

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

**Thursday, May 3, 2007  
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 March Minutes   | (5 min)  |
| IV.   | San Pablo Pedestrian Street Lights Project Update<br>(Paul Chan, Public Works Agency)   | (20 min) |
| V.    | PAC Annual Meeting Elections<br><i>(PAC Action Required)</i>  | (20 min) |
| VI.   | Eminent Domain Ordinance<br><i>(PAC Action Required)</i>  | (10 min) |
| VII.  | Targeted Land Acquisition Update  | (15 min) |
| VIII. | NPI Program Update and Material Distribution  | (15 min) |
| IX.   | Updates from Redevelopment Staff<br>A. Update on Bond Proceeds Allocations<br>B. MacArthur Transit Village<br>C. Grove Park Project<br>D. 3860-3884 MLK Project | (15 min) |
| X.    | Agenda Discussion and Scheduling of Next Meeting<br>& Adjourn<br><i>Note: next meeting date falls on July 5, 2007. Reschedule to July 12, 2007?</i>             | (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](mailto:kkleinbaum@oaklandnet.com).

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PROJECT AREA COMMITTEE**

**Thursday, May 3, 2007  
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  
Seth Katz  
Walter Springer  
Christopher Waters  
Willie Locket

Lee Cherry  
Paula Price  
Sylvia Tellez  
Marlene Elbin  
Uma Thomas  
Andrea Goldman

Absent

Charles Porter

Excused

Aaron Reaven  
Shirley Edding  
Mary Mayberry  
Darlene Rios Drapkin  
Tom Huebner

Bill McLetchie  
Rebeccah Prastein  
Walter Miles  
Edric Kwan, Vice Chairperson

City Staff Present:

Kathy Kleinbaum, Christine Lebron, and Hui-Chang Li, CEDA Redevelopment  
Paul Chan and Victor Diaz, Public Works Agency

**I. ROLL CALL**

The meeting was called to order. Roll was taken by Michelle Coit, Co-Chairperson.

**II. OPEN FORUM**

Christopher Waters announced he had participated in the “Rebuilding Together” program which offers free home repairs to low-income seniors. Christopher reported he had a very positive experience and encouraged others to participate.

**III. APPROVAL OF MINUTES**

“A motion was made to approve the March 1, 2007 minutes.” The motion was approved.

**IV. SAN PABLO PEDESTRIAN STREET LIGHTS PROJECT UPDATE**

Paul Chan, Public Works Electrical staff person, talked about the proposed project schedule for the San Pablo Pedestrian Streetlight Project. Given competing time demands, he anticipates the project will take up to two and a half years to complete. He talked about project costs staying within the \$1.5 million allocated by the PAC as long as there are no surprises or major change orders. He talked about how the San Pablo corridor has a lot of old trolley poles that will need to be replaced. 50 to 60 new lights will be put in and about 40 trolley poles will be replaced. Priority will be given to those areas where there are no lights. The light fixtures will be 14 feet above the sidewalk level..

Paul presented two sample light fixtures: a copper-ring plated “Meriwether” look alike and an “East Lake” model. Both are dark-sky compliant and energy efficient. The PAC preferred the copper Meriwether style. Paul solicited feedback about the four possible pole colors: boxwood green, dark green, signal black or teal green. Paul will also need feedback on the preferred mechanism for turning on the lights. Lights could either be set to turn on from sunset to sunrise or timed to turn on only during those hours when pedestrians are on the street. Josephine Lee recommended soliciting feedback from the larger community before making any final decisions.

Staff will go to the Public Works Committee of the City Council to appropriate funding for the project on June 12, 2007 and to the full City Council on June 19, 2007.

**V. PAC ANNUAL MEETING ELECTIONS**

Staff announced that on May 1<sup>st</sup> City Council approved the PAC’s motion to extend the PAC until July 2008. In addition, the PAC’s motion that the Greater Mosswood Neighborhood Association be appointed to the PAC and that the Procedures for Formation be amended, increasing the number of community groups allowed to serve on the PAC from 7 to 8, was also approved.

Staff announced that at this meeting the PAC must elect a Chairperson and a Vice Chairperson to serve from July 2007 to July 2008. Staff reviewed the roles and expectations for the positions and took nominations.

**“A motion was made to nominate Edric Kwan for Chairperson and Michele Coit for Vice Chairperson.”** The motion was approved.

Edric Kwan was not in attendance at the meeting. Staff will check with Edric to see if he is willing to take on the position. If not, the PAC will need to hold another election at the July meeting.

Staff reminded the PAC of the vacancies that currently exist on the PAC and encouraged PAC members to inform staff if they know candidates who might be interested in these positions.

**VI. EMINENT DOMAIN ORDINANCE**

Under California Redevelopment Law, the City of Oakland must adopt an ordinance describing the eminent domain program for each Redevelopment Project Area. The purpose of the ordinance is to authorize and record the Agency's eminent domain powers.

**“A motion was made to support the adoption of an ordinance describing the eminent domain program as it exists in the Broadway/MacArthur/San Pablo Redevelopment Plan amended March 2007.”** The motion passed.

**VII. TARGETED LAND ACQUISITION UPDATE**

Staff reported on the research findings on potential target properties for acquisition through willing sale. Four motels and one auto repair were identified that met the land use and size criteria and had a history of code violations.

Staff reported that Code Compliance staff highlighted the unresolved code violations of R&H Auto, the auto repair site. This was the site of a former gas service station that was converted to a repair garage without removing underground gas tanks and without the Conditional Use Permit necessary to operate.

The four motels do not have unresolved code violations, however are more likely to be sites of criminal activity. Seth Katz suggested contacting Matthew Hawkins of the City Attorney's Neighborhood Law Corps who has been tracking written testimonials from neighbors about the motels and tying arrest records to the motels.

Staff will continue to gather information about the properties and intends to come back at the July meeting with more information on which are the most problematic properties.

**VIII. NPI PROGRAM UPDATE AND MATERIAL DISTRIBUTION**

Staff reviewed the 2007 NPI program schedule and reported on how the marketing information about the program has been distributed to date.

Staff distributed additional copies of the 2007 NPI program applications and posters to PAC members and encouraged all to share the information with the larger community as well as to apply. The applications will be due June 15<sup>th</sup>, 2007. Once submitted, the applications will be reviewed by the City Attorney's Office to make sure the proposed projects are eligible uses of redevelopment funds. The NPI Subcommittee will need to reconvene in July to review the application submittals. The date of the next Subcommittee meeting will be determined at the July PAC meeting.

Staff gave an update on the progress of the 10 projects funded through the 2006 NPI program.

**IX. UPDATES FROM REDEVELOPMENT STAFF**

Bond Proceeds Allocation

Staff gave an update on the status of the projects/programs that the PAC approved for bond funding. Staff has initiated the projects/programs and all are moving forward.

The 40<sup>th</sup> Street streetscape project received a grant award of \$450,000 applied for by staff. Therefore, only \$125,000 of the original \$550,000 bond proceeds allocated are currently anticipated to be required for the project. However, if final construction bids exceed cost estimations, staff will return to the PAC in September to approve additional funding from the original amount allocated. If additional funds are not needed, the PAC could program the funds for other uses.

MacArthur Transit Village

Work on the Environmental Impact Report (EIR) for the Transit Village project is underway and the draft EIR should be published sometime in September.

Grove Park Project

Advance commitment of 2007-08 Notice of Funding Availability funds for the 58-unit Grove Park affordable housing project at 3801-3837 Martin Luther King, Jr Way was not approved by City Council, even though it was recommended by the Community and Economic Development Committee on March 13<sup>th</sup>. Housing Division staff may return to Council with a recommendation to allow the subsidy request for affordable housing projects to be up to 50% of the Total Development costs, which would allow Grove Park's current proposal to be in compliance with NOFA program requirements.

3860-3884 MLK

Staff is very close to closing escrow on 3860-3884 MLK and transferring the property to the development team, Cotter and Coyle. The construction phase should begin within a week after the property transfer.

**X. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN**

The next meeting was rescheduled to July 12, 2007 because the first Thursday of the month follows the July 4<sup>th</sup> holiday.

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

\*\*\*\*\*Next meeting scheduled for July 12, 2007\*\*\*\*\*