

**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING AGENDA**

West Oakland Senior Center, 1724 Adeline Street, Second Floor
Wednesday, November 8, 2006 6:30 P.M.-9:00 P.M

REMINDER: THE WOPAC IS NOW HEARING PROJECTS FIRST AT THE COMMITTEE LEVEL: PLEASE SEE THE AGENDA BELOW TO SEE WHICH COMMITTEE EACH PROJECT IS SCHEDULE FOR IF YOU WOULD LIKE TO ATTEND THE PRESENTATION.

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 October 11, 2006

III. Open Forum (2 minutes each)

IV. Chairpersons Report (5 minutes)

1. December Meeting

V. ORA Staff Report---Ms. Wendy Simon (25 minutes)

- Correspondence: Letter to Mayor-Elect Ron Dellums
- Update on development projects list in West Oakland Redevelopment Project Area
- Update on WOPAC Extension Council item
- Request for a Motion Regarding the Citywide Retail Strategy Study

VI. Old Business

1. Request for WOPAC approval for letters to the Port of Oakland regarding Projects Committees – Steve Lowe (5 minutes)

Please see attached draft letter. WOPAC action requested on this item.

V. Projects

All of the following four projects presented at the November 2 Planning Subcommittee. It shou

1. 880 MacArthur Boulevard--- Toby Levy (10 minutes)
2. 2551 San Pablo- Natalie Bonnewit (10 minutes)
3. Mandela Transit Village--- Art May (10 minutes)
4. Cityslickers Farms----- Jumoke Hodge and Kathy Kuhner (10 minutes)

VII. New Business

1. Housing Policy--- Jeff Levin, CEDA Housing (30 minutes)

VIII. Committee Reports

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

IX. Announcements (2 minutes)

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

XI. 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, November 8, 2006 6:30 P.M.-9:00 P.M
West Oakland Senior Center, 1724 Adeline Street, Second Floor

I. Welcome, Call to Order and Roll Call

Chair Stefanie Parrott called the meeting to order.

Present: Beasley, Rice, Parrott, Herbert, Huff, Hurwich, McGee, Gordon, Lowe, Wells, Wyrick-Parkinson, Kidd

Absent: Amao, Bouze, Eschelle, Mac Donald, Howard (excused by email sent 11/8)

II. Approval of Minutes for Meeting Held October 11, 2006

Larry Rice had a question regarding the recorded vote on page 4 for the Lightner project item. Mr. Rice felt that the total of votes should have been higher because there were more members present at the meeting. Ten votes were recorded for this item. Other members felt that the vote total was correct. During the discussion, it was suggested that some members may have left the meeting by the time this item was considered and that some members may have left the room temporarily.

Staff will prepare a specific form for future use for motions that list the members' names so that each member's name can be recorded for votes in response to Mr. Rice's suggestion. This should help avoid confusion over who has voted on future motions.

MOTION: To approve the minutes by Jerry Huff, seconded by Joe Hurwich.

Ayes: 9 Noes: 0 Abstentions: 1

Motion passed unanimously.

III. Open Forum

There were four speakers.

1. Wells Lawson, Mandela Foods Cooperative (MFC): Wells Lawson introduced himself as the new contact person for MFC and summarized MFC's current situation. He requested to be agendized for the next meeting. Mr. Wells also distributed an informational packet regarding MFC.

2. Darryl McMillon of the Mentoring Center and the City of Oakland spoke in favor of Project Choice, a re-entry house for young men returning from incarceration at a site in the Prescott area that the City of Oakland is developing with Measure Y funds. Mr. McMillon stressed that this program would be an "academy" model. The project is scheduled for the Planning Commission for December 6, 2006.

3. Vernon J. Foster of the Charles P. Foster Foundation spoke in favor of Project Choice.

4. Sara Bedford of the City of Oakland's Human Services Division spoke in favor of Project Choice.

Members expressed deep concern regarding this project because of its nature and possible effects on the surrounding neighborhood. Another issue of concern was this project's late appearance before the WOPAC as it is already scheduled for the Planning Commission.

IV. Chairpersons Report (5 minutes)

There was one public speaker, Monsa Nitoto.

Chairperson Larry Rice discussed Mayor-elect Dellum's Housing Task Force and announced that the Task Force was considering trying to raise the amount of tax increments set aside for affordable housing from redevelopment project areas throughout Oakland from 25% to 30%. Ms. Wells added that this amount was eventually expected to be raised to 50%. The Task Force's last meeting will be next Tuesday, November 14.

Chairperson Rice asked the group if they wanted to have a December meeting as planned.

MOTION: to hold a meeting on December 13, 2006.

Ayes: 8 Noes: 1 Abstentions: 1

Chairperson Parrott discussed her concern that projects were still not being referred to the WOPAC before appearing at the Planning Commission for approval and asked if members wanted someone to attend Planning Commission meetings to remind them of WOPAC priorities.

MOTION: To have one of the WOPAC Chairpersons or WOPAC staff attend Planning Commission meetings by Joe Hurwich, seconded by Ellen Wyrick-Parkinson.

Ayes: 11 Noes: 0 Abstentions: 0

V. Staff Reports

There was one public speaker, Monsa Nitoto.

CEDA Economic Development Division staff member, Keira Williams, presented a short report on the City's request for \$26,944 of West Oakland tax increment funds to fund part of the City-wide retail study for San Pablo Avenue. This topic was previously reported on at the October meeting by Wendy Simon as part of her staff report.

Members expressed deep concerns with this request, including the lack of information about it and the fear that this study would not coordinate with the West Oakland Main Street Program. Ms. Williams will furnish members with the consultant's scope when it is available.

MOTION: To not support the City's request for \$26,944 of West Oakland tax increment funds by Margaret Gordon, seconded by Bruce Beasley.

Ayes: 11

Noes: 0

Abstentions: 1

Wendy Simon, WOPAC staff announced that the letter to Mayor-elect Dellums that the members requested at the October meeting had been sent and distributed copies. She also announced that the list of West Oakland development projects would be ready for distribution at the December meeting and that the City Council had approved a one year extension of the WOPAC at its October 31st meeting.

Ms. Simon announced that she had recently heard of a meeting of the Port's Maritime Committee that will be held on November 30, at noon, at 530 Water Street that will feature an agenda item concerning the Port's plans for 7th Street.

Margaret Gordon requested that the WOPAC hold an orientation.

VI. Old Business

There was one public speaker, Monsa Nitoto.

This item was a request for WOPAC approval of letters to the Port Commission regarding a Projects Committee. After discussion, the following motion was made:

MOTION: by Margaret Gordon, seconded by Jabari Herbert. This motion is in three parts:

1. To send a letter to the Port of Oakland requesting that a senior staff member attend WOPAC meetings
2. That the Port of Oakland's 7th Street Project be agendized as a specific presentation for a WOPAC meeting
3. That any new projects that have an effect on West Oakland, including projects at the Army Base and Port of Oakland be agendized by the Port for WOPAC meetings

Ayes: 12

Noes: 0

Abstentions: 0

VII. Projects

There was one public speaker, Monsa Nitoto.

Ms. Madeline Wells, Co-Chair of the Planning Subcommittee reported on the following projects, which were presented at the November 2nd Planning Subcommittee meeting. This is in accordance with the new process for project review. The normal process is for the project presentations to be given to the Planning Subcommittee with a follow-up summary given by Ms. Wells at next month's general meeting. This five week delay allows for members to discuss these projects with their respective communities and gather input. The November projects are scheduled with the one week turn-around because of long-standing scheduling commitments for the presenters. Ms. Wells invited all WOPAC members to attend the Planning Subcommittee meetings to hear the full project presentations.

880 MacArthur Boulevard: This project has already been approved by the Planning Commission which illustrates the problem that members have discussed several times. Members did not like the design for this project. The developer has agreed to return to the WOPAC to discuss changes. No action taken.

2551 San Pablo: This project will also return to the WOPAC for further input. Members were pleased that this project was presented to them before going to the Planning Commission or submitting an application for the City's Notice of Funding Availability (NOFA) affordable housing funds.

MOTION: by Jerry Huff, seconded by Ray Kidd, to support the 2551 San Pablo Avenue project for its application to the City's Notice of Funding Availability (NOFA) with the condition that the developers bring their plans back to the WOPAC for approval.

Ayes: 12 Noes: 0 Abstentions: 0

Mandela Transit Village: The developers will purchase the former Red Start Yeast site by November 15, 2006. The developers invite WOPAC members to participate in the future Environmental Impact Report (EIR) scoping meetings.

City Slicker Farms:

MOTION: by Bruce Beasley, seconded by Jabari Herbert to support City Slickers Farms' effort to enter into a Memorandum of Understanding with the City of Oakland to operate and maintain Union Plaza and Fitzgerald Parks for five years as community gardens containing vegetables as well as flowers. City Slickers Farms shall clean up the parks if they disband after the five years.

Ayes: 12 Noes: 0 Abstentions: 0

Ms. Wells announced that the Planning Subcommittee still needed a planner assigned to work with the committee.

VIII. Committee Reports

1. Community Outreach/Equitable Development Committee: There was no report.
2. Planning Committee: The report for this committee was given under the Projects Section of the agenda.
3. Trees and Transportation Committee: There was no report.

IX. Announcements

Margaret Gordon announced that there will be a Health Impact Assessment meeting on November 20th, 2006 and asked for space on next month's agenda to present on this topic.

X. Adjournment

The meeting was adjourned at 9:15.

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