

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

**Thursday, January 6, 2005
6:30 – 8:30 p.m.**

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

AGENDA

(Times for each item are estimates only)

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| I. | Roll Call | (5 min) |
| II. | Open Forum | (10 min) |
| III. | Review of November Minutes | (5 min) |
| IV. | Presentation on San Pablo Avenue Development Projects
(Presentation by Paul Parkman, Local Developer) | (25 min) |
| V. | Auto Row Banners (<i>PAC Action Item</i>) | (10 min) |
| VI. | Discussion of Amendment of Project Area Boundaries | (40 min) |
| VII. | Refresher on Redevelopment Eminent Domain Powers | (15 min) |
| VIII. | Updates from Redevelopment Staff | (5 min) |
| | a. Adoption of 5-year Implementation Plan | |
| | b. Update on MacArthur Transit Village | |
| | c. Telegraph Streetscape Project | |
| XI. | 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) 637-0247 or email her at kkleinbaum@oaklandnet.com

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PROJECT AREA COMMITTEE**

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Multi-Purpose Room
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MINUTES

Present

Paul Winans, Chairperson
Charles Porter, Vice Chairperson
Walter Miles
Aaron Reaven
Mike Ramstrom
Tom Huebner
Sylvia Tellez

Walter Springer
Mary Mayberry
Lee Cherry
Aaron Carpenter
Uma Thomas
Michele Coit
Shirley Edding

Absent

Bill McLetchie

Excused

Norman Clayton
Marlene Elbin

Josephine Lee
Paula Price

City Staff Present:

Kathy Kleinbaum, CEDA Redevelopment
Christine Lebron, CEDA Redevelopment

I. ROLL CALL

The meeting was called to order. Roll was taken by Paul Winans, Chairperson.

II. OPEN FORUM

Sylvia Tellez introduced a prospective new PAC member for the residential owner position in the San Pablo sub area, Rebeccah Prastein.

III. APPROVAL OF MINUTES

“A motion was made to approve the November 4, 2004 minutes.” The motion was approved.

IV. SAN PABLO AVENUE DEVELOPMENT PROJECTSPRESENTATION

Local developer Paul Parkman presented his two new mixed-use housing projects at 65th and San Pablo Avenue. The project at 6501 San Pablo Avenue consists of 23 units of for-sale live/work lofts above ground floor retail. The design calls for 4-stories over retail and parking with a central courtyard which will allow light through to the single-family homes behind the project. Construction will begin in early 2005.

The second project is located across 65th Street at the Best Donuts site. This project will include 5-stories of 30 condominium units over retail and parking. This project is still in the design phase and will be brought to the planning commission for approval in early 2005.

Charles Porter discussed proposed zoning changes along San Pablo Avenue that are in progress and will change density and land use along the commercial corridor. Uma Thomas inquired about traffic and environmental impacts of new projects and staff responded that each project goes through an environmental review process before being approved.

V. BROADWAY AUTO ROW BANNERS

Staff discussed the new Broadway Auto Row banners currently under design and asked the PAC to commit \$20,000 of this years budget for the 88 new banners.

“A motion was made to commit \$20,000 of the budget to 88 new Auto Row banners.” The motion was approved.

VI. DISCUSSION OF AMENDMENT OF PROJECT AREA BOUNDARIES

Staff introduced the idea of amending the boundaries of the Broadway/MacArthur/San Pablo Project Area to include areas that were previously left out when the B/M/SP project area was adopted. Staff discussed some of the benefits which include: offering Redevelopment programs and tools to areas that are underserved, creating a more stable tax increment base, and creating new programs to serve more residential areas such as residential home rehab grants.

The proposed boundaries represent an initial rough analysis by staff. Some areas will likely be excluded since they will not meet the blight criteria set by State redevelopment law. The exclusion of certain areas will be based on a detailed blight study of the areas within the proposed boundaries.

Staff stated that the amendment would be a major year-long process and it would cost an estimated \$325,000 to complete the process. The area would likely recoup this money within a year after the adoption. The PAC would be involved in the community outreach process and would need to expand to include representatives from the amendment areas. The PAC could be reconfigured to remove some of the existing vacancies so that a fully-seated PAC remains reasonably sized (25-30 members).

PAC members raised questions about eminent domain for residential properties. Staff stated that currently the project area placed no limits on eminent domain but the eminent domain policy could be changed to exclude single-family homes or all non-commercially zoned property. Charles Porter stated that he thought a similar exemption was already in place in the San Pablo subarea. Staff stated that they would look into this further and report back at the next meeting.

Staff encouraged the PAC to ask questions and/or request additional information before making a recommendation. Staff emphasized that it is a major decision for the PAC to make and should not be taken lightly. PAC members agreed to place the item on the agenda for the next meeting as an action item.

VII. REFRESHER ON REDEVELOPMENT EMINENT DOMAIN POWERS

Staff reviewed the frequently asked questions about eminent domain and reiterated that redevelopment-driven eminent domain is always a last resort and is far more costly to the Agency than purchasing a property through a willing sale.

Charles Porter asked what role the PAC plays in eminent domain. Staff stated that it is officially the PAC's job to serve as an advisory board to the City Council on eminent domain and relocation policies in redevelopment areas.

Tom Huebner brought up the issue of using eminent domain on Alaska Gas. Staff announced that the station will be boarded up and fenced off within the week and that it is only possible to use eminent domain for physical blight if the property poses a serious public safety risk. The decision to use eminent domain in the case of physical blight/public safety would be made by code compliance and/or the planning and zoning division.

VIII. UPDATES FROM REDEVELOPMENT STAFF

A. Adoption of 5-Year Implementation Plan

Staff announced that the 5-year implementation plan for 2004-2009 was adopted by City Council on December 7, 2004.

B. Update on the MacArthur Transit Village

The MacArthur BART Transit Village meeting on November 15, 2004 was very well attended and the community discussed their major concerns and desires about height, density, and retail mix. The next presentation by the development team will occur in April or May.

C. Telegraph Streetscape Project

The final Telegraph streetscape community workshop is scheduled for February 16, 2005.

IX. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

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

- Review of current B/M/SP eminent domain policy
- Inviting a planner to discuss the project review process and public information
- Continued discussion on the idea of amending the project area boundaries

There being no further business to discuss, the meeting was adjourned at 8:30 pm.

*****Next meeting scheduled for March 3, 2005*****