was pulled. [The significant changes made obviously to conform with ICH were not enough. If I had to guess, it's the incomprehensible map, or the language of the "temp stability zones"]

B. Low-Sensitivity Areas

All City property not explicitly designated as high-sensitivity areas shall be treated as low-sensitivity areas, where the City does not automatically prohibit encampments. These locations may serve as temporary stability zones when residents are not yet connected to shelter or housing, and where no immediate public safety risk exists.

One of the most significant and enduring critiques from ICH on Houston's language in the EAP is that homeless have to be allowed to go somewhere in the city where they won't face eviction. There has to be somewhere to go.

Here's the OO report on the EAP, which was significantly changed to satisfy ICH critiques, but still not enough, per Jenkins' comments oakland-observer.ghost.io/changes-to-hom...

"Low-Sensitivity Zones" Now Explicitly Areas Where Encampments Are Nominally Allowed

Many changes in the new EAP are almost certainly a reflection of the ICH guidance that require cities to allow geographic areas where homeless residence is nominally allowed. The new policy has pivoted from its approach to high- and low-sensitivity locations, for example. "Low-Sensitivity Areas" are considered to be any area that is not categorized as "High-Sensitivity," but the new text makes it clear the City must designate "Low Sensitivity" areas as locations where the homeless can find respite from encampment closures. The original EAP had described these areas as subject to closure, but with a lower priority, but they are now called "temporary stability zones" in the new text with the assumption that encampments in those areas will not be pursued for closure if they meet criteria in health and safety evaluations.

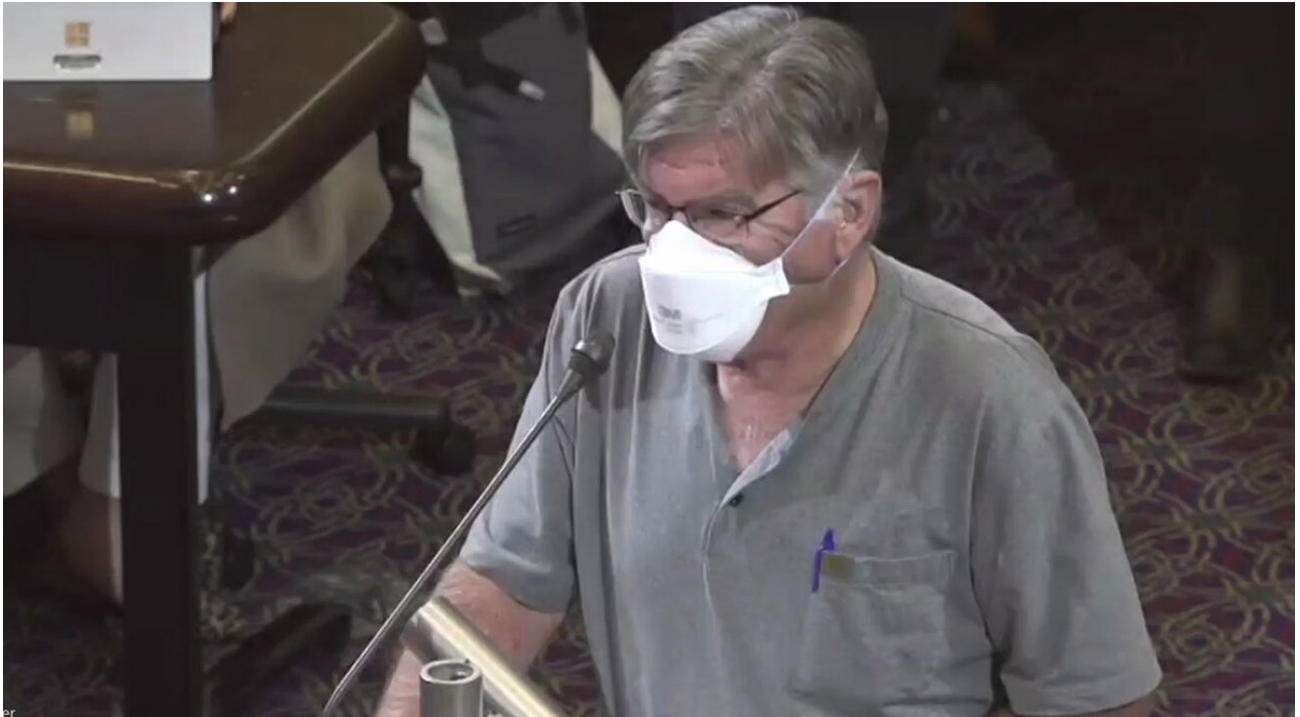
The EAP's "High-Sensitivity" areas are similar to the list in the EMP rubric that includes parks, critical infrastructure, areas where children play or are educated, but with new EAP additions that are more explicitly defined—a broad set of criteria would require encampments to have a smaller footprint and conform better to ADA requirements, among other restrictions.

B. Low-Sensitivity Areas

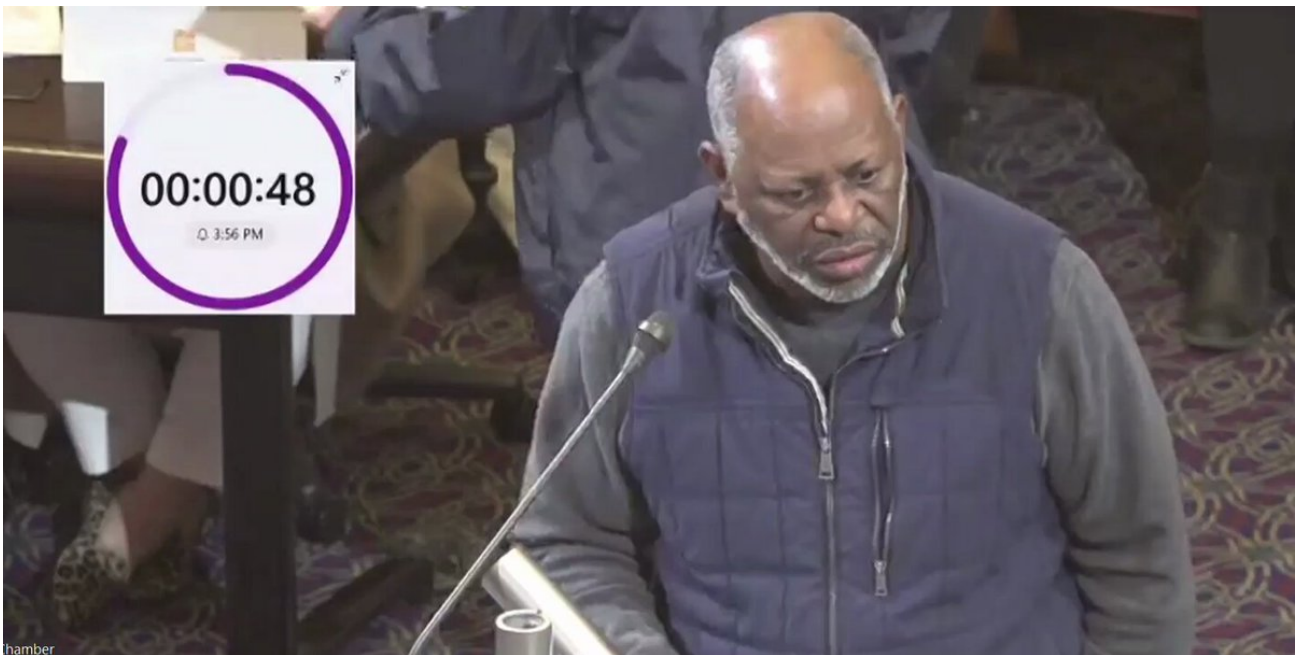
All City property not explicitly designated as high-sensitivity areas shall be treated as low-sensitivity areas, where the City does not automatically prohibit encampments. These locations may serve as temporary stability zones when residents are not yet connected to shelter or housing, and where no immediate public safety risk exists.

In these areas, the City may permit encampments to remain provided they do not pose emergency or urgent health and safety conditions and if they meet minimum health, safety, and access standards, as outlined below. These standards ensure basic access, emergency response capability, and fire prevention, while upholding dignity for individuals who have not yet been offered shelter or housing.

Ralph Kanz has been coming to council regularly, with concerns about house flippers not pulling permits, denying city of revenue, houses are sub-par



Bruce Geron of NAMAC a bit surprised that his comments were cut short at one minute



McGuire and Hester Principal



Cooper Construction



This is all over 27th street complete streets, Rejavik [sp] construction, the low bidders are here pushing back on McGuire and Hesters push to be considered the better bid because of their mentor/protege relationship. Rejavik says McGuire's counts are off by 15%



APEN on the OBOT 700K settlement



It looks like there's an actual "by other means" battle going on over the 27th complete streets award, recently reported to also be the subject of dueling ethics complaints [oakland](#)

[ideo.org/2025/11/25/oak...](https://www.ideo.org/2025/11/25/oak...)

Round of applause for speakers on EAP



Homeless Oakland resident chides Council on EAP



Several speakers on behalf of the Entertainment and Vaguely Described AI Investment Zones

Barbara Leslie CEO of Chamber of Commerce and Sean Sullivan also spoke on behalf of entertainment zones; Chinatown Chambers Jennifer Tran, Stephanie Tran, and African American Chamber of Commerce as well

A Northeastern student with a critique on the issues surrounding AI, including ethics, job loss. NE is the center for the AI in the vague zones for Brown's item. Very rare to hear that here, [good for him]



Several speakers supporting restoration of Cultural Affairs position



Tonya Love on BPAC appointment



James Vann of HAWG critiques EAP, & lauds Jenkins for pulling it; suggests that Council form a working group with residents to create a good homeless policy plan. He says the original EMP was a mistake "created in a back room " by one council person.



A homeless speaker



Another speaker against towing vehicles in sweeps, says that DV shelters have no space, forcing people on to the streets. Vehicles are the last refuge for homeless.



Another speaker in support of restoration of cultural affairs manager



Speaker is part of No Coal in Oakland, says to those that support the terminal "don't worry we will defeat you"



Support for Vacant Property Tax from uncommon side, a neighbor who struggled with a group of squatters who they say caused havoc in the community. There's several speakers from the same neighborhood, they also advocate a "no trespass ordinance"



They should have classes to train speakers how to exploit the rules, otherwise, those who know how it works, sign up for multiple items; others don't know you can speak on issues of homelessness in every agenda on consent, due to the emergency declaration

I think Gene Hazard may be getting younger each year instead of the other way around

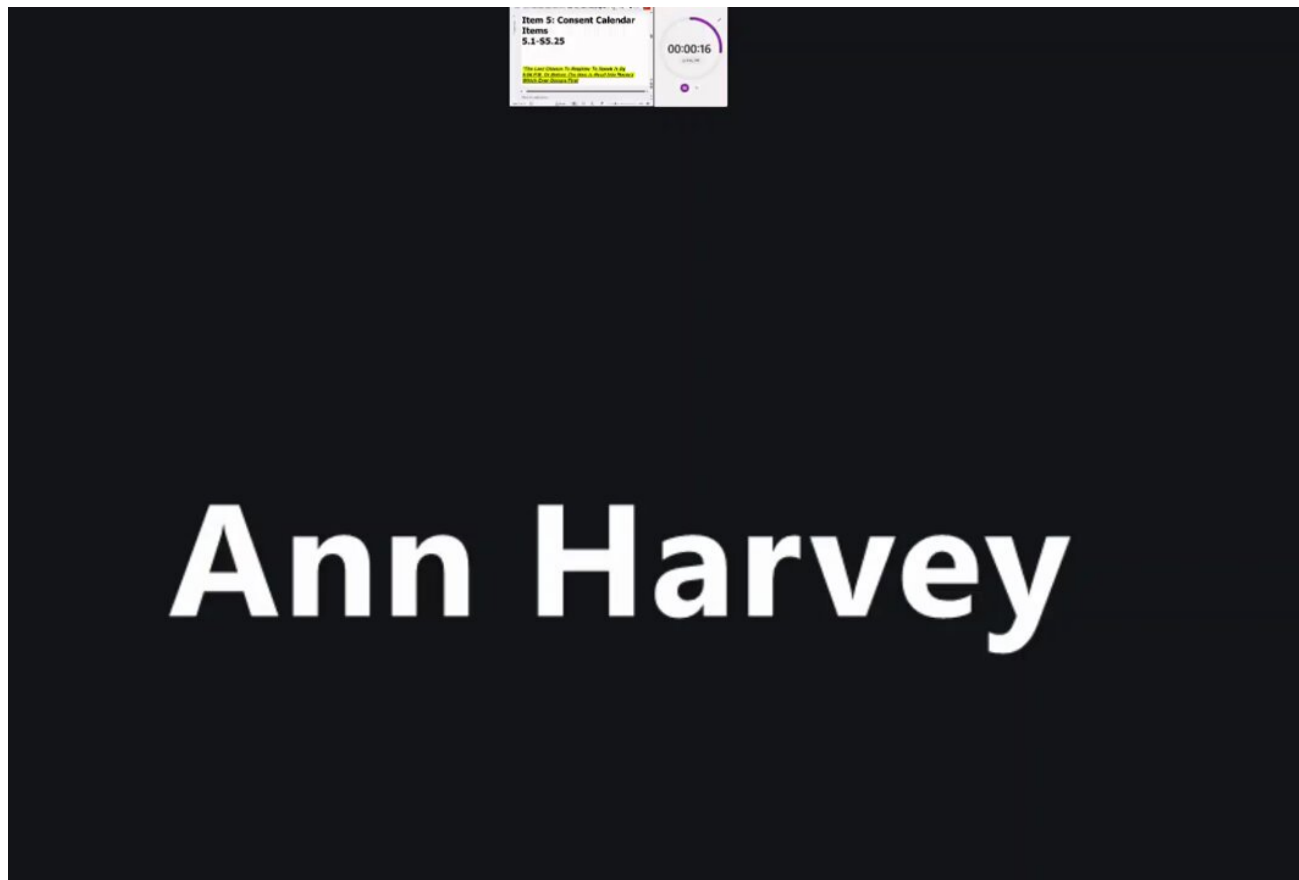
Former CM Dan Kalb on the OBOT settlement, chides the attempt to bring coal, says that if it is brought, it should be in a state of the art, completely sealed enclosure as the developer promised



Jenkins gave Kalb more time to speak



Speaker notes that Richmond now has data on its own experience with bringing Utah coal through...there are serious health impacts



A speaker says that the Council has lost trust from the public through its irregular and short notice scheduling on the EAP



S



Speaker says Fresh Five at Jalisco market has allowed him to eat healthy



Recess until 5 pm, per rules...

Someone was apparently cosplaying as Batman in the chambers and I had no idea

Now on to the Planning Code Amendments to streamline Conditional Use Permitting

* Concurrent Meeting of the
Oakland Redevelopment Successor
Agency and the City Council

Agenda - SUPPLEMENTAL

December 2, 2025

6 CONSIDERATION OF ITEMS WITH STATUTORY PUBLIC HEARING REQUIREMENTS:

- 6.1** Subject: Planning Code Amendments To Streamline Conditional Use Permit Regulations
From: Planning And Building Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt An Ordinance, As Recommended By The City Planning Commission (1) Amending Title 17 Of The Oakland Municipal Code (The Planning Code), To (A) Adjust Regulations For Permitted And Conditionally Permitted Activities And Facilities For Purposes Of Providing Greater Opportunities For Ground Floor Activities And Ease The Permitting Burden For Commercial, Civic, And Low Impact Industrial Activities; And (B) Make Related Miscellaneous And Administrative Changes; And (2) Making Appropriate California Environmental Quality Act Findings
[26-0229](#)

Sponsors: Planning & Building Department

Attachments: [View Report And Attachment A](#)

[View Legislation And Exhibit A](#)

[View Supplemental Legislation And Exhibit A - 11/20/2025](#)

[View Supplemental Report And Attachment A - 11/25/2025](#)

ACTION ON THIS ITEM WILL RESULT IN INTRODUCTION (First Reading) OF THIS ORDINANCE.

FINAL PASSAGE (Second Reading) WILL OCCUR ON DECEMBER 16, 2025

The last item tonight will be the tie breaking Mayoral vote on proposed new Rules of Procedure. Here's the OO report on the deliberation, ironically held at an unusual 9 am meeting, and with unusual exploitation of rules. oakland-observer.ghost.io/live-reporting...

CM Wang introducing an amendment to the conditional use permit language "reverting food service and other concessions to its prior form [current form, says its response to park advocates. PBD Director Gilchrist clarifies the existing language won't change on food service

But also want to note, speakers must still be allowed to speak on the EAP item, so there

should still be significant speakers.

Council President Jenkins said he was reducing public comment to one minute due to number of speakers tonight and potential to lose quorum

Now on to the transient occupancy tax sharing agreement for Roots to support funding to attract World Cup team to the Roots training facility during 2026 WC

Agency and the City Council

- 6.2** Subject: Transient Occupancy Tax Sharing Agreement With The Oakland Roots And Soul Soccer Club
From: Economic And Workforce Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion, Adopt A Resolution Authorizing The City Administrator To Negotiate And Execute A Transient Occupancy Tax Sharing Agreement With Oakland Pro Soccer LLC, DBA Oakland Roots & Soul, In An Amount Not-To-Exceed Three Hundred Thousand Dollars (\$300,000) To Support The Attraction Of A World Cup Team To The Oakland Roots & Soul Soccer Club Training Facility During The 2026 FIFA World Cup Tournament
[26-0166](#)

Sponsors: Economic & Workforce Development Department, Gallo and Ramachandran

Attachments: [View Report](#)
[View Legislation](#)
[View Supplemental Legislation - 10/30/2025](#)

Legislative History

10/16/25	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
<i>And On The December 2, 2025 City Council Agenda As A Public Hearing</i>		

Fife asks for a clear explanation of how allowing the sharing will benefit the City of Oakland, even though the facility is located in Alameda. Staff says that due to lack of hotels in Alameda, the benefit should mostly go to Oakland.

Surprising push back on this item, due to the location of the site in Alameda...Houston asking what plan there is to advertise D7's hotels. Staff says Visit Oakland is approaching this as a major project

Ramachandran noting that facility was owned by Oakland and noting its close to the airport, and closer to those area hotels. The proposal also only allows money over a certain threshold to go to Roots--Oakland sold the facility to the Roots, mostly with this

purpose in mind tho

Tbh, this seemed like a no-brainer, surprised there's any pushback

Staffer explaining that the baseline is for the same time period in 2025, if TOT increases more than \$300K, the \$300K will be shared with Roots, and anything over that is kept by Oakland in the agreement. Roughly cost-neutral

"Give me some of what you're smoking" says commenter Hazard. [I think a lot of people are overlooking its an essentially cost neutral investment, if the hotel stays don't emerge, then there's no additional revenue, and no sharing]

7 ayes, the Roots TOT tax sharing agreement passed, with Houston voted no.

On to the Montclair BID, report and assessment levy, with 5% increase this year.

Agency and the City Council

As A Public Hearing

6.3 Subject: Montclair BID Annual Report and Fiscal Year 2026-2027 Levy Approval
From: Economic And Workforce Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion, Adopt A Resolution (1) Confirming The Annual Report Of The Montclair Business Improvement District Advisory Board; And (2) Levying The Annual Assessment For The Montclair Business Improvement District For Fiscal Year 2026-2027, Including A Five (5) Percent Increase In The Annual Assessments

[26-0247](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)

[View Legislation And Exhibit A](#)

[View Supplemental Legislation And Exhibit A - 11/24/2025](#)

These BID report/levies are always heard as public hearings, but there's rarely any protests or opposition.

Same thing for Rockridge

6.4 Subject: Rockridge BID Annual Report And Fiscal Year 2026-2027 Levy Approval
From: Economic And Workforce Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion, Adopt A Resolution (1) Confirming The Annual Report Of The Rockridge Business Improvement District Advisory Board; And (2) Levying The Annual Assessment For The Rockridge Business Improvement District For Fiscal Year 2026-2027, Including A Three (3) Percent Increase In The Annual Assessments
[26-0248](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)
[View Legislation And Exhibit A](#)
[View Supplemental Legislation And Exhibit A - 11/24/2025](#)

Also passed with 8 ayes.

Now on to the Lakeside Complete Streets project, 8.8 MM for Gallagher and Burke

8 Subject: Lakeside Drive/Lake Merritt Boulevard Complete Streets Construction Contract Award
From: Department Of Transportation
Recommendation: Adopt A Resolution Awarding A Construction Contract To Gallagher & Burke, Inc. For The Lakeside Drive/Lake Merritt Boulevard Complete Streets Project, Project No. 1005314, The Lowest, Responsible, And Responsive Bidder In Accordance With Project Plans, Specifications, State Requirements, And With Contractor's Bid In The Amount Of Eight Million, Eight Hundred Ten Thousand, Seven Hundred Fifteen Dollars (\$8,810,715.00); And Adopting Appropriate California Environmental Quality Act (CEQA) Findings
[26-0212](#)

Sponsors: Transportation Department

Attachments: [View Report](#)
[View Attachment A](#)
[View Attachment B](#)
[View Legislation](#)

Jenkins waived the staff presentation for some reason. That's a bit atypical

The Complete streets project passed with 8 ayes.

Now on to the Mayoral tie breaker for the Council Rules of Procedure...but Lee does not appear to be in the chambers

- 9 Subject: Amend And Restating The Council's Rules Of Procedure.
From: Councilmember Ramachandran And Council President Jenkins
Recommendation: Adopt A Resolution Amending And Restating The Council's Rules Of Procedure In Their Entirety In Order To (1) Assure Council Meetings Run In And Orderly And Efficient Manner; (2) Allow For Non-Consent Items To Be Heard Earlier In The Meeting; (3) Create An Additional Presiding Officer Position To Serve As Presiding Officer In The Absence Of The Council President; And (4) Make NonSubstantive Technical Edits

[26-0028](#)

Sponsors: Ramachandran and Jenkins

Attachments: [View Legislation](#)

[View Supplemental Report - 10/2/2025](#)

[View Supplemental Legislation - 10/2/2025](#)

[View Supplemental Report - 10/9/2025](#)

AT THE NOVEMBER 4, 2025 CITY COUNCIL MEETING, COUNCILMEMBER RAMACHANDRAN MADE A MOTION, SECONDED BY COUNCILMEMBER UNGER TO APPROVE AS AMENDED; WITH THE AMENDMENT TO CANCEL THE REQUIRING MAJORITY VOTE TO TAKE AN ITEM OFF OF CONSENT TO NON-CONSENT

Generally, these ties are made with knowledge that the Mayor will be available and plans to break the tie, but it's not clear that's happened here.

Lee's staffer came down and stated: "Mayor requested me to come down that she does not intend to vote on...defers to city council on their own rules, and therefore will not be voting today."

Odd that this was scheduled without Lee's confirming she planned to break the vote. Jenkins is seeking a vote to suspend votes of procedure, to hear the item again tonight.

OCA: "suspend a portion of Rule 29...which provides that in a tie, that item will be automatically continued to the next regular meeting solely for the Mayor to cast the vote"

This is more of the Council's improper scheduling, smh...public would have had no expectation that this would be discussed today, under normal rules. Jenkins says that the findings of necessity would be that the next agenda is impacted

Gallo, Fife and Houston voted no, and the motion failed because it needs six votes.

Jenkins restated another motion to suspend, he says, "just to talk about it..." Clerk and City Attorney clarifying that this could end in a vote, not just discussion. It looks like they could actually talk about it without the suspension, actually

The vote went down the same way, 5 votes, but 6 necessary. [IMO this is extremely disrespectful to the public]

Public speakers on the rules of procedure. I will note that per Jenkins, OPD was requested to escort Hazard out of the room for contesting the process.

Nicole Dean says that the new rules would make the meetings even harder for working people to come, and in a moment of shrinking democracy, this would prevent the public from participating



Armando, who was told once by Jenkins he was spreading conspiracy theories about his attempts to make the meetings less accessible, returning with some receipts



Jennifer Findlay criticizes the process we just saw, and the irony of suspending rules of procedure for a vote on new rules of procedure the public would not be aware was happening



JR asks if they can move to continue the item to the next Council meeting, JR moves to schedule to 12/16 on non consent, Jenkins seconds. Fife: "I'm confused, I thought the next meeting was impacted..."

Fife, Houston, and Gallo again voted no, but this only required a vote of 5. Fife also complained about how many times the item has failed, and how convoluted its become.

Now on to the EAP, which has been withdrawn, but the public is allowed to speak on the item. Clerk, "we have 131 speakers signed up to speak on this item"...to applause from the audience

Jenkins allowed BART Commissioner Victor Flores to have more time and to go first, then Houston asked Flores to come back and explain whether he was for "more high sensitivity zones'. Flores says he was looking for more clear language



Speaker called EAP inhumane and ineffective and asked why the Mayor's Office of Homelessness was not consulted





Speaker is with Center for Independent Living, says the disabled will be primary victims of EAP







Clerk is calling in public speakers in batches of 25...I think some people did leave, so there may not be quite as many speakers.

Clerk just called in "Batman"



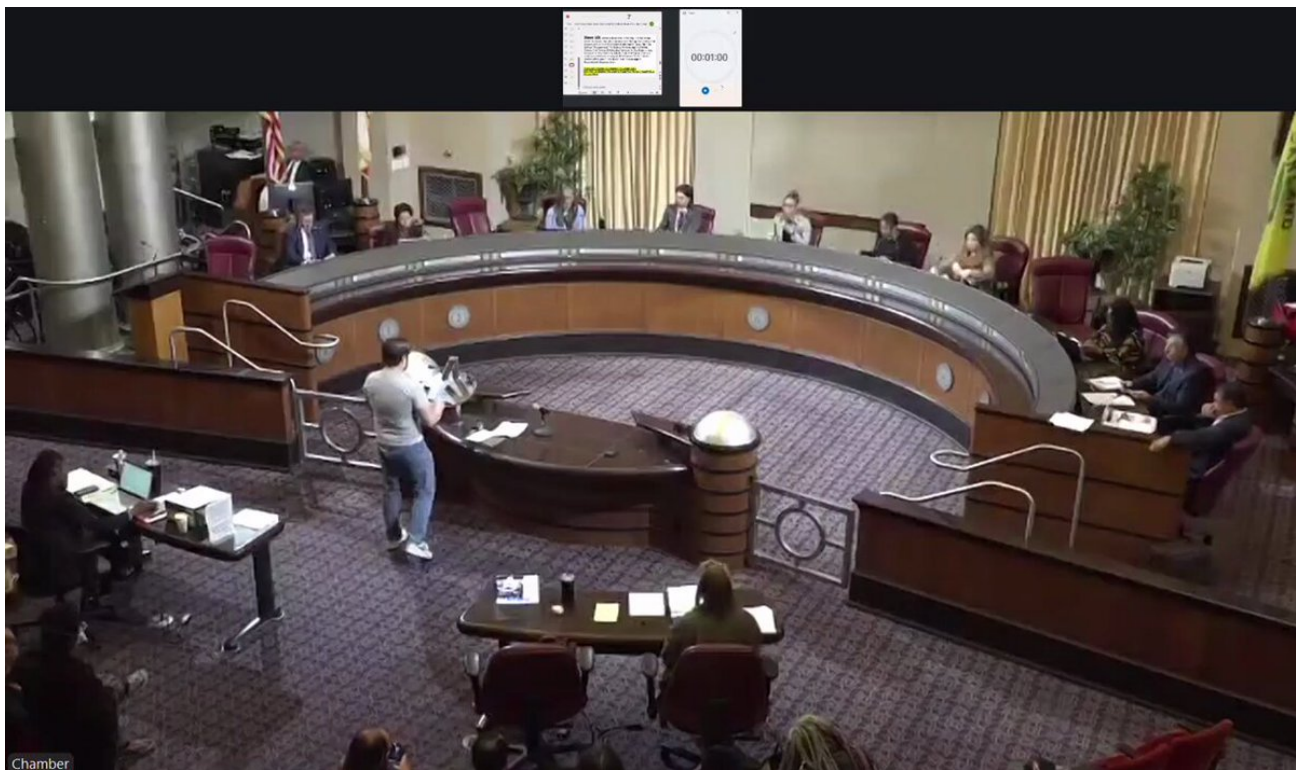
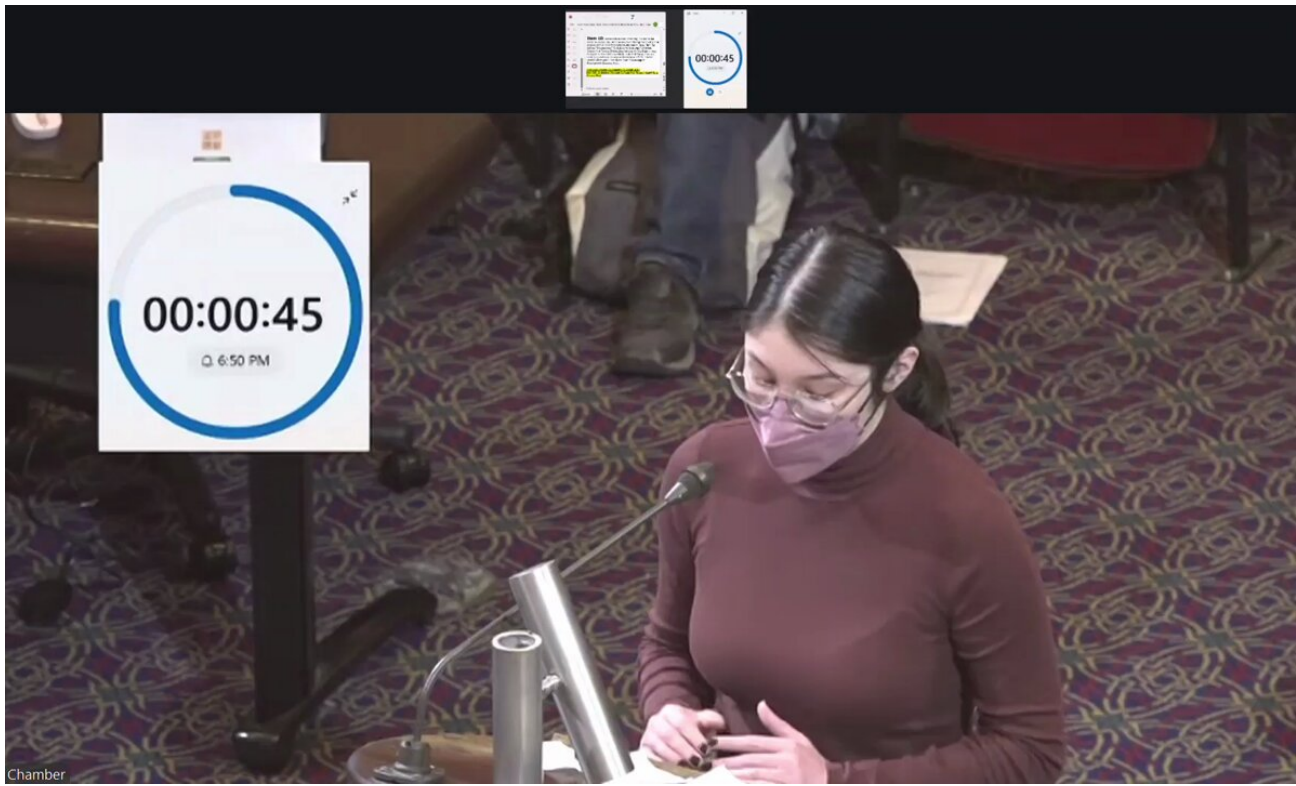
Batman of San Jose, with some very serious commentary. "everywhere this kind of policy has been passed, people have died"



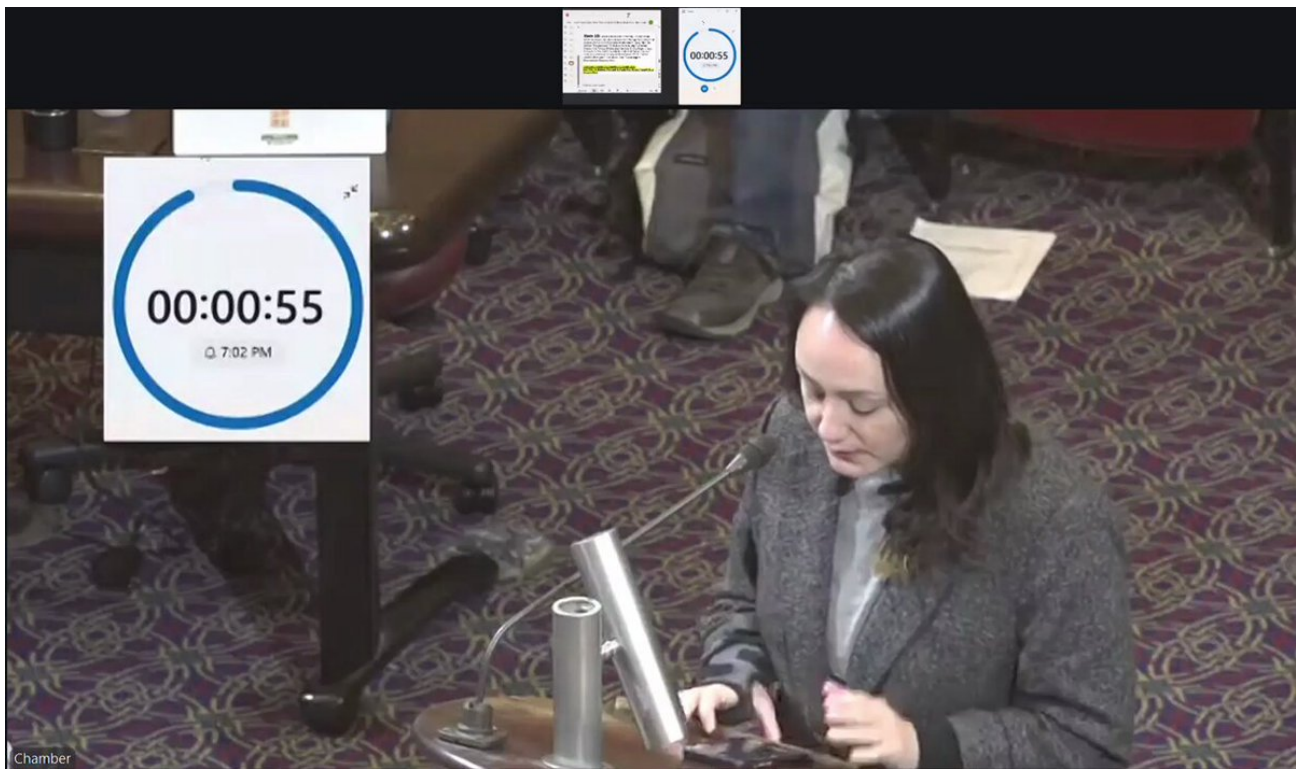
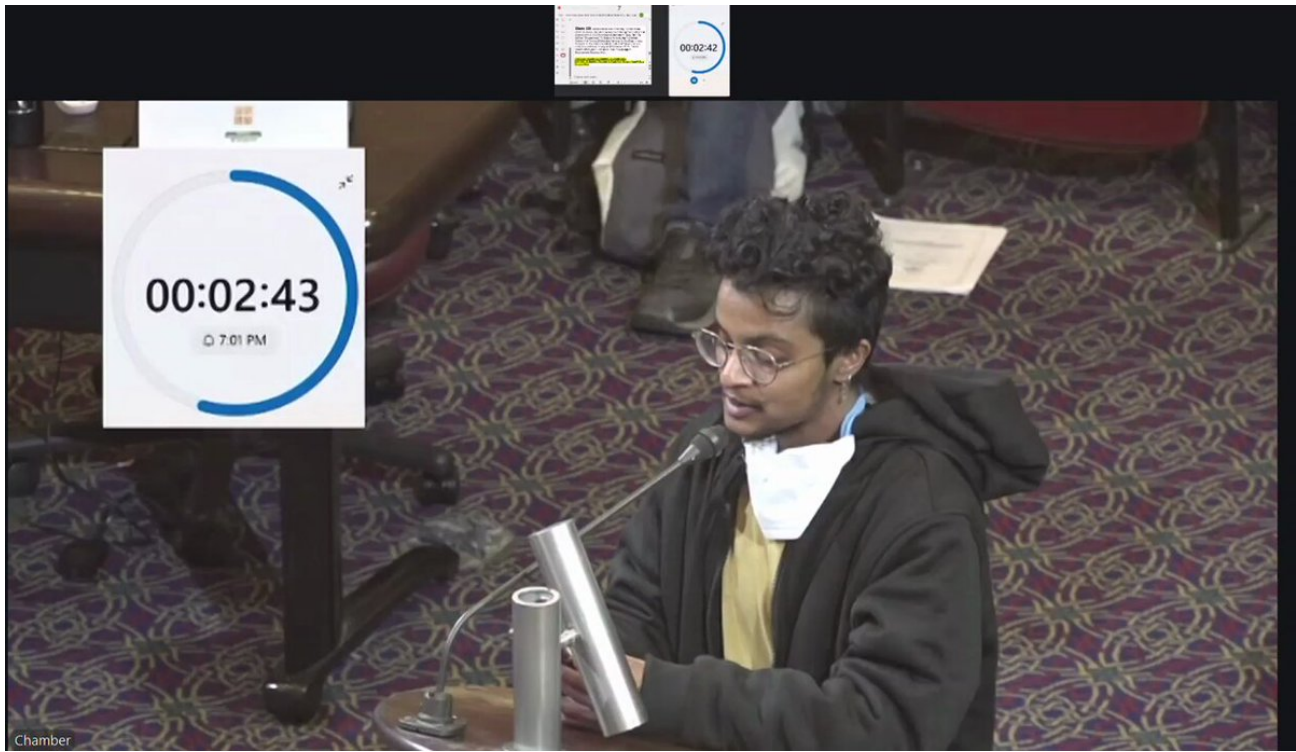


Maven Carter Griffin says her RV was taken by city and destroyed, and since then, she's been in worse situations, making dwellings out of cardboard, got pneumonia

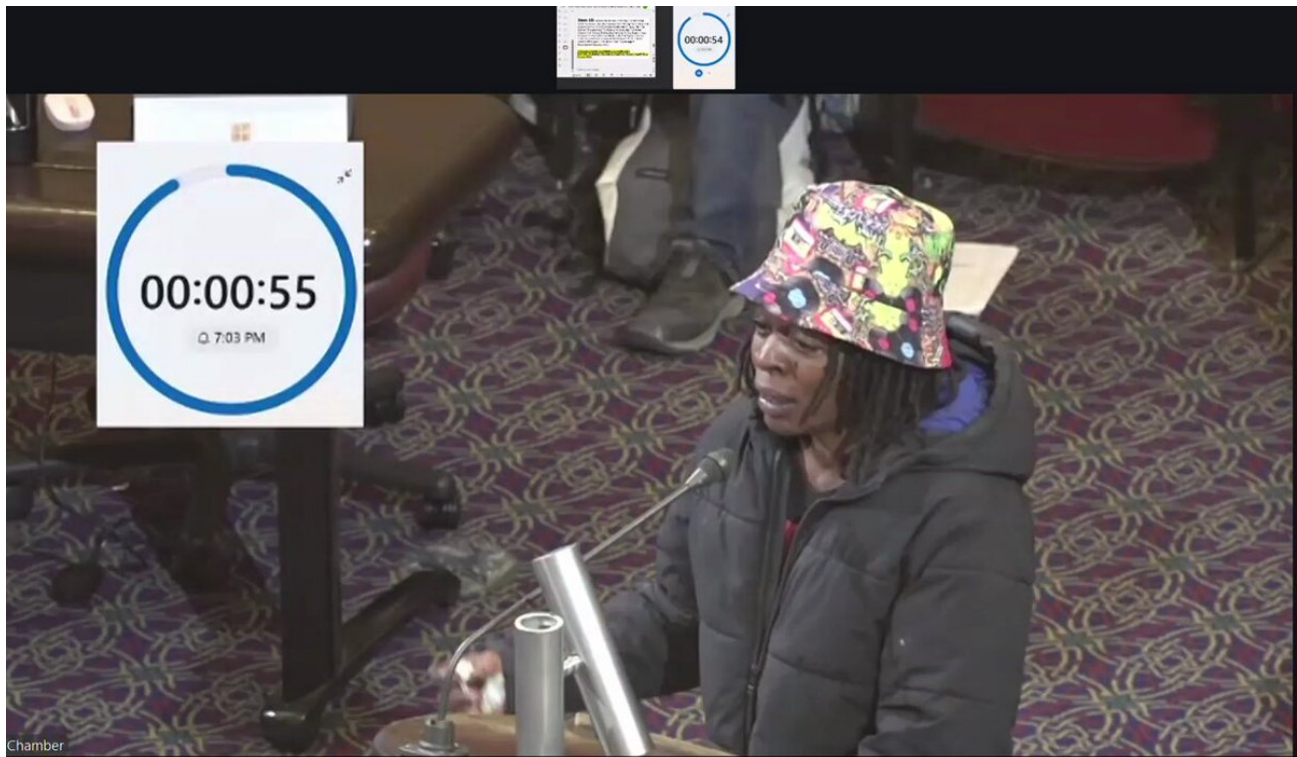






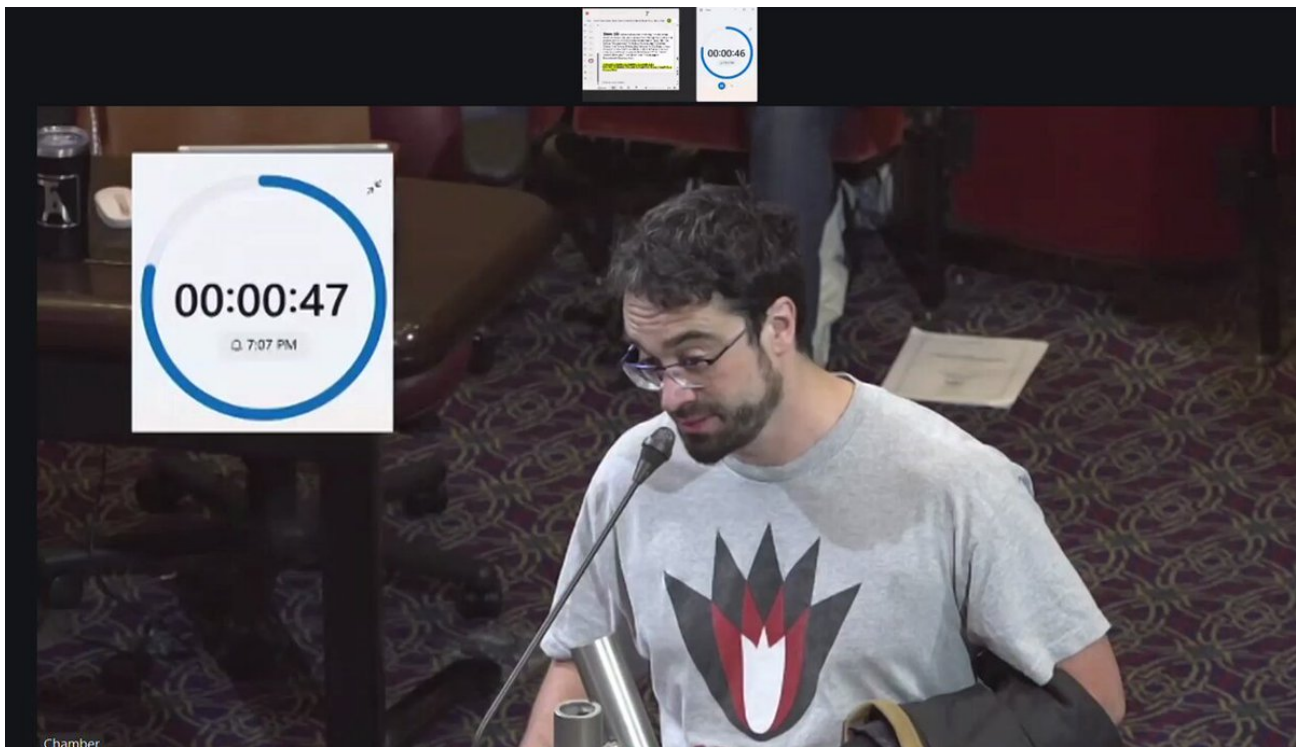
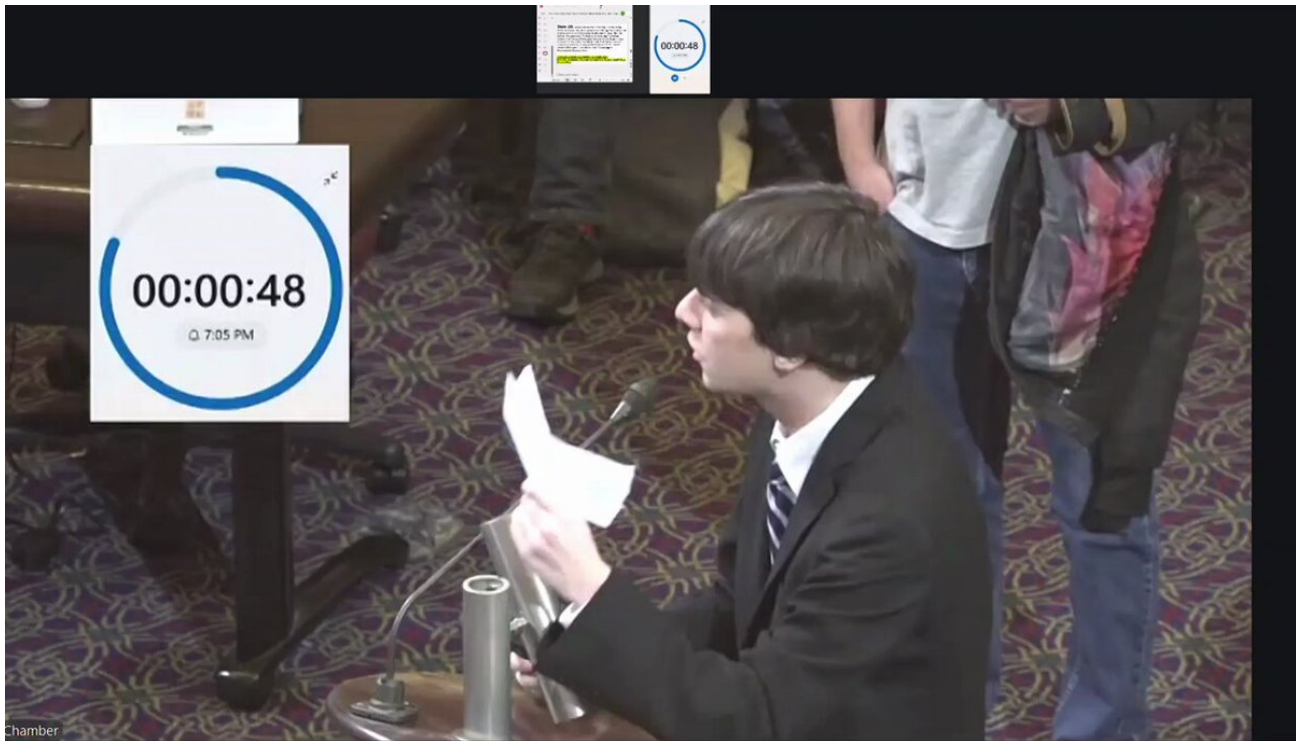


Oakland native, who is homeless and lives in an RV with her family, "you think we're criminals...I lost my housing, not section 8, regular housing...the rent is too high to live, so we have to go with our families into RVs"



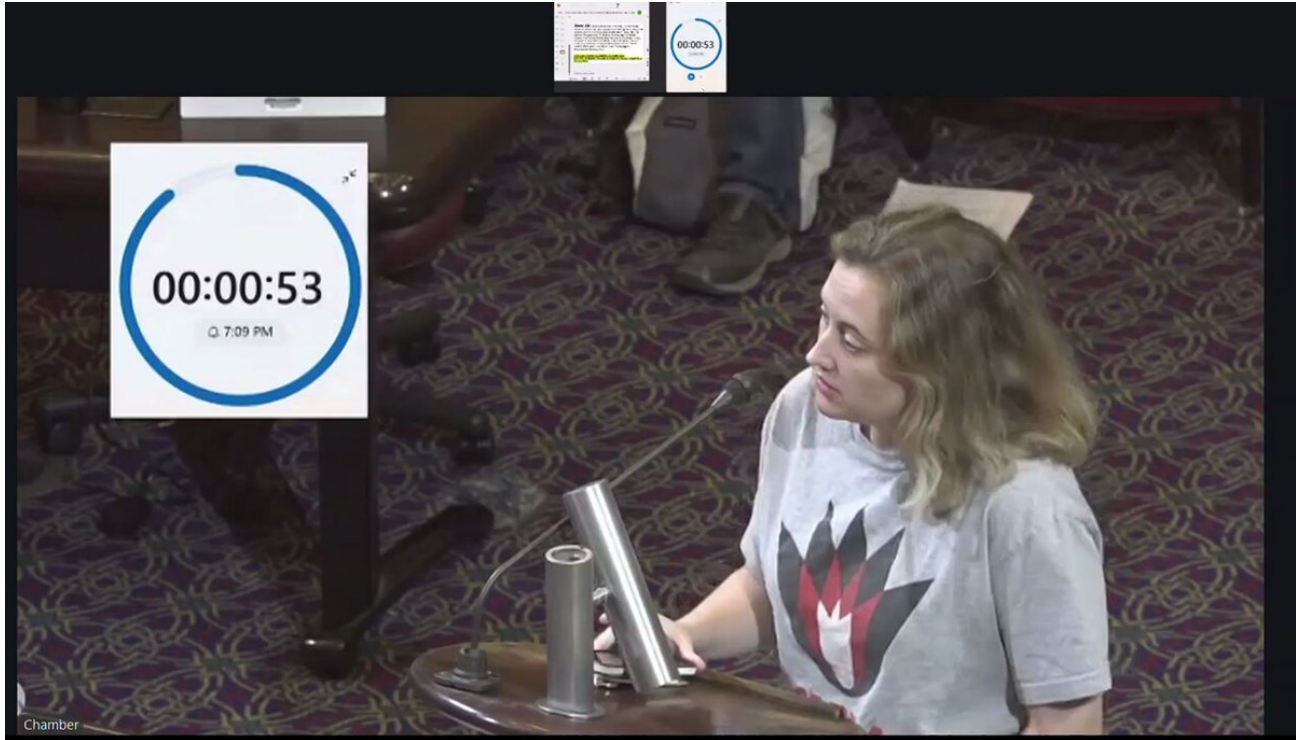
A speaker, I couldn't catch, but notes what the reality that many advocates have been seeing for a year or more, "OPD is doing this already..." with vehicle encampments

Same youngster who spoke out against dangers of AI





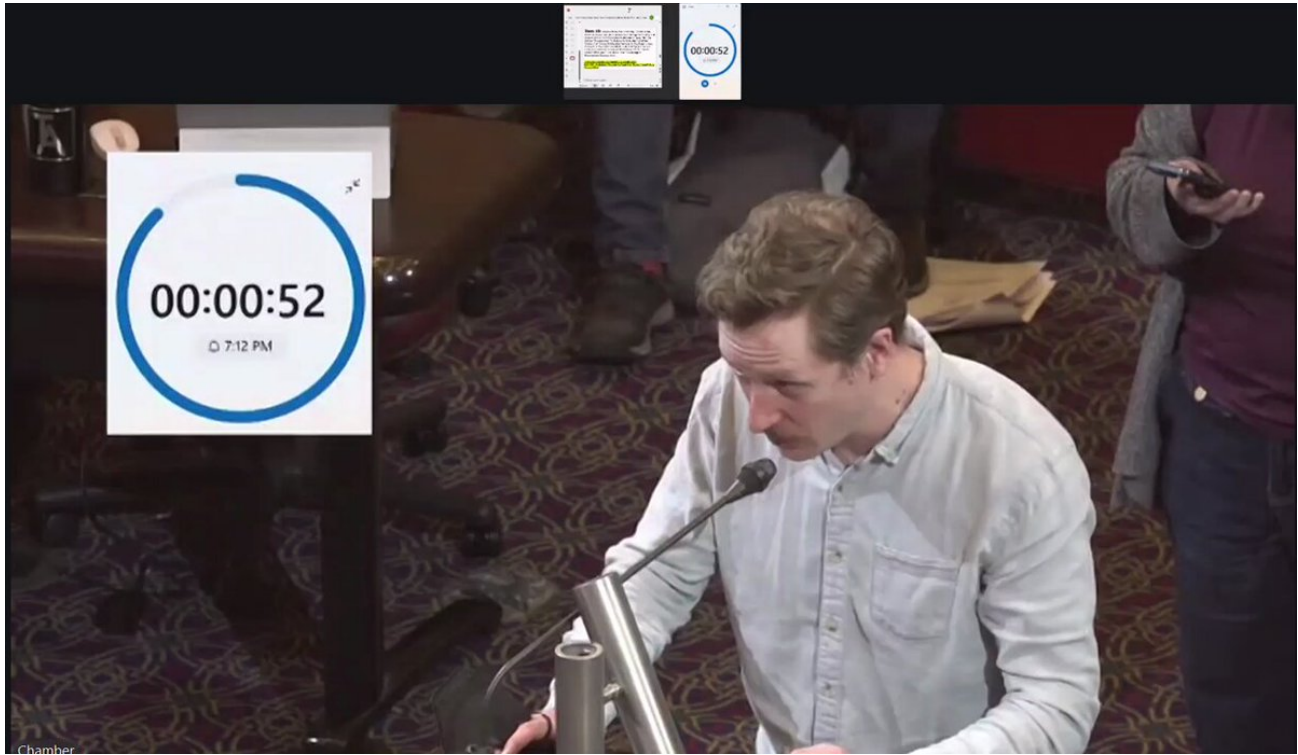
Nicole Dean noting that the EMP has failed not because it wasn't punitive enough, asks how dumping people out of vehicles and into the street is a solution



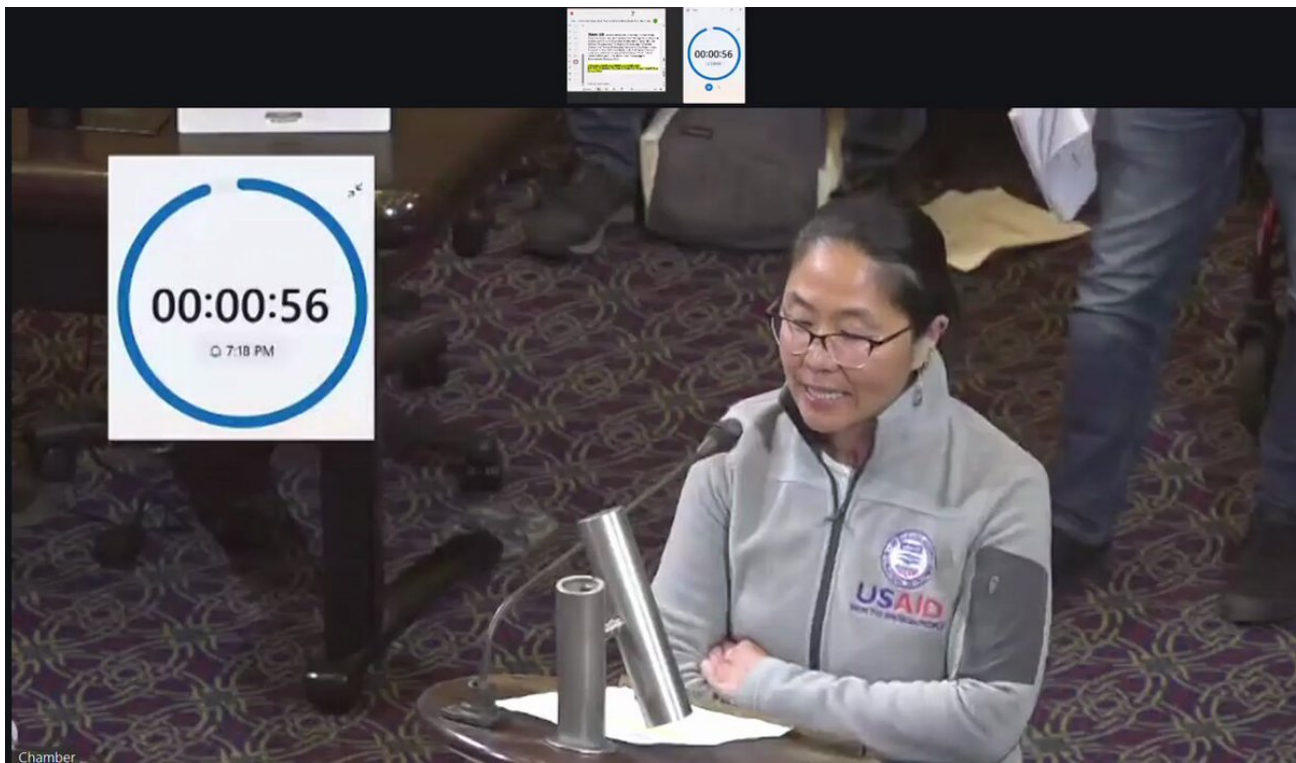
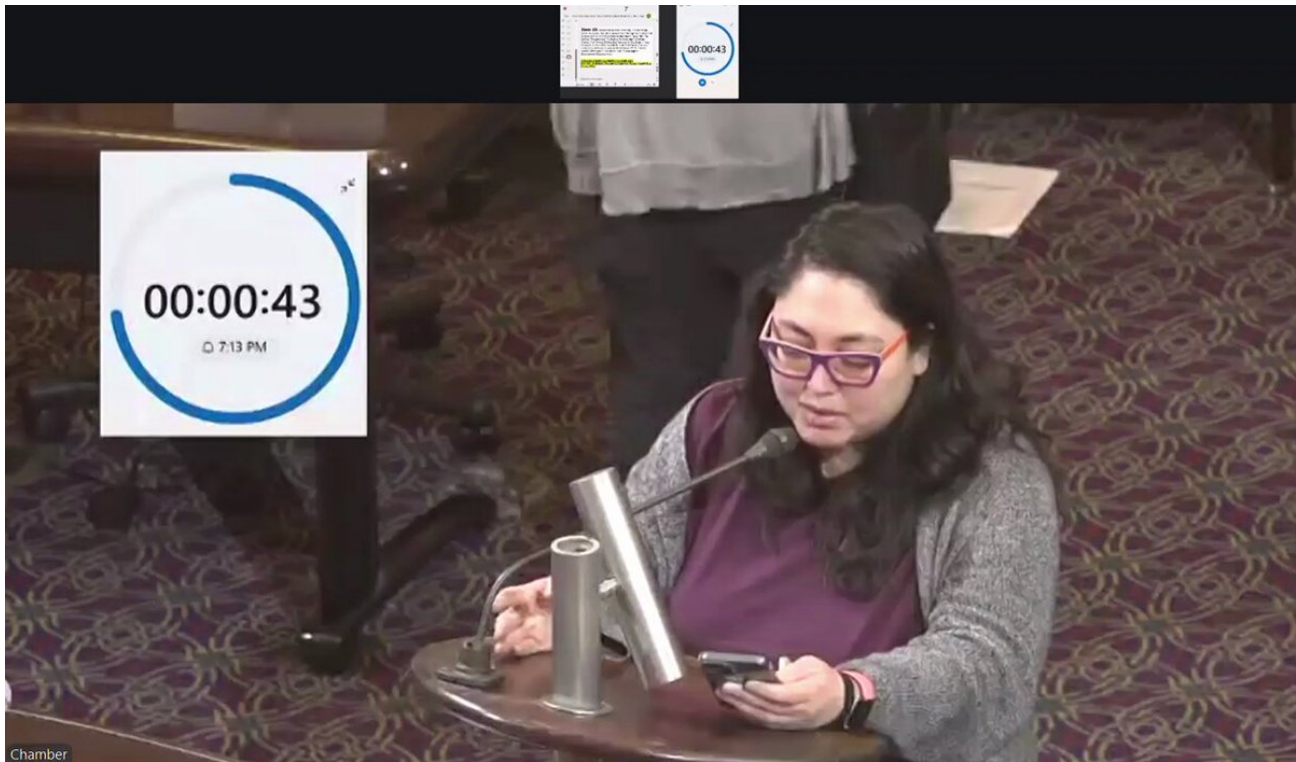
Not one speaker yet in favor of the policy--not even the BART commissioner, who

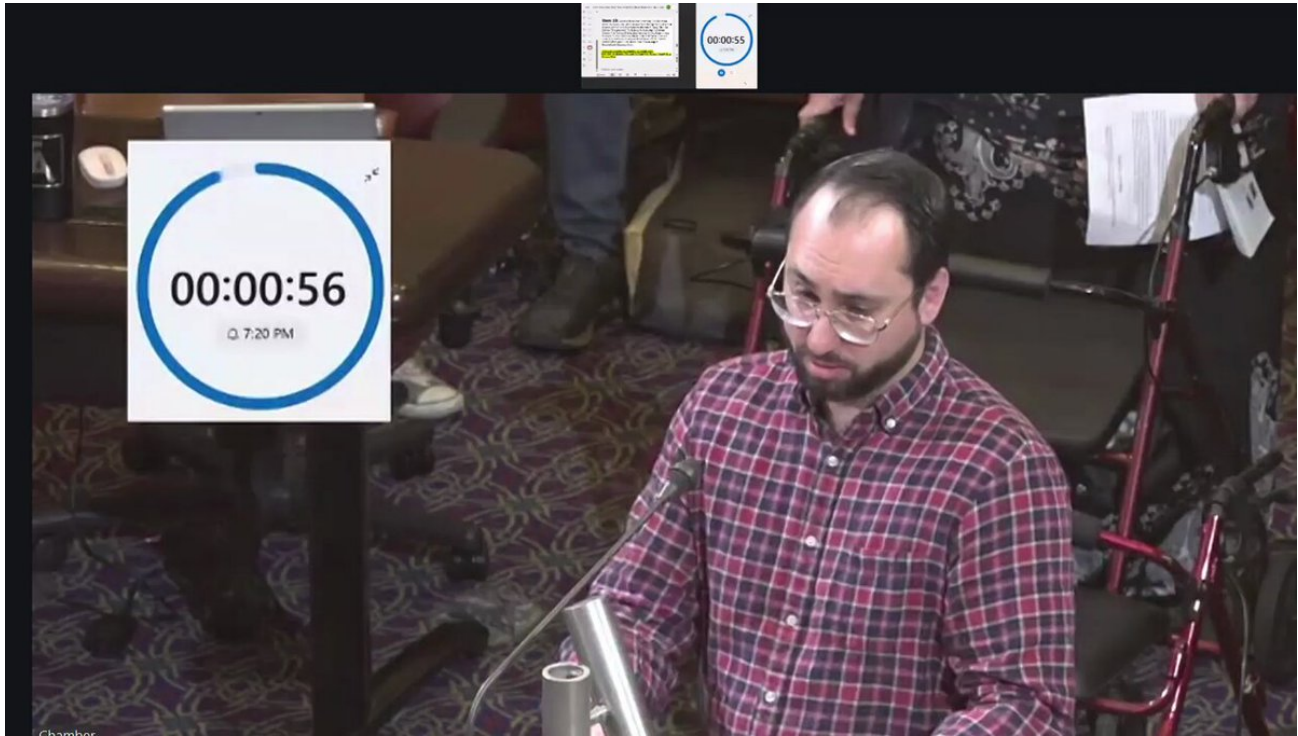
complained it wasn't clearly written

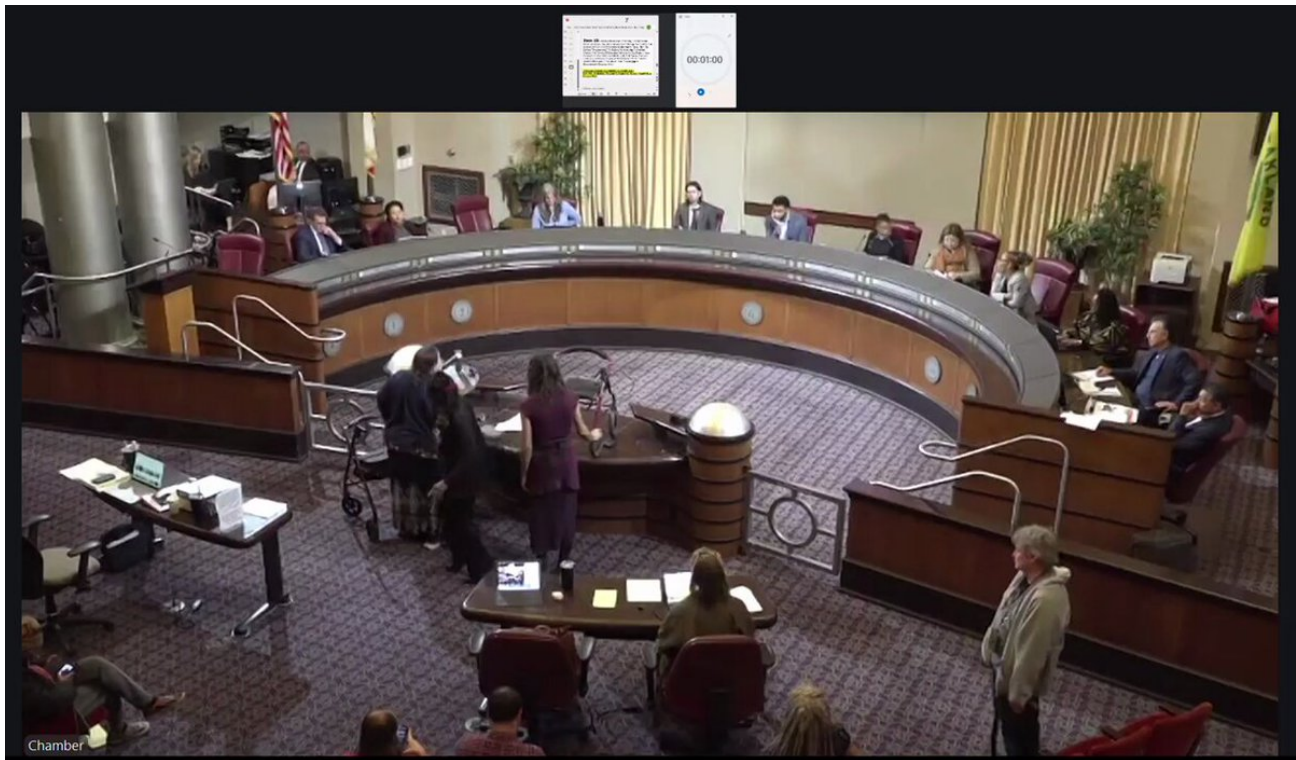
Just Cities rep noting that the City hasn't conducted any of the requested analysis, and asks how this is back without adequate review



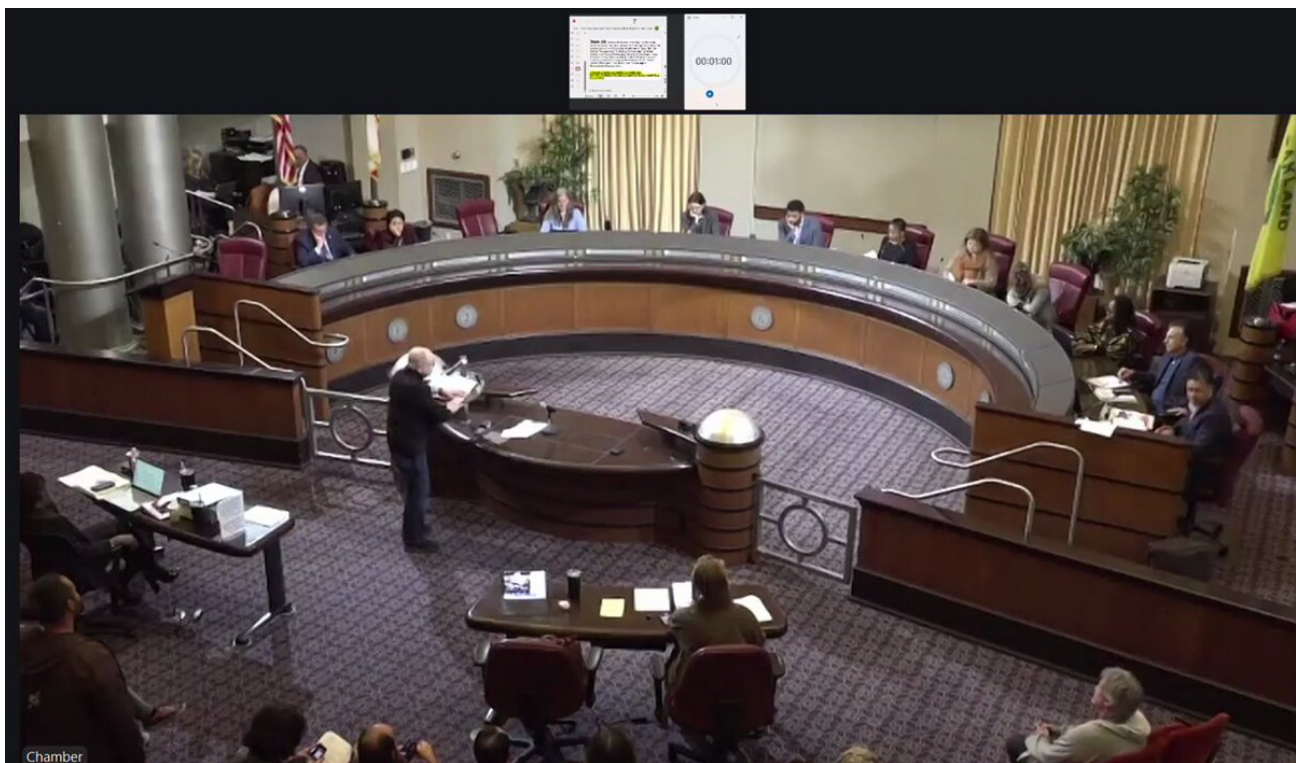
APEN rep







Nick Pyatok, architect involved with housing issues and city for years





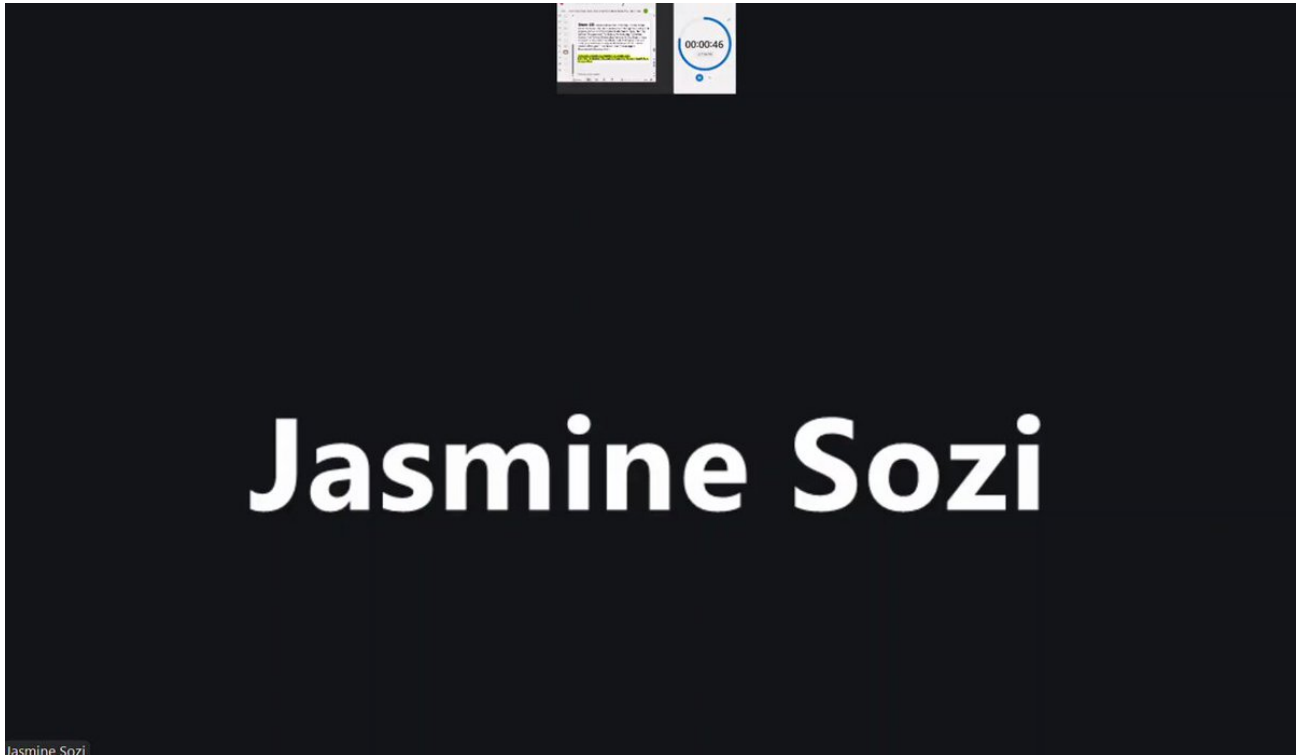
zoom speakers now



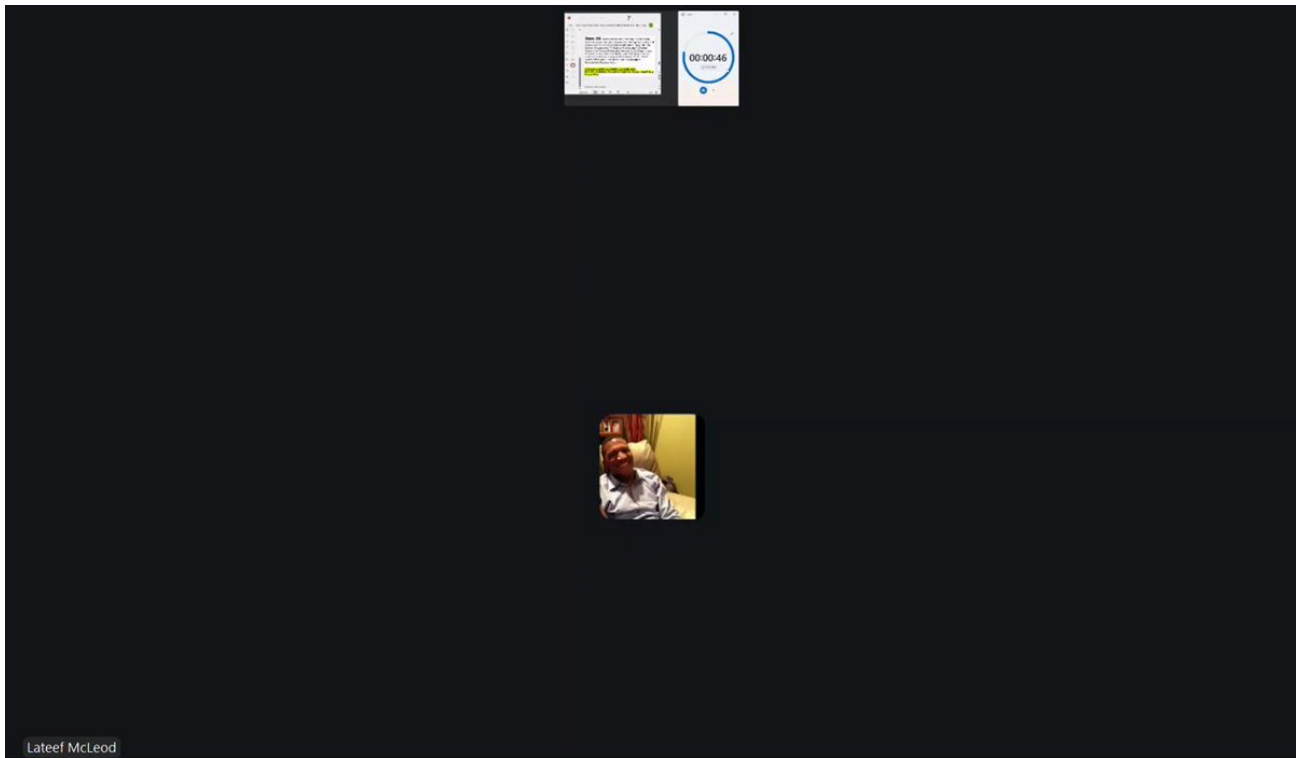
Lorcan



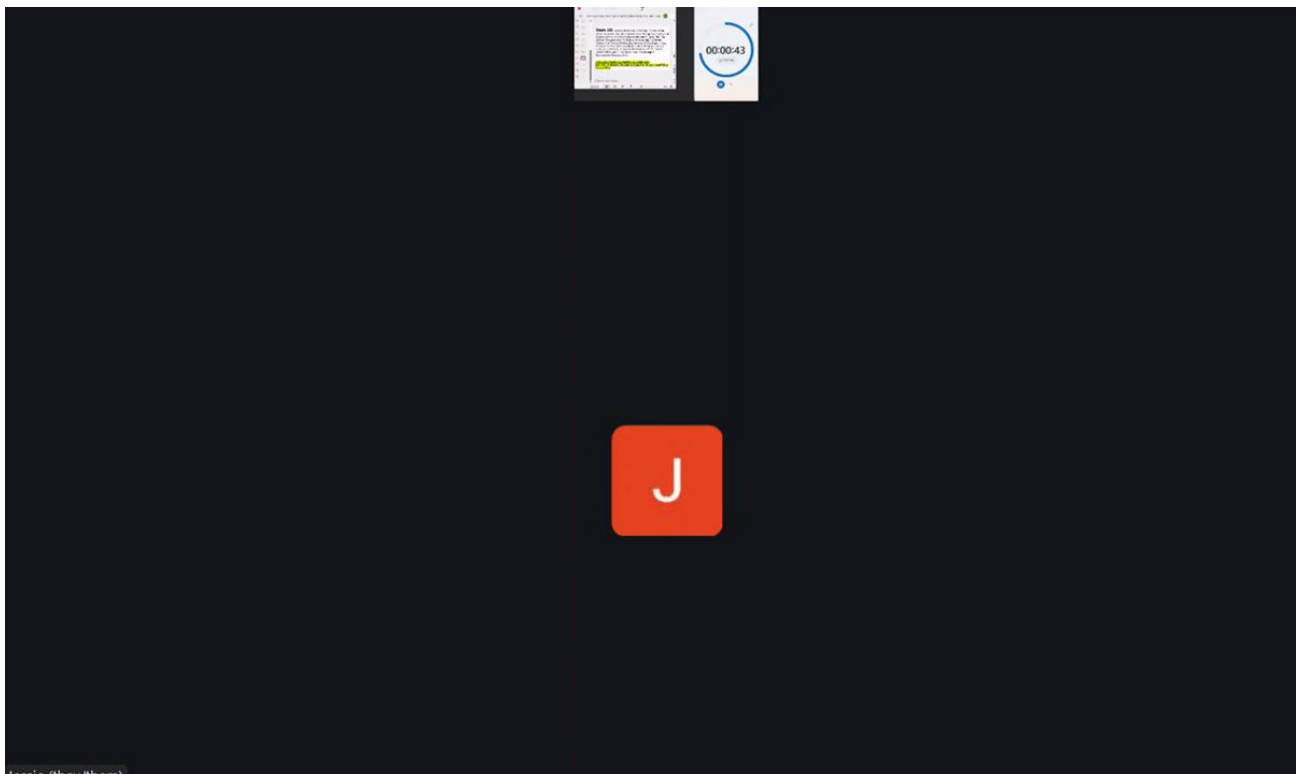
Delphine (she/h...



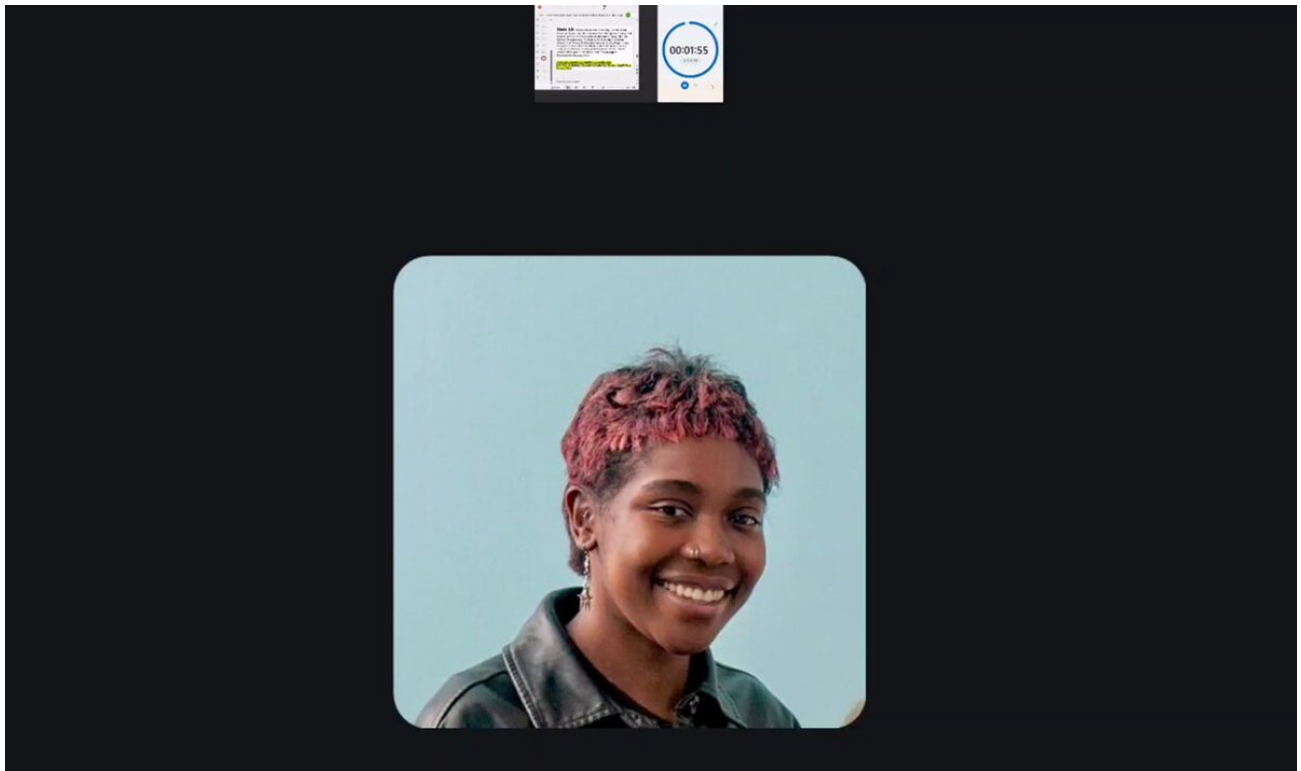
Dr Latife McCloud who speaks with aid of voice synthesizer says the EAP is reminiscent of anti-disabled laws of 19th c



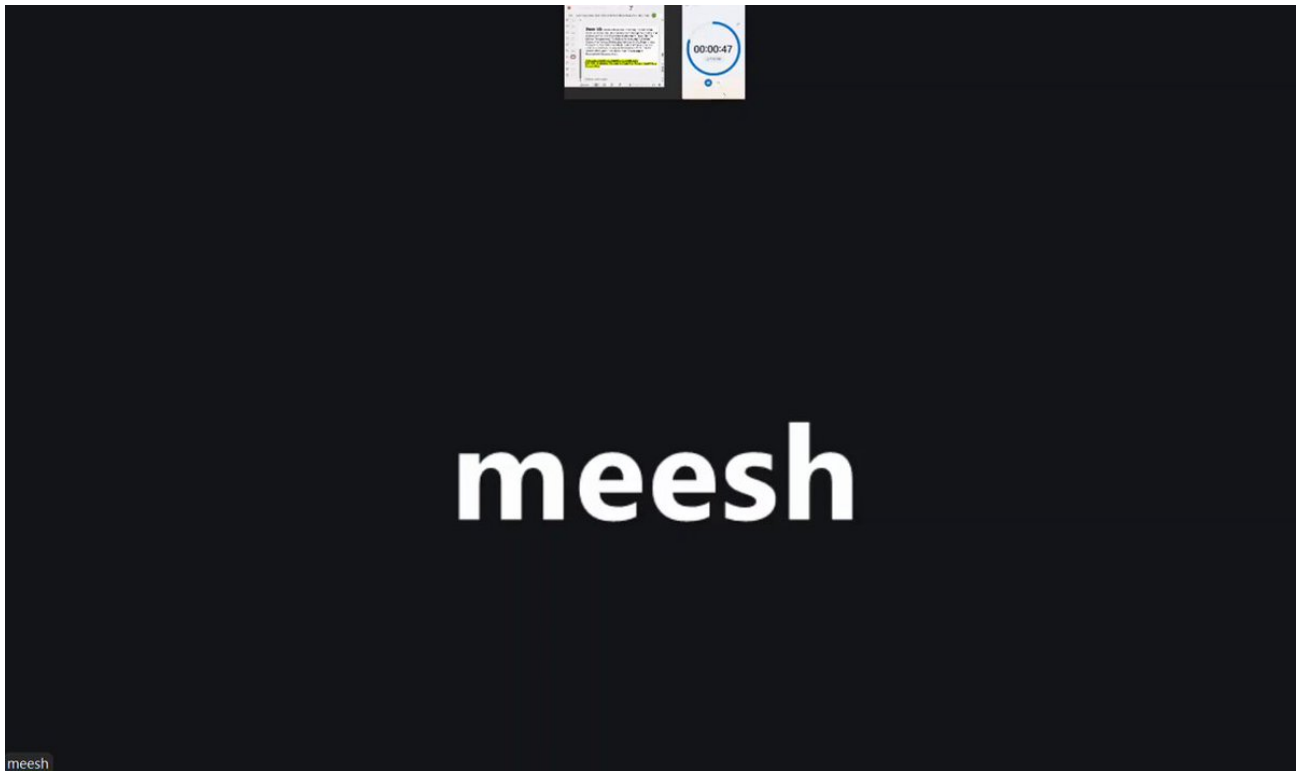
Small business owner opposing EAP



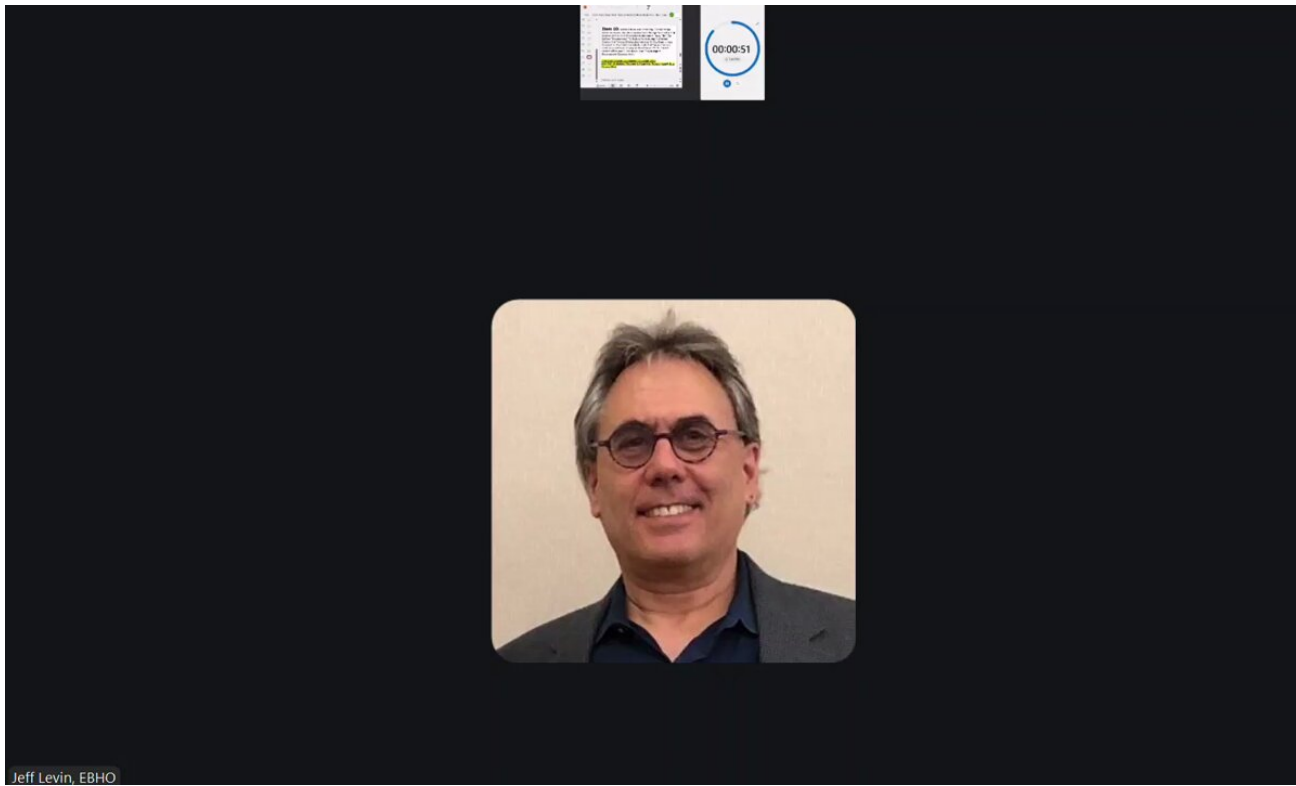
Asa from Restore Oakland calls out Houston, saying a true son of Oakland would not run the seat the way he has



Homeless resident



Jeff Levin of EBHO, also opposes the policy, criticizes its lack of outreach, and the scheduling shenans



Immigration attorney with a case study about how vehicle evictions make homelessness worse, perpetuate it



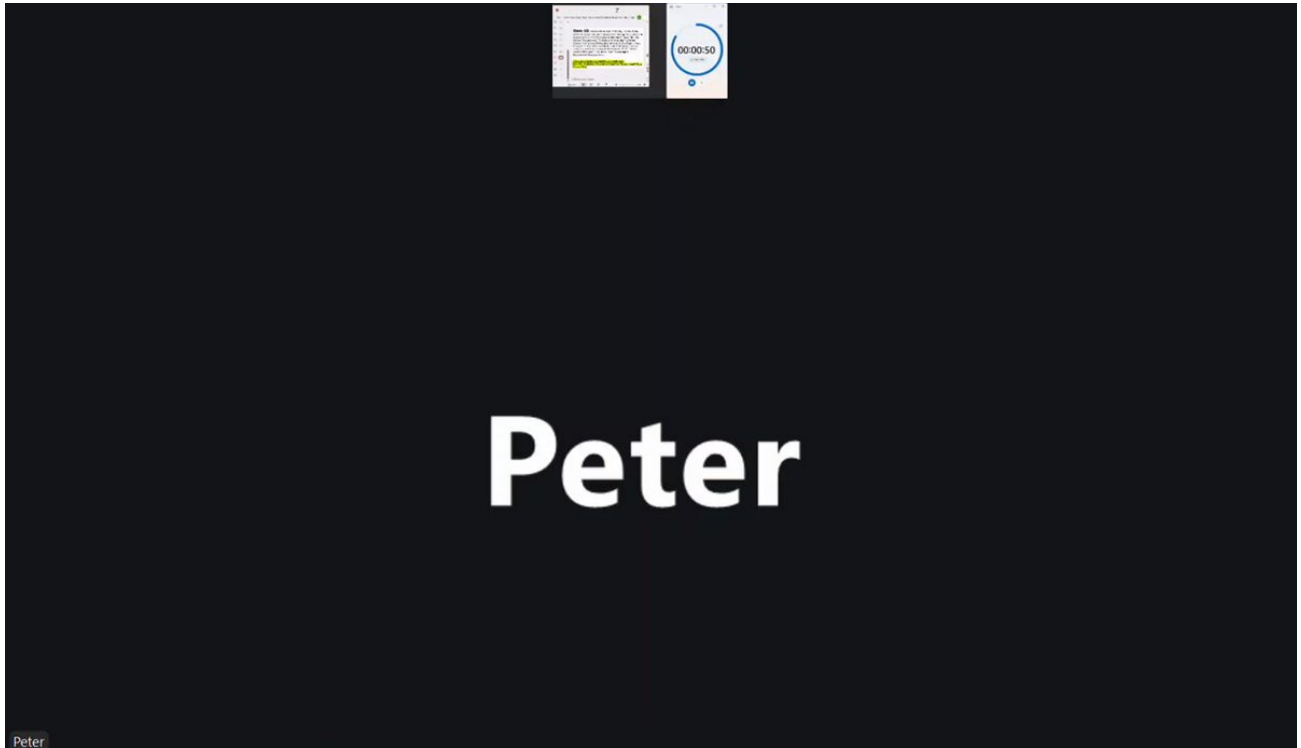
Victoria Sun

First speaker in favor of EAP

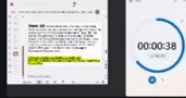


Sanford Forte

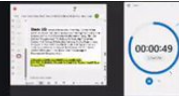
Speaker is a Laney Professor, opposing



Former Wood St encampment resident

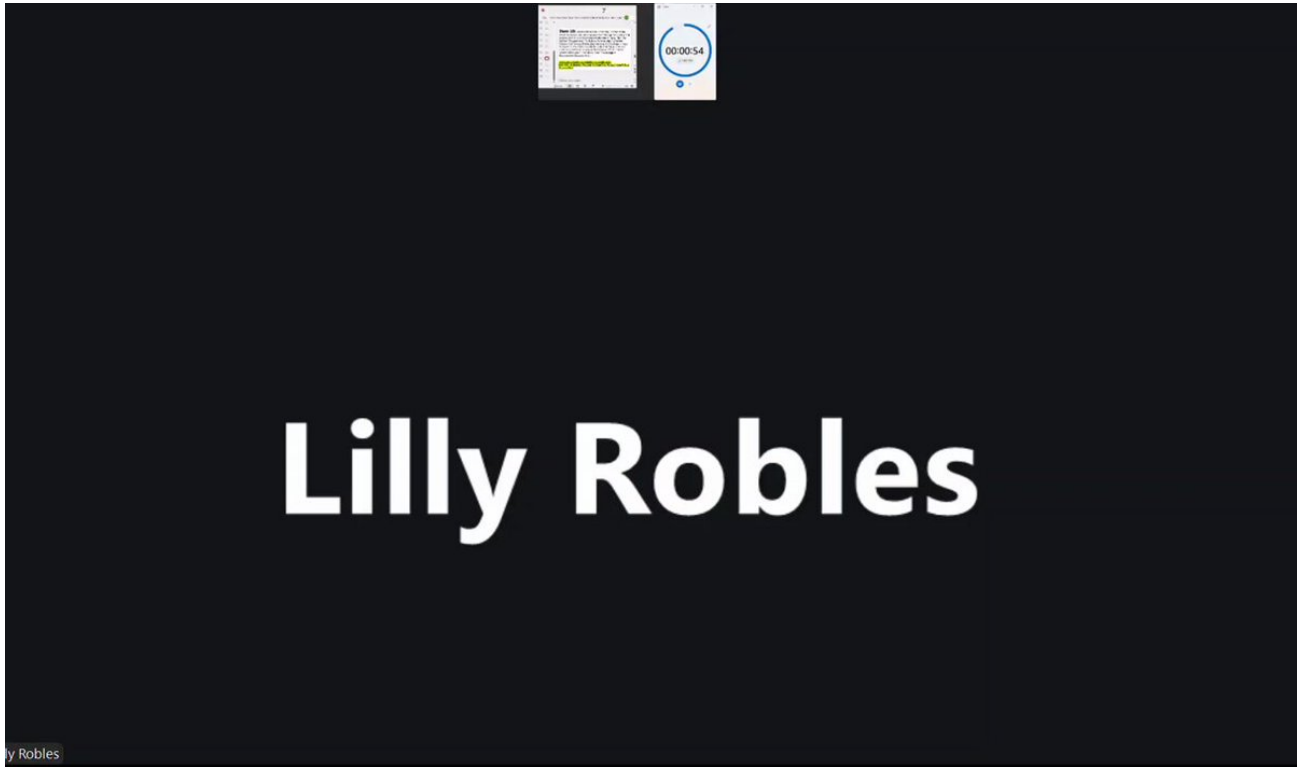


Leajay Harper

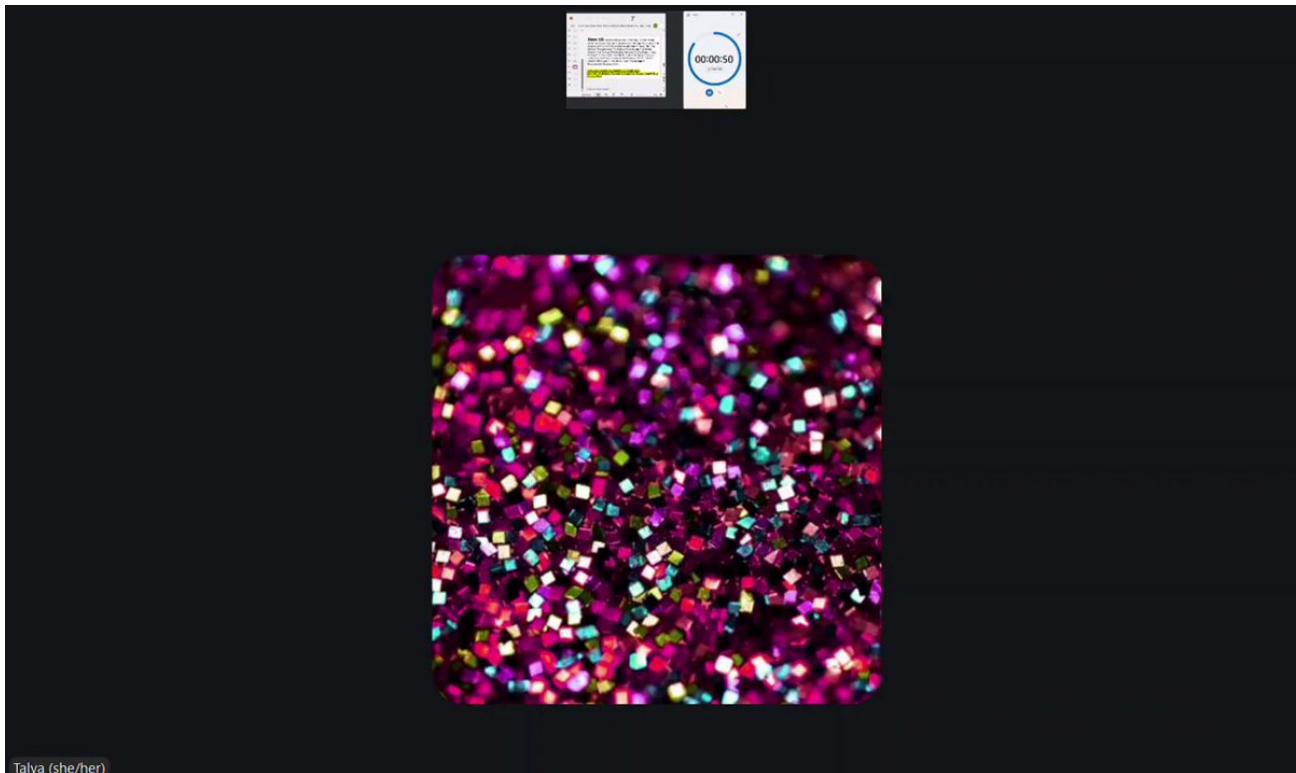


Brigitte Nicoletti

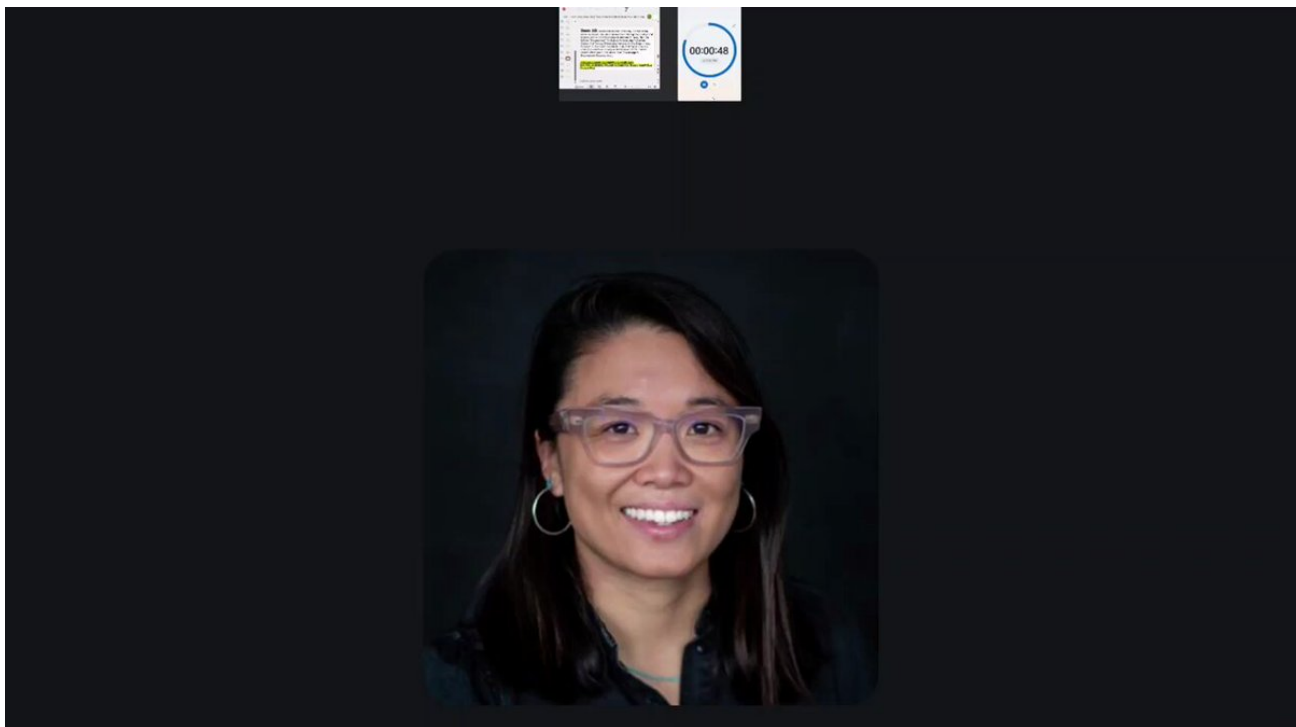
Brigitte Nicoletti



Talya from Love and Justice in the streets



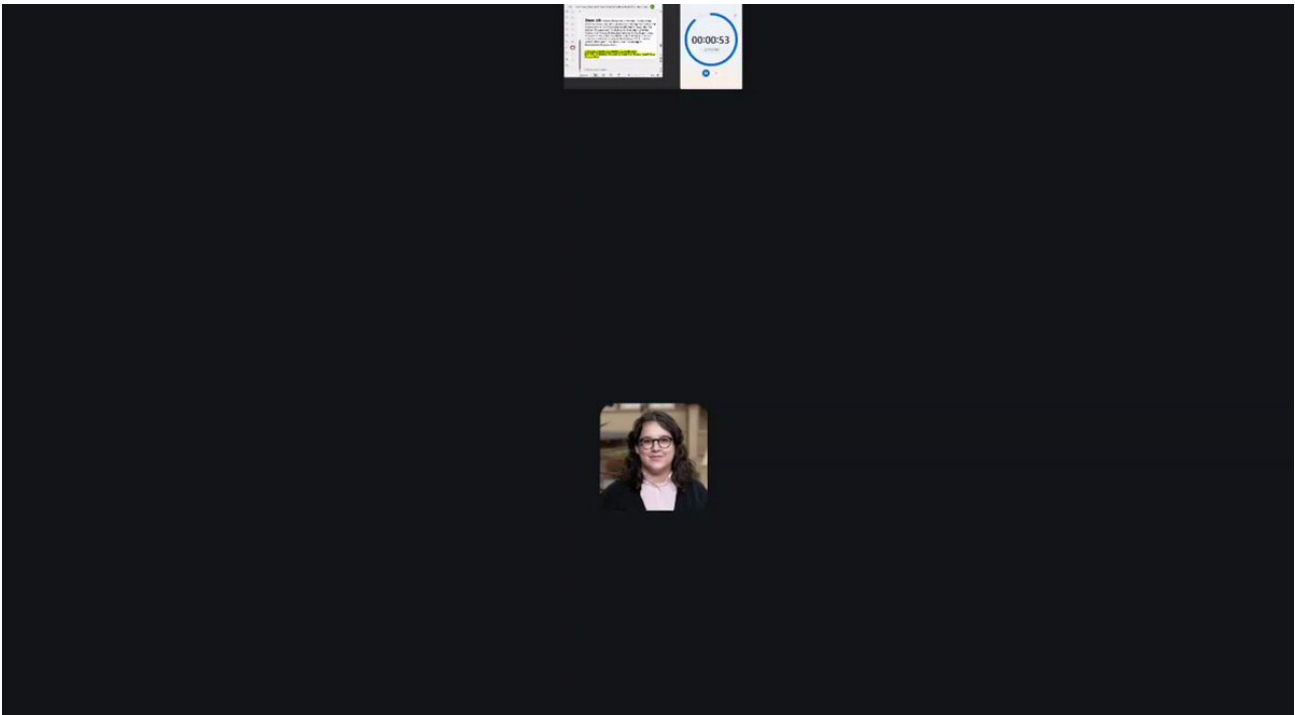
Tash from Restore Oakland

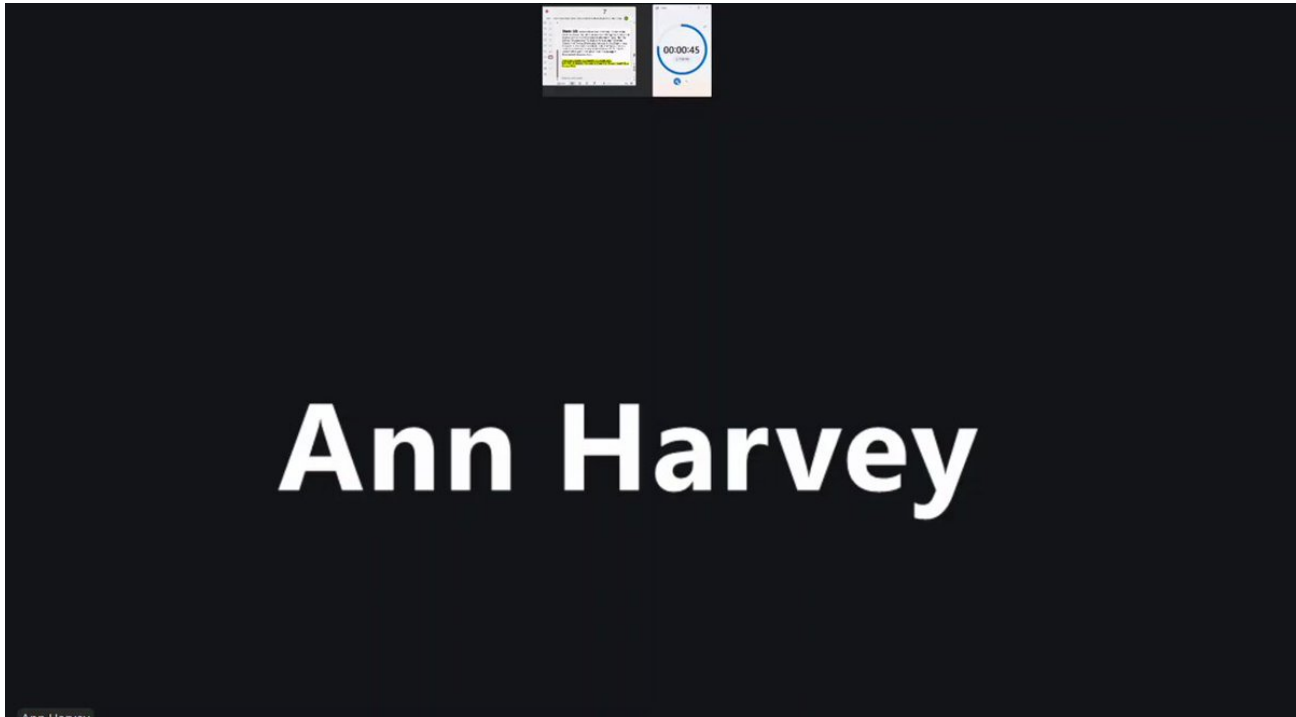


50 year resident of West Oakland, says the EAP amplifies the flaws of the EMP

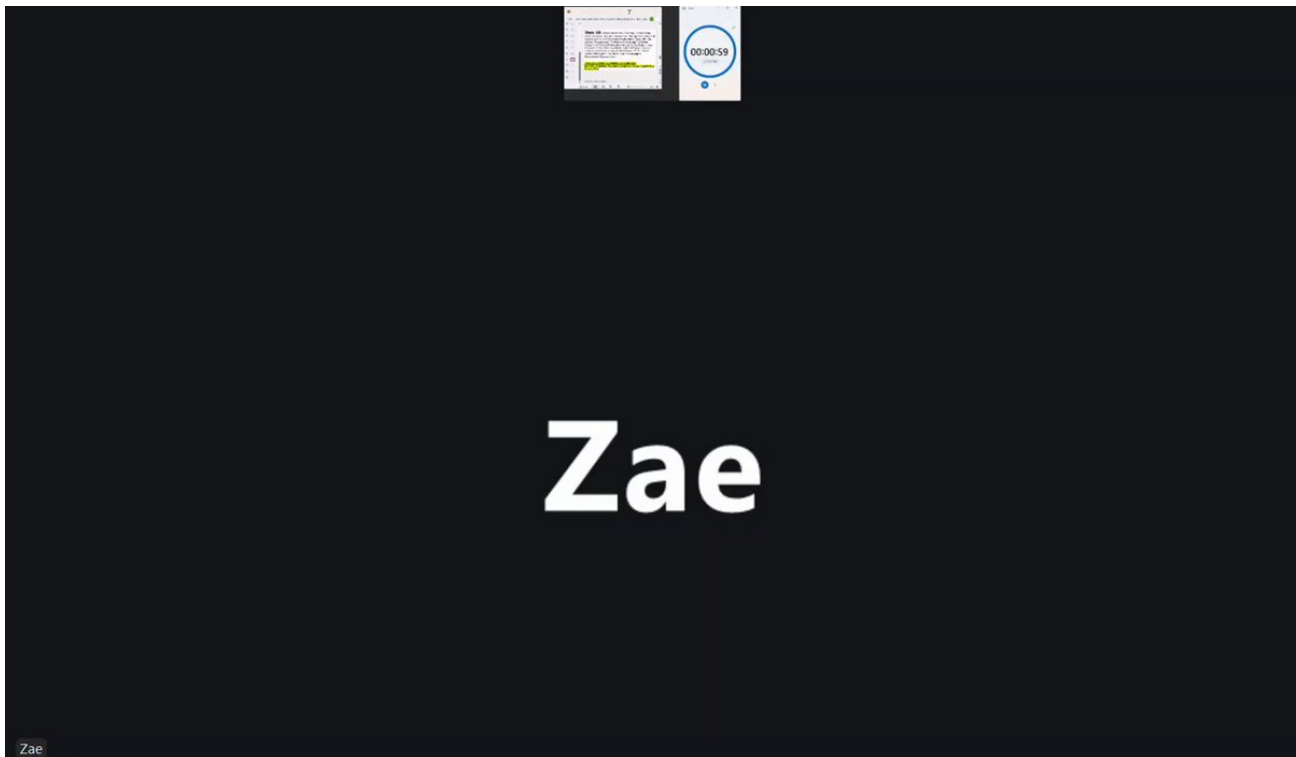


EBHO's Angelina Cornejo

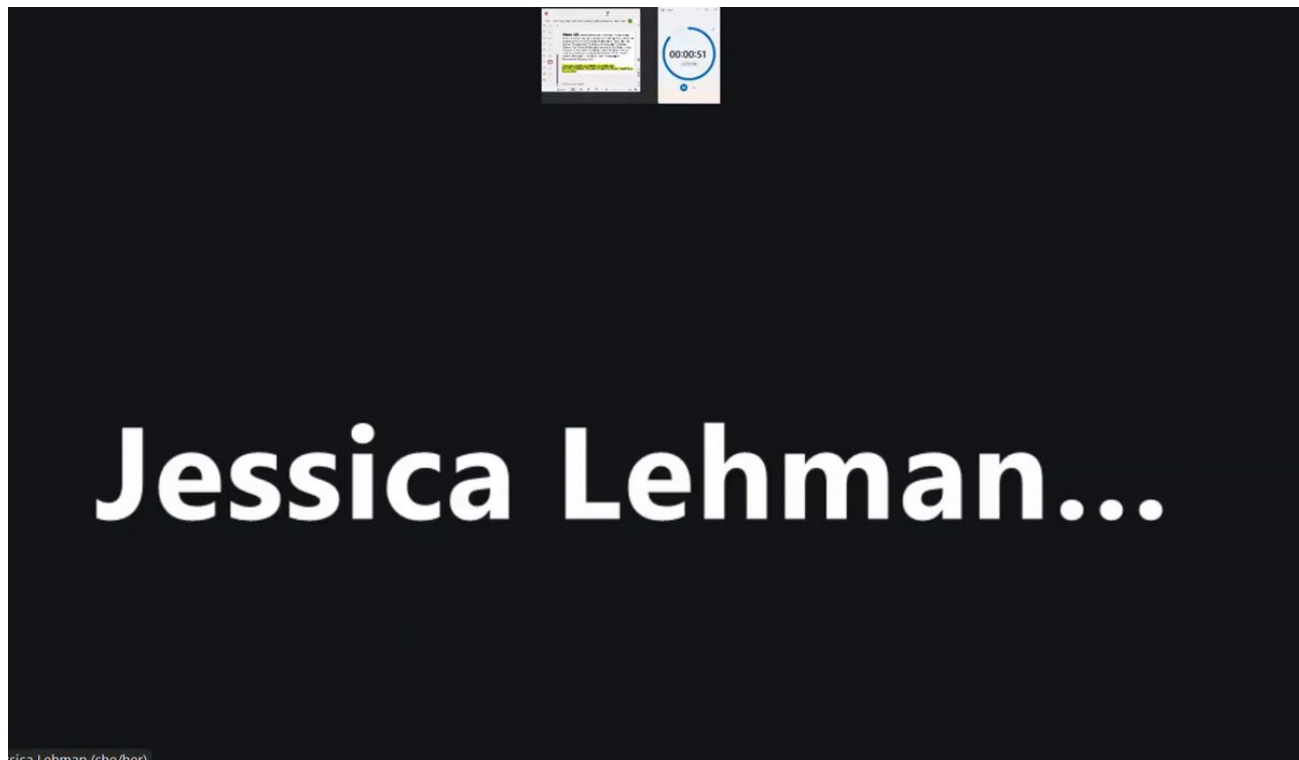




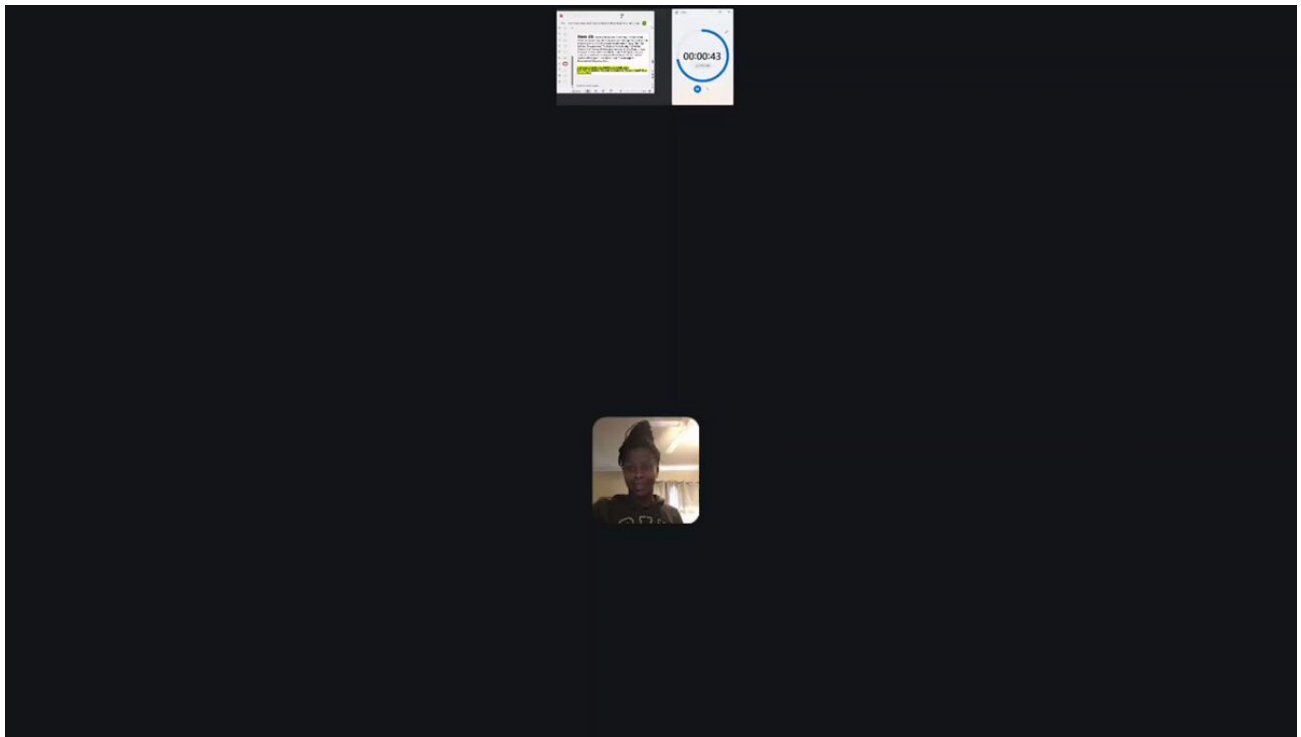
Zae of Youth Spirit Artworks



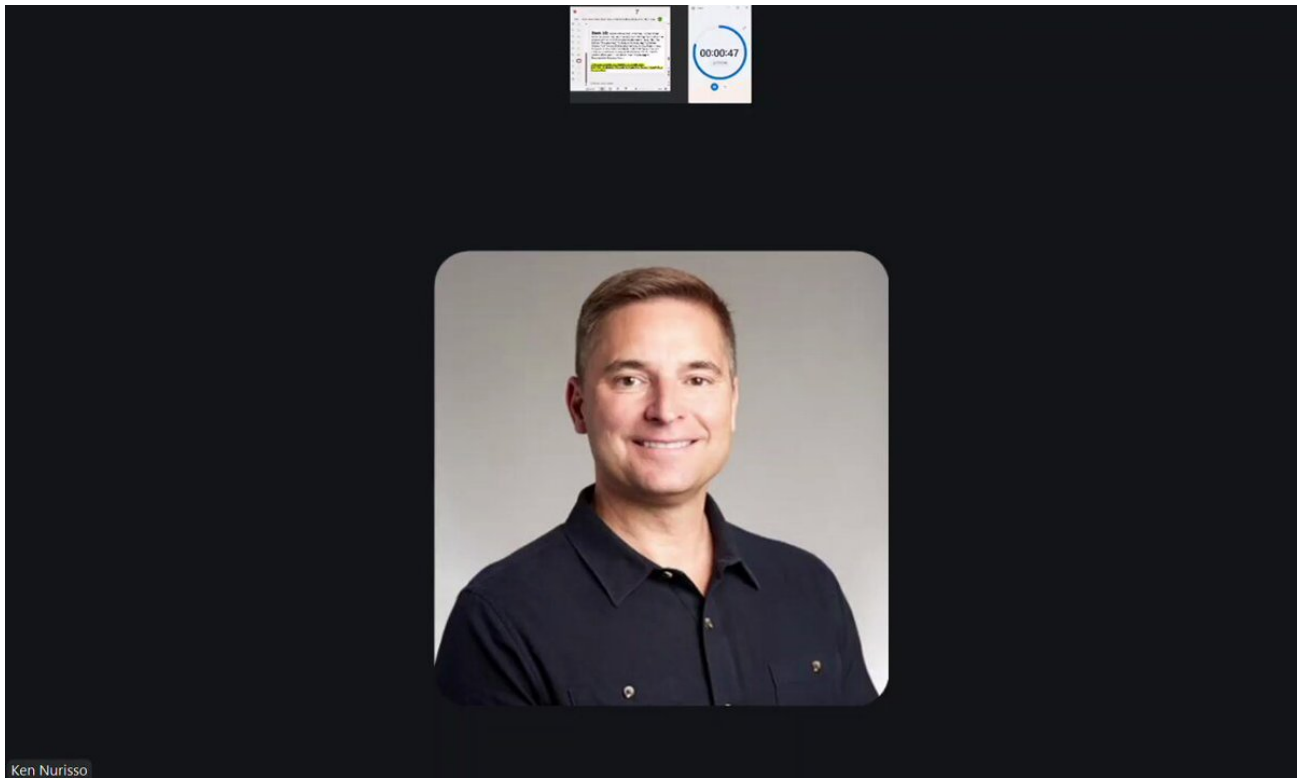
Speaker is a disability activists, notes most homeless are disabled or older, and asks for Council not to put disabled against one another



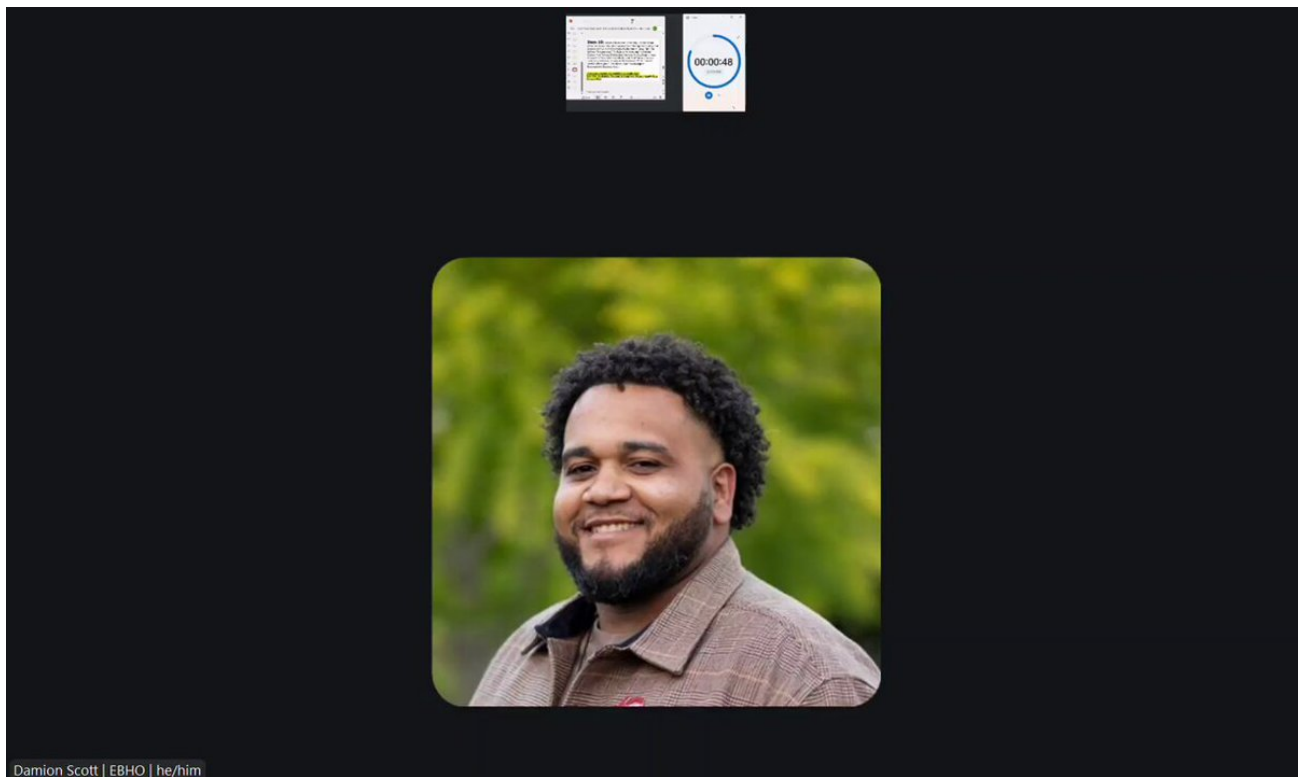
Second speaker in favor of EAP



Third speaker supporting EAP



Damion Scott of EBHO, "the policy should not be amended, it should be killed, and efforts put elsewhere"



Julia Feinberg, disabled wheelchair user demands Council not use her experience to pit her against disabled



Julia Feinberg (s...

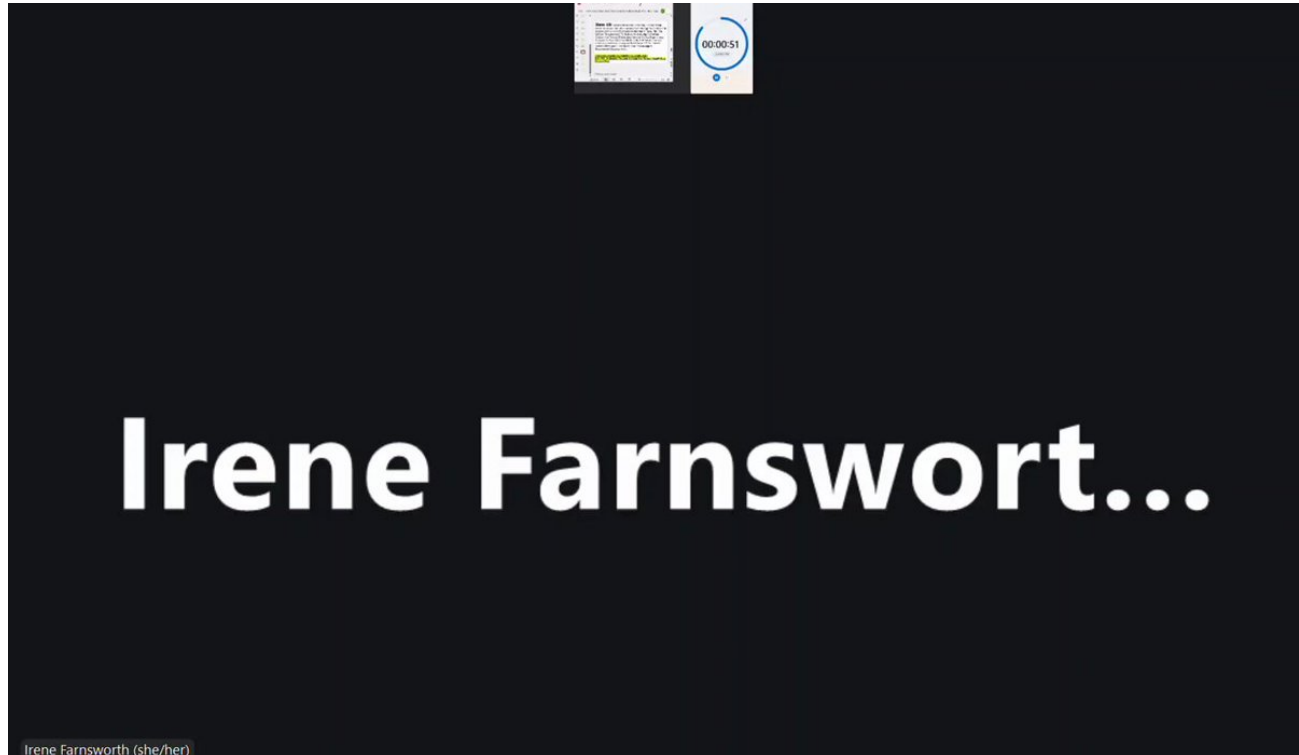
Julia Feinberg (she, they)

Tiny Garcia of Poor Magazine



POOR Magazine

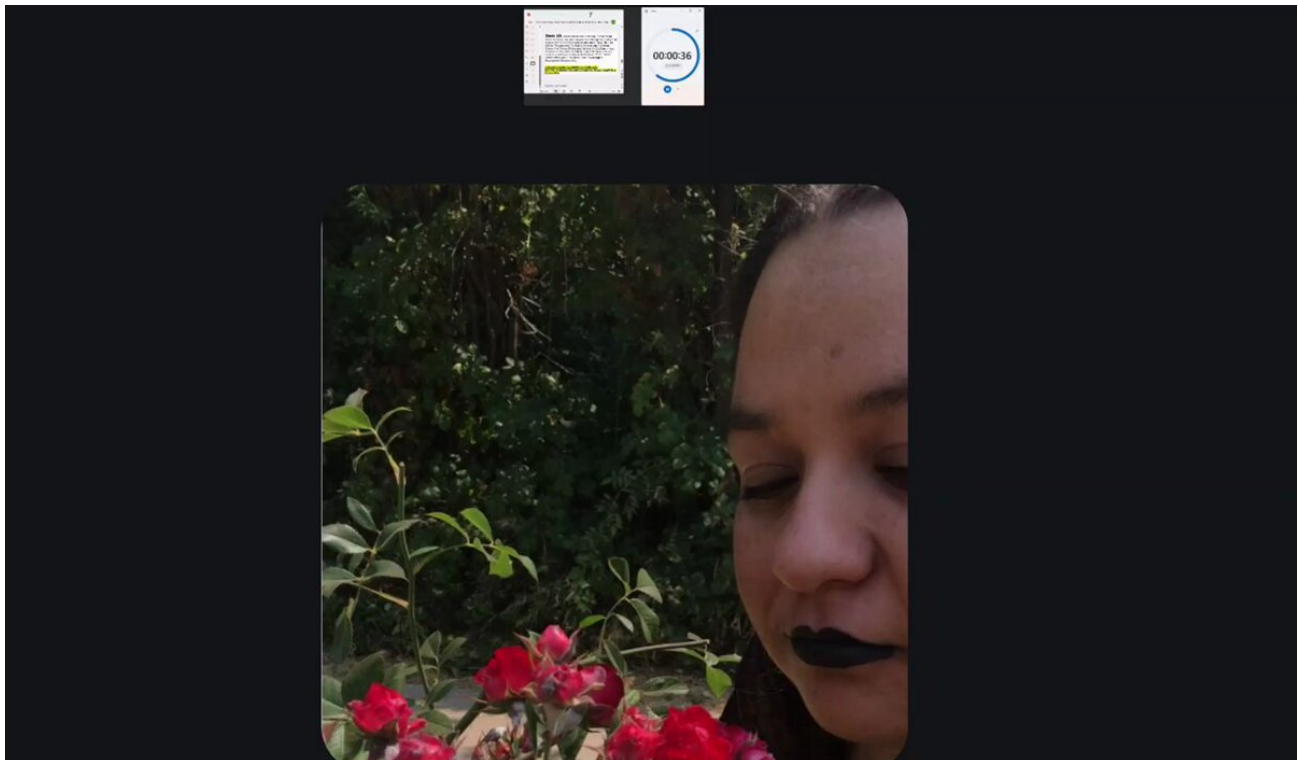
Speaker is a restaurant owner in D1, against EAP



That's it for speakers. Jenkins is reading in a statement from Pamela Drake representing Wellstone Democratic Club, he says using Chair privilege, they oppose the EAP

City Attorney: "chair has discretion to hear brief comments from Council Members, but legislation should be treated as any item not placed on the agenda"

Fife intercedes for Dolores Tejada who was unable "statewide director of disability organizing network",
"stop killing people, kill this policy instead"



That's it for the item. There's no discussion by CMs since it was pulled from the agenda. I think a total of no more than 5 of likely at least one hundred, or more, spoke for EAP.

Jenkins ended the meeting in memory of Coach Beam, Fife associates herself with comments, she was impressed by his advocacy for homeless Laney students" "housing for people who didn't have it" is one of the things he fought for

Clerk congratulates Brittany Davis for elevating to another clerk position in another district.

That's it for the Oakland Observer, good night.

Source: https://x.com/Oak_Observer/status/1996000305373417856

Thread: <https://twitter-thread.com/t/1996000305373417856>