

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

**Thursday, January 5, 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)

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|-------|---|----------|
| I. | Roll Call | (5 min) |
| II. | Open Forum | (10 min) |
| III. | Review of November Minutes | (5 min) |
| IV. | Update on Status of New Projects/Programs | (5 min) |
| V. | Stanford Avenue Native Habitat Garden Project
<i>Presentation by Joan Rochlin</i> | (15 min) |
| VI. | Neighborhood Projects Initiative
PAC Subcommittee Formation and Program Guidelines
<i>(PAC Action Required)</i> | (25 min) |
| VII. | Eminent Domain Policy Options Review
<i>(PAC Action Required)</i> | (45 min) |
| VIII. | Updates from Redevelopment Staff | (5 min) |
| IX. | 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, January 5, 2006

7:00 – 9:00pm

Beebe Memorial Church

Multi-Purpose Room

3900 Telegraph Avenue, Oakland, CA

MINUTES

Present

Charles Porter, Chairperson

Michele Coit, Vice Chairperson

Marlene Elbin

Sylvia Tellez

Lee Cherry

Seth Katz

Christopher Waters

Josephine Lee

Rebecca Prastein

Walter Springer

Aaron Reaven

Paula Price

Uma Thomas

Tom Huebner

Edric Kwan

Absent

Shirley Edding

Bill McLetchie

Mary Mayberry

Excused

Paul Winans

Walter Miles

City Staff Present:

Kathy Kleinbaum and Christine Lebron, CEDA Redevelopment

Zac Wald, Office of Councilmember Jane Brunner and Dan Rossi, City Attorney's Office

I. ROLL CALL

The meeting was called to order. Roll was taken by Charles Porter, Chairperson.

II. OPEN FORUM

Staff announced the passing of PAC member Mike Ramstrom. A card was passed around for PAC members to sign for his family.

Visitor Bob Brokl announced that there is an article in this week's East Bay Express about the Fruitvale Transit Village and the retail challenges at the site.

III. APPROVAL OF MINUTES

Rebecca Prastein asked that the spelling of her name be corrected on the November 3, 2005 minutes.

“A motion was made to approve the November 3, 2005 minutes with corrections.”

The motion was approved.

IV. UPDATE ON STATUS OF NEW PROJECTS/PROGRAMS

Staff announced that the Broadway Median Project funding was passed by City Council on December 20, 2005 and that construction will begin in late January. The Neighborhood Project Initiative and the Tenant Improvement programs will go before the City Council Community and Economic Development Committee at the January 24, 2006 meeting and before the full Council for approval at the February 7, 2006 meeting. Staff anticipates that both programs will be approved by Council.

V. STANFORD AVENUE NATIVE HABITAT GARDEN PROJECT

Golden Gate district resident Joan Rochlin gave a presentation on the Stanford Native Habitat Garden Project. The community initiated project will transform a barren median on Stanford Avenue between Fremont and Vallejo Streets into a lush native garden. Organizers have raised funds and collected plant donations and are ready to begin planting. Ms. Rochlin presented the project to the PAC in hopes of securing future redevelopment funds for a wheelchair path and boulders for the project through the NPI program. The PAC expressed their full support of the project but explained that funding for small projects would not be available until June, when the NPI program is up and running.

VI. NEIGHBORHOOD PROJECT INITIATIVE PROGRAM MATERIALS AND SUBCOMMITTEE

Staff discussed the implementation of the NPI program and the need to form a PAC subcommittee to expedite the administration of the program. PAC members Aaron Reaven, Sylvia Tellez, Seth Katz, Rebecca Prastein, Christopher Waters, Edric Kwan, and Charles Porter volunteered to be on the subcommittee. The subcommittee agreed to hold its first meeting on Thursday, February 2, 2006 (location to be determined) to discuss procedural issues and finalize the program brochure and application before the program is launched in mid-February. The PAC asked that the subcommittee report back to the full PAC at the March meeting.

PAC members expressed concerns over whether the proposed schedule allowed for enough time for distribution of materials and outreach to potential applicants. PAC members agreed to adhere to the proposed schedule for the first "Call for Projects" so as not to delay the proposed timing of the funding awards. PAC members also suggested ways to further publicize the program including: creating a poster, doing public service announcements, and advertising in local papers. The PAC also reviewed the NPI program materials and made recommendations to add language stressing that it is a "Pilot Program" and that there will likely be future opportunities to apply to the program.

VII. EMINENT DOMAIN POLICY OPTIONS REVIEW

As a starting point, staff recommended that the PAC focus their eminent domain policy discussion on determining what types of properties they were most concerned about protecting from eminent domain. After extensive discussion, the PAC determined that their primary concern related to protecting residential properties with 1-4 units. Members of the PAC supported allowing eminent domain on these properties in circumstances of public nuisance and absentee landlords. The PAC decided to focus their next discussion on exceptions to the protection of residential properties with 1-4 units at the March meeting. Staff will provide legal definitions of specific terms in the next agenda packet to assist with the discussion.

The PAC also determined that they would prefer to discuss eminent domain policy over the next several meetings as opposed to devoting the next meeting entirely to the subject. Once the PAC has determined the basic outline of the policy that they would like to propose to City Council, Dan Rossi of the City Attorney's Office will draft formal legal language for the PAC to review.

VIII. UPDATES FROM REDEVELOPMENT STAFF

Due to time constraints, discussion of this item was postponed until the next meeting. Staff did announce that meeting attendees could review renderings of the MacArthur BART Transit Village proposal after the meeting, if they were interested.

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:

- Report from the NPI subcommittee meeting in February
- Eminent Domain Policy Option Review & Discussion (maximum 1 hour)

There being no further business to discuss, the meeting was adjourned at 9:15 p.m.

*****Next meeting scheduled for March 2, 2006*****