

**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)**  
**GENERAL MEETING AGENDA**  
**Wednesday, December 12, 2007 6:30—9:00**  
**West Oakland Senior Center, 1724 Adeline Street**

**AGENDA**

**I. Welcome, Call to Order and Roll Call**

Roll Call:

Amao, Beasley, Bouze, Gerstenberger, Gordon, Herbert, Horiuchi, Howard, Hurwich, Kidd, Lowe, Mac Donald, Rice, Parrott, Wells, Wyrick-Parkinson

**II. Approval of Minutes for Meeting Held November 14, 2007**

**III. Open Forum** (2 minutes each)

**IV. Chairpersons Report** (5 minutes)

**V. Committee Reports** (5 minutes each)

1. Community Outreach/Equitable Development Committee (5 minutes)

- Holiday Party Planning

2. Neighborhood Planning Committee (5 minutes)

a. Development Project and Program Report-outs: The following projects and/or programs have been scheduled for presentation at the December 6 Planning Subcommittee meeting:

- Gas Station on West Grand Avenue

b. Other Report-outs from the Planning Committee

3. Trees and Transportation Committee (5 minutes)

**VI. ORA Staff Report** (10 minutes)

- Administrative Items and Correspondence
- Replacement of Clawson/McClymonds/Bunch Community Organization
- WOPAC Budget Update
- Staffing Update
- Pay-Go project

**VII. Old Business**

1. Housing Monies--- Housing Staff (10 minutes)

2. California Hotel --- Housing Staff (5 minutes)

3. Vision Statements for Project Area Neighborhoods (5 minutes)
4. Neighborhood Project Initiative Program—Christine Lebron, CEDA Redevelopment Unit
5. New Program to Clean Up After Former Homeless Encampments—Daniel Seamans, CEDA Redevelopment Unit
6. Update on Utility Undergrounding--- Linda Hui, CEDA/Redevelopment Unit

### **VIII. New Business**

1. Year-end Assessment of Activities and Accomplishments
2. Tracking of WOPAC projects

### **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, December 12, 2007 6:30—9:00  
West Oakland Senior Center, 1724 Adeline Street**

**I. Welcome, Call to Order and Roll Call**

The meeting was called to order by Chairperson Larry Rice at 6:31.

Roll Call:

Present: Beasley, Gerstenberger, Gordon, Horiuchi (inactive), Kidd, Lowe, Mac Donald, Rice, Parrott, Wells, Wyrick-Parkinson

Absent: Bouze, Hurwich

Excused: Amao, Herbert, Howard

**II. Approval of Minutes for Meeting Held November 14, 2007**

**MOTION** by Bruce Beasley, seconded by Ray Kidd: To approve the minutes.

**III. Open Forum**

Speakers:

1. Wells Lawson gave an update regarding the Mandela Foods Cooperative store opening which is now scheduled for March. He introduced Mr. Nathan Chang, MFC's new construction manager.
2. Margo Lederer-Prado, City of Oakland, gave a brief overview of Caltrans Environmental Justice grant for Peralta Street that she would like WOPAC to support. She will attend WOPAC meetings in January to discuss this in more detail.
3. Betty Marvin, City of Oakland, gave a brief update on the Mills Act and passed out information regarding this program.

**IV. Chairpersons Report**

There were no reports from the Chairpersons this month.

**V. Committee Reports**

1. Community Outreach/Equitable Development Committee

Larry Rice reported out for this committee. The District 3 Holiday Party will be held December 19, 2007. Ms. Parkinson has been participating in organizing and planning the party. David Weinreich of Senator Don Perata's office attended the December COED meeting and suggested that members follow up with him on potential legislative matters of concern regarding redevelopment.

Chair Larry Rice temporarily relinquished his position to Chair Stefanie Parrott.

**MOTION** by Larry Rice, seconded by Andrea Gerstenberger: To contact David Weinreich of Senator Perata's office and describe the WOPAC's difficulty in using redevelopment monies for maintenance and to ask if redevelopment law can be modified to allow more a liberal use of redevelopment dollars for maintenance.

Vote: This motion passed unanimously.

The COED Committee also discussed hosting a crime forum but decided to let the current Beat 6 efforts be the lead for this issue.

## 2. Neighborhood Planning Committee

Ellen Wyrick-Parkinson reported out for this committee. This committee had a very small attendance and discussed the difficulty in accomplishing their objectives without staff. They reviewed the West Oakland Healthy Checklist and requested staff to try to get interns for projects. Staff will try to obtain interns to work on suitable projects.

## 3. Trees and Transportation Committee

Karin Mac Donald reported out for this committee. Margot Prado and Tom McCoy attended the committee to discuss the environmental justice grant that Ms. Prado is working on.

Bruce Beasley made a motion forbidding sugary sodas at WOPAC meetings. The motion was not voted on. Wendy Simon replied that she would request the caterer again to serve more juice and water.

## **VI. ORA Staff Report**

Wendy Simon, WOPAC staff reported. The WOPAC received a holiday card from Ms. Laura Donham of Lokahi Bodyworks. Both the COED and Planning Committees will meet at their regular January dates. The WOPAC Budget Update was distributed and Larry Rice suggested that the earlier allocation of \$2,000 be re-allocated as that money was never used. Ms. Simon will make the change in next month's WOPAC Budget Update.

A new Urban Economic Analyst I is scheduled to start in early January.

Staff used \$4,000 of Redevelopment Planning Fund monies to fund permit fees for a project that Councilmember Nadel is contributing Pay-Go funds for. This allocation was made at the request of the City Administrator's Office. The project is called the West Oakland Greening Project and will construct benches and planters at several locations in the Prescott area to beautify the street environment. The Redevelopment Planning Fund is a separate fund allocated to West Oakland for administrative and planning purposes and is not the West Oakland tax increment fund.

The WOPAC members expressed considerable concern and unhappiness about this project and the use of Redevelopment Planning Funds without prior consultation from the WOPAC. They expressed concerns regarding the project's potential to encourage crime in the area. They also expressed concerns that Councilmember Nadel did not consult enough with them or the larger West Oakland community on West Oakland projects. Ms. Simon will agendize the West Oakland Greening Project for the January meeting. Members also requested a written monthly staff report.

**MOTION** by Bruce Beasley, seconded by Stefanie Parrott: To write Councilmember Nadel to: 1. ask her to clarify and justify how she is using West Oakland monies on the West Oakland Greening Project; 2. to express that the WOPAC would appreciate and expects her to come to the WOPAC for any project that affects West Oakland such as this one.

The following friendly amendment was made by Steve Lowe and accepted by Bruce Beasley: To ask Ms. Nadel to establish a better relationship with the WOPAC and to work more closely with WOPAC because these projects affect the area.

Ayes: 9 Noes: 0

Abstentions: 0

**MOTION** by Stefanie Parrott, seconded by Bruce Beasley: To send a message to Mr. Gregory Hunter to inform him that the WOPAC wants input on the hiring of future staff for the West Oakland Redevelopment Unit and the WOPAC recommends that the City of Oakland hire an Urban Economic Analyst III and a Planner for WOPAC matters.

Ayes: 10

Noes: 0

Abstentions: 0

## **VII. Old Business**

### 1. Housing Monies and California Hotel

Ms. Simon announced that Ms. Marge Gladman had to leave the meeting because of illness and will try to present her recommendations in January.

### 2. Vision Statements for Project Area Neighborhoods

**MOTION** by Ellen Wyrick-Parkinson, seconded by Bruce Beasley: To approve the Vision Statement for the West MacArthur/Hoover Subarea as prepared by Larry Rice.

Ayes: 9

Noes: 0

Abstentions: 1

The WOPAC members then complimented Larry Rice on his work on this vision statement.

### Neighborhood Project Initiative Program

Redevelopment staff Christine Lebron attended to answer questions regarding this item which had been presented to the Planning Subcommittee and the full WOPAC.

**MOTION** by Stefanie Parrott, seconded by Karin Mac Donald: To approve \$200,000 to fund the Neighborhood Project Initiative Program as proposed by staff.

Ayes: 9

Noes: 0

Abstentions: 1

### 3. New Program for Improvement of Blighted Illegal Encampment and Dumping Sites

Redevelopment staff Daniel Seamans attended to answer questions for this item which had been presented to the Planning Subcommittee and the full WOPAC.

**MOTION** by Stefanie Parrott, seconded by Ray Kidd: To approve \$25,000 to fund the Program for Improvement of Blighted Illegal Encampment and Dumping Sites as proposed by staff.

Ayes: 9

Noes: 0

Abstentions: 1

### 4. Update on Utility Undergrounding

Redevelopment staff Linda Hui presented this item. She analyzed all the streets in the West Oakland Redevelopment Project Area to see which ones could best be prioritized for utility undergrounding. This is a first step in the longer complete process for obtaining a place on the getting on the PG and E waiting list. Staff will request Paul Chan, City’s Electrical Unit Manager to attend to present more information on the next steps.

WOPAC members requested that a map with be prepared and that shows the streets that lead into industrial areas as some members feel that businesses should pay for the undergrounding on their streets. Members also requested that the map show the beginnings and ends of the streets. Members are also interested on how the WOPAC can support this effort and whether a bond can be issued for this project. The WOPAC would like Patrick Lane to attend to discuss bonds.

**VIII. New Business**

Year-end Assessment of Activities and Accomplishments

Larry Rice presented a list he had compiled of all WOPAC actions during this calendar year. He will send it to Wendy Simon to be filled in with more information.

Tracking of WOPAC projects

This item was not discussed.

**IX. Announcements**

Margaret Gordon announced that a reception in her honor for her appointment to the Port Commission would be held December 17 at the Washington Inn.

**X. Future Agenda Topics and New Business**

There were no future agenda topics under this item.

**XI. Adjournment**

The meeting was adjourned at 9:11

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