

**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING AGENDA
Wednesday, January 10, 2007**

I. Welcome, Call to Order and Roll Call

Roll Call:

Rice, Parrott, Amao, Beasley, Bouze, Eschelle, Herbert, Huff, Hurwich, Horiuchi/McGee, Gordon, Lowe, Mac Donald, Wells, Wyrick-Parkinson, Kidd, Howard

II. Approval of Minutes for Meeting Held December 13, 2006

III. Open Forum (2 minutes each)

IV. Chairpersons Report (5 minutes)

V. ORA Staff Report---Ms. Wendy Simon (5 minutes)

1. Correspondence
 - Letter To Congresswoman Lee
 - Letter to Bridge Housing
2. Update on Citywide Retail Strategy Study
3. Letter Policy
4. Other Projects

VI. Old Business

1. Mandela Foods Cooperative/Bridge Housing/ 99Cent Store (30 minutes)
 - Wells Lawson
 - Bridge Housing (invited)
2. Letter Regarding Joint Policy Committee for Global Warming Issues – Steve Lowe (5 minutes)

VII. Projects

1. Market/Myrtle Project

This project has been presented at the December Planning Subcommittee and the General meetings. Action is requested at this meeting.

2. Mandela Grand Mixed Use Development Project

This project is scheduled to be presented at the January 4, 2007 Planning Committee as a special community outreach meeting to solicit comments on the Draft Environmental Impact Report.

3. AGI Capital Project at Brush/22nd Street

This project is scheduled to be presented at the January 4, 2007 Planning Committee. There is no action requested at this meeting.

VIII. New Business

1. Equity Benefit Process/Health Impact Assessment: West Oakland Environmental Indicators Project--- Margaret Gordon and Jonathan Heller (15 minutes)
2. Gentrification in West Oakland--- Larry Rice (10 minutes)

IX. Committee Reports

1. Community Outreach/Equitable Development Committee (5 minutes)
2. Neighborhood Planning Committee (5 minutes)
3. Trees and Transportation Committee (5 minutes)

X. Announcements (2 minutes)

XI. Future Agenda Topics and New Business (3 minutes)

XII. Adjournment

Written correspondence should be addressed to:

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ADDRESSING THE WEST OAKLAND PROJECT AREA COMMITTEE

All persons wishing to address the Committee are required to fill out a **Speaker's Card**. Every effort will be made to ensure that citizens have ample opportunity to address the Committee. The public has the opportunity to speak on all items listed on the agenda prior to the committee taking final action unless the item has already been considered by a committee, at a public meeting wherein all interested members of the public were afforded the opportunity to address the Committee on the item, before or during the Committee's consideration of the item, unless the item has been substantially changed since the Committee heard the item, as determined by the Committee. Once the Chair has opened the item for discussion, citizens wishing to speak should approach the front podium when their name is announced, and direct questions or comments to the Chair or Committee. This meeting is wheelchair accessible. To request materials in alternative formats or to request an ASL interpreter or assistive listening device, please call 510-238-6284 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so those who experience chemical sensitivities may attend. Thank you.

**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING MINUTES
Wednesday, January 10, 2007**

I. Welcome, Call to Order and Roll Call

Chair Stefanie Parrott called the meeting to order.

Roll Call:

Present: Rice, Parrott, Amao, Beasley, Bouze, Herbert, Hurwich, Horiuchi/McGee, Gordon, Lowe, Mac Donald, Wells, Wyrick-Parkinson, Kidd, Howard

Absent: Eschelle, Huff

II. Approval of Minutes for Meeting Held December 13, 2006

Larry Rice made one correction to the minutes for Item 4. The word “notice” had been left out of a sentence. Staff will make the correction to the minutes.

MOTION by Larry Rice, seconded by Ellen Wyrick-Parkinson: To approve the minutes with the correction made by Larry Rice.

The motion passed unanimously.

III. Open Forum

There were no speakers for Open Forum.

IV. Chairpersons Report

Co-chair Larry Rice announced that the Mayor Dellums Housing Task Force had made at least two recommendations of interest to the WOPAC: 1. that the percentage of tax increment monies that must be spent on affordable housing be raised to a percentage at least 35% and possibly 50%; 2. that industrial land along the Mandela Parkway corridor be reserved for job-creating industry, precluding residential uses.

V. ORA Staff Report---Ms. Wendy Simon

Ms. Simon apologized to the group for inadvertently omitting an action item for Project Choice on tonight’s agenda. This item will be on the February agenda.

Copies of letters to Congresswoman Lee and Carol Galante of Bridge Housing regarding Mandela Foods were distributed.

Ms. Simon updated the group on the Citywide Retail Strategy Study. This item is presently scheduled for the City Council’s Community Economic Development Committee (CED) for January 23, 2007. The CED will decide at that meeting when this item will be heard by the full Council. Staff will enclose a copy of the agenda report with the February WOPAC packet.

There was no report for the letter policy because staff and the Chairs could not meet this month. Mr. Daniel Vanderprieem, CEDA Director for Economic Development, Redevelopment and Housing will retire from the City of Oakland as of January 19, 2007.

MOTION by Steve Lowe, seconded by Larry Rice: To move the Committee Reports Item up on the agenda.

VOTE: Ayes: 14
 Noes: 0
 Abstentions: 1

IV. Committee Reports

1. Community Outreach/Equitable Development Committee (COED)

Stefanie Parrott reported that the COED Committee is working on a Community Benefit Plan and that Ben Metcalf of Bridge Housing had attended the meeting to discuss the Mandela Foods project.

Larry Rice reported that the COED Committee had previously discussed gentrification in West Oakland and suggested a Town Hall meeting on gentrification in the spring.

MOTION by Larry Rice, seconded by Steve Lowe: For the Community Outreach/Equitable Development committee to organize a Town Hall meeting on gentrification that is inclusive and non-emotional.

VOTE: Ayes: 14
 Noes: 1
 Abstentions: 0

Stefanie Parrott reported that Anietie Ekanem attended the meeting to discuss his internet site (<http://freeweb.wirelesseastbay.com/>). Staff will send the address of this site to WOPAC members.

2. Neighborhood Planning Committee

Madeline Wells reported that the MLK streetscape plan had been on the back burner as the committee has been hearing so many development projects and that the committee still needs a planner assigned to the streetscape project.

A discussion on the process for hiring consultants to design a streetscape plan was held. Staff will present information regarding this process at the next meeting.

3. Trees and Transportation Committee

Steve Lowe reported that several trees are being cut on the former Army Base which will further denigrate the environment in West Oakland and that there is now a Bay Area plan to address global warming. He also reported that the committee continues to discuss the undergrounding of BART in West Oakland and that at least one BART director has expressed support.

Old Business

1. Mandela Foods Cooperative/Bridge Housing/99Cent Store

Wells Lawson of Mandela Foods thanked the WOPAC for their continued support and the new resolution they passed at the last meeting. Bridge has offered them a much smaller space that they might consider only if conditions and price are right. Mandela Foods held a fundraiser on New Year's Eve which raised almost \$10,000. Mandela Foods also received a grant of \$220,000 from the California Endowment.

MOTION by Bruce Beasley, seconded by Jabari Herbert: This motion is in three parts:

1. To notify Bridge Housing that the WOPAC is starting to investigate filing a complaint with HUD over the possibility of non-compliance with Hope VI regulations.
2. To notify the 99cent store.
3. To pursue a complaint with HUD over the possibility of non-compliance with Hope VI regulations.

Staff will check with the City Attorney to see if the letter to the 99Cent store can be sent.

The motion passed unanimously.

2. Letter Regarding Joint Policy Committee for Global Warming Issues – Steve Lowe

Members reviewed the draft of this letter.

MOTION by Larry Rice, seconded by Karin Mac Donald: To send the letter as written with the change that WOPAC staff will be the contact person.

The motion passed unanimously.

VII. Projects

1. Market/Myrtle Project

MOTION by Bruce Beasley, seconded by Steve Lowe: To support the Market/Myrtle Project.

The motion passed unanimously.

Margaret Gordon requested that the developer return later to update the group on the project's progress. The developer agreed.

2. Mandela Grand Mixed Use Development Project

Madeline Wells reported out on this project which was heard at the January 4, 2007 Planning Subcommittee meeting. Members have been asked to comment on the Draft Environmental Impact Report (DEIR) which is in the comment period, not the project itself.

Members conducted a lengthy discussion on the DEIR. Concerns raised included: seismic safety, the lack of consistency with the Housing Element of the General Plan and the Implementation Plan of the West Oakland Redevelopment Plan, disaster planning, the height of the proposed towers, lack of community support, and the uses. Members also debated whether the group could vote to send a WOPAC response instead of responding individually.

MOTION by Karin Mac Donald, seconded by Jabari Herbert: To send a letter from the WOPAC using Larry Rice's written comments to express concern that the DEIR does not address possible conflicts with the Implementation Plan of the West Oakland Redevelopment Plan.

Vote: Ayes: Amao, Bouze, Herbert, /McGee, Gordon, Mac Donald, Wells, Wyrick-Parkinson, Kidd, Howard
Noes: Beasley, Hurwich, Lowe
Abstentions: Parrott

It should be noted that Larry Rice had to leave the meeting before this vote.

3. AGI Capital Project at Brush/22nd Street

Madeline Wells reported out from the Planning Committee meeting of January 4, 2007. The committee has concerns regarding the project's design and the quality of the materials. The developers will let staff know regarding their scheduling with the Planning Commission.

VIII. New Business

1. Equity Benefit Process/Health Impact Assessment: West Oakland Environmental Indicators Project--- Margaret Gordon and Jonathan Heller

Margaret Gordon passed out flyers for the January 22, 2007 meeting of the Health Impact Assessment Stakeholder Alliance. Jonathan Heller described health impact assessments.

2. Gentrification in West Oakland--- Larry Rice

This topic was discussed earlier in the meeting under the COED report.

X. Announcements

Members made various announcements about community events.

XI. Future Agenda Topics and New Business

There was no discussion of this item due to time constraints.

XII. Adjournment

The meeting was adjourned at 9:10.