

**BROADWAY/ MACARTHUR/ SAN PABLO REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING**

**Thursday, July 6, 2006
7:00 p.m. - 9:00 p.m.**

**Beebe Memorial Church
Multi Purpose Room
3900 Telegraph Ave., Oakland, CA**

AGENDA

(Times for each item are estimates only)

- | | | |
|-------|---|----------|
| I. | Roll Call | (5 min) |
| II. | Open Forum | (10 min) |
| III. | Review of May Minutes | (5 min) |
| IV. | Eminent Domain Policy Update | (20 min) |
| VI. | Kaiser Master Plan Presentation
<i>(Presentation by Kaiser project sponsors)</i> | (60 min) |
| VII. | Updates from Redevelopment Staff | (15 min) |
| VIII. | Agenda Discussion and Scheduling of Next Meeting & Adjourn | (5 min) |

Please call Kathy Kleinbaum of the CEDA, Redevelopment Division if you have any questions about this meeting at (510) 238-7185 or email her at kkleinbaum@oaklandnet.com

**BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT
PROJECT AREA COMMITTEE**

**Thursday, July 6, 2006
7:00 – 9:00pm
Beebe Memorial Church
Multi-Purpose Room
3900 Telegraph Avenue, Oakland, CA**

MINUTES

Present

Michele Coit, Co-Chairperson
Josephine Lee, Co-Chairperson
Edric Kwan, Vice Chairperson
Charles Porter
Tom Huebner
Uma Thomas
Seth Katz
Willie Lockett

Marlene Elbin
Mary Mayberry
Lee Cherry
Paula Price
Shirley Edding
Christopher Waters
Sylvia Tellez

Absent

Aaron Reaven
Susan Older

Walter Miles

Excused

Bill McLetchie
Rebeccah Prastein

Walter Springer

City Staff Present:

Kathy Kleinbaum and Christine Lebron, CEDA Redevelopment
Dan Rossi, Office of City Attorney

I. ROLL CALL

The meeting was called to order. Roll was taken by Josephine Lee, Co-Chairperson.

II. OPEN FORUM

Josephine Lee introduced visitor Larry Benson, who is a member of the San Pablo Avenue area NCPC.

Kathy Keener of Dogtown Development gave an overview of the 8-unit project her group is building at 60th Street and San Pablo Avenue at the former Bank of America site. The project consists of 8 Victorian-style cottages and will be going before the Planning Commission in September. Construction is slated to begin in October. Dogtown Development is also working on a proposal for a 32-unit project at 53rd Street and San Pablo Avenue.

Staff announced that PAC member Paul Winans resigned from the PAC and that business owner Willie Locket will be taking his place as on the PAC as a Business Owner in the Broadway/MacArthur sub-area.

Lee Cherry announced that the Courthouse Athletic Club was sold and will be developed into condominiums.

Sylvia Tellez asked about the requests for new trashcans that came out of the NPI program applications. Staff stated that a request was submitted to the City's waste management staff a couple of months ago and they have not responded yet. Staff will check in with them on the progress of that request.

Edric Kwan announced that the 39th Street & MLK development will include security cameras.

III. APPROVAL OF MINUTES

“A motion was made to approve the May 4, 2006 minutes.” The motion was approved.

IV. EMINENT DOMAIN POLICY UPDATE

Staff asked the PAC to clarify whether or not they intended for mixed-use residential and commercial properties to be included among the properties exempted from eminent domain in the PAC's proposed amendment to the redevelopment plan. Staff stated that although the text of the amendment recommended by the PAC currently exempted mixed-use properties, staff did not recall the PAC specifically discussing that issue at previous meetings. Staff presented the PAC with alternative text that did not exempt mixed-use properties and asked the PAC to make a motion to either keep the original text or adopt the new text.

Lee Cherry raised a concern that some of the older houses that have been split into multiple units (some of which have over 4 units) that are adjacent to OHA properties may one day be the target of eminent domain actions as OHA consolidates their smaller projects into larger ones. Staff stated that OHA has its own eminent domain powers outside of those in this redevelopment area.

“A motion was made to adopt the new language that excludes mixed-use properties from the eminent domain exemption.” The motion was approved with 9 PAC members voting in favor and 3 PAC members, including Lee Cherry, Paula Price, and Uma Thomas, opposed.

VI. KAISER MASTER PLAN PRESENTATION

Scott Gregory who is the planner for the City of Oakland working on the Kaiser project gave a brief presentation on the approvals process and community process for the Kaiser project. Following the presentation, staff from Kaiser gave a power point presentation of the Master Plan. The project involves construction of a new hospital building and several adjunct medical office buildings and parking structures on a 21 acre site that is mostly within the boundaries of the redevelopment area.

The PAC raised questions about sustainable design components, alternative transportation modes, emergency room access, parking provision, and building heights.

VII. UPDATES FROM REDEVELOPMENT STAFF

PAC Extension and Appointment of new Community Organization

City Council approved the extension of the B/M/SP PAC until July 2007 and appointed the Temescal Telegraph Community Association onto the PAC as a new community organization.

Neighborhood Projects Initiative

City Council approved the PAC's funding recommendations for all of the NPI projects selected. Staff is now working to implement the projects and will report back to the PAC on the status of the NPI projects at every meeting.

Telegraph Streetscape Improvement Project Grant Application

Staff has applied for a Metropolitan Transportation Commission's (MTC) Transportation for Livable Communities (TLC) grant to fund a portion of the Telegraph Avenue Pedestrian Streetscape Project. The PAC should know by fall if the grant was awarded and may be approached to discuss matching funds if the grant is awarded.

Redevelopment Tax Increment Financing

Staff announced that the Treasury Department is working on the first bond issue for this redevelopment area. It appears that there will likely be \$5 million available, on top of what is needed for the public infrastructure component of the MacArthur Transit Village project, to fund other projects within the redevelopment area. Staff has listed the San Pablo Pedestrian Streetlights and Telegraph Avenue Streetscape as placeholder projects in the bond documents. However, staff plans to work with the PAC over the course of several meetings to identify priorities on how the money is used.

MacArthur Transit Village

Environmental review for the project is underway and the Draft Environmental Impact Report is scheduled to be available for public review in the fall of 2006.

IX. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

The PAC requested that the following items will be placed on the Agenda for the upcoming PAC meeting:

- Presentation on Dogtown development proposal at 53rd and San Pablo
- Update on redevelopment bond and discussion of eligible projects
- Update on Façade & Tenant Improvement Programs
- Update on new development projects in the redevelopment area

There being no further business to discuss, the meeting was adjourned at 8:50 p.m.

*****Next meeting scheduled for September 7, 2006*****