

**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)  
GENERAL MEETING  
Wednesday, February 14, 2007 6:30—9:00**

**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 January 10, 2007**

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

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

**V. Committee Reports**

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

**VI. Announcements ( 2 minutes)**

**VII. . ORA Staff Report---Ms. Wendy Simon (15 minutes)**

1. Correspondence
  - Letter from AGI Capital
  - Letter to Planning Department regarding Mandela Grand DEIR
  - Letters to Bridge Housing and 99Cent Store
2. Update on Citywide Retail Strategy Study
3. City processes for Contracts
4. Other Projects

**VIII. Old Business**

1. Mandela Foods Cooperative/Bridge Housing/ 99Cent Store (5 minutes)—Wells Lawson

**IX. Projects**

1. Project Choice

This project was presented at the December 7, 2006 Planning Committee and December 13, 2006 General Meeting. Action is requested at this meeting.

2. Mandela Grand Mixed Use Development Project Draft Environmental Impact Report

This project was presented at the January 4, 2007 Planning Committee and at the January 10, 2007 General Meeting. Action is requested at this meeting.

3. AGI Capital Project at Brush/22<sup>nd</sup> Street

This project was presented at the January 4, 2007 Planning Committee and at the January 10, 2007 General Meeting. Action is requested at this meeting.

The following projects are scheduled for the February 1, 2007 Planning Subcommittee.

- 4. A Vision for South Prescott
- 5. Mariposa Green Project
- 6. OCHI Project
- 7. Project Pride
- 8. Oakland Community Development Project

**X. New Business**

- 1. Project Pride Funding Request/West Oakland Housing Funds – City of Oakland Housing Staff
- 2. Chevron Mitigation at 8<sup>th</sup> and Center Streets --- Rene Boisvert

**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)  
MEETING MINUTES**

**Wednesday, February 14, 2007 6:30—9:00  
AS AMENDED MARCH 14, 2007**

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

The meeting was called to order by Co-Chair Larry Rice.

**Roll Call:**

Present: Rice, Parrott, Beasley, Herbert, Hurwich, Horiuchi/McGee, Gordon, Lowe, Wells, Wyrick-Parkinson, Kidd, Gerstenberger de Korsak

Absent: Amao, Bouze, Eschelle, Mac Donald, Howard

Mr. Joe McGruder attended as an alternate for Karin Mac Donald.

**II. Approval of Minutes for Meeting Held January 10, 2007**

**Motion by Bruce Beasley, seconded by Joe Mc Gruder:** To approve the minutes for the meeting held January 10, 2007.

**Vote:** The motion passed unanimously.

**III. Open Forum**

There were no speakers for Open Forum.

**IV. Chairpersons Report**

Mr. Rice announced that the Oakland Military Institute is moving to the West Oakland Project Area to a site on Lusk Street. Mr. Rice discussed the possibility of redevelopment funding for a new gymnasium to the superintendent, but was told that the school expected to fund improvements through other funding sources.

**V. Committee Reports**

1. Community Outreach/Equitable Development Committee

Mr. Rice reported on this committee. The committee discussed the following topics: 1. the possibility of establishing a maintenance fund for parks using developer contributions (with Kathryn Raymond of Friends of the Oakland Parks); 2. Mandela Foods Cooperative and the 99Cent Only store; 3. the community benefit plan; 4. the gentrification event planned for Spring, 2007.

Mr. Kidd would like to organize a seminar on community benefits seminar that would be presented at a COED meeting in the future.

2. Neighborhood Planning Committee

Madeline Wells noted that the projects heard at this month's Planning Committee would be heard later on the agenda. Bruce Beasley discussed the Vision for South Prescott and how he thought such vision statements would increase the WOPAC's effectiveness in communicating with the Planning Commission.

**MOTION by Bruce Beasley, seconded by Jabari Herbert:** To endorse the Vision for South Prescott.

**Vote:** The motion passed unanimously.

Other members will draft vision statements for their areas and report on them next month. A possible deadline for writing these statements will be discussed next month.

### 3. Trees and Transportation Committee

No report was given.

## VI. Announcements

Ms. Wyrick-Parkinson made two announcements: 1. There will be a city-wide Day of Prayer event on February 17; 2. The Office of Parks and Recreation is now hiring for summer jobs.

Mr. Kidd announced that the Port of Oakland was holding a meeting regarding trucks and their impacts on West Oakland..

Ms. Parrott announced that the Friends of Mandela Parkway meet every first Saturday at 10:00 to walk the Parkway and maintain it.

## VII. . ORA Staff Report

Stefanie Parrott announced that she and Larry Rice had considered asking the WOPAC to consider using funds to hire another staff person since limited staffing for the West Oakland Project Area impedes project follow-up. Jabari Herbert announced that he had met with Gregory Hunter last week and had also asked for more staff support.

**MOTION by Jabari Herbert, seconded by Stefanie Parrott:** To write an introductory and friendly letter to Gregory Hunter with an invitation to WOPAC meetings and requesting Mr. Hunter to consider hiring more staff for the West Oakland unit.

VOTE: Ayes: 12  
Noes: 0  
Abstentions: 1

Wendy Simon, WOPAC staff, then gave the staff report. This month's correspondence was distributed. It includes: letters to the Planning Department regarding Mandela Grand DEIR, to Bridge Housing, to ABAG and one letter from AGI Capital. The Citywide Retail strategy was approved by the full City Council on February 6, 2007. The amount planned to be funded by West Oakland is \$26,944. Staff is presently working on the bi-annual Policy Budget for Fiscal Years 2007-09 which will finished by July 1, 2007.

Ms. Simon also gave a short presentation on the City's contracting procedures in order to clarify the steps in the process and the timeline for contracts.

## VIII. Old Business

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

Wells Lawson of Mandela Foods Cooperative (MFC) gave an update. MFC is working with Bridge Housing to lease a smaller space in Mandela Gateway. There are problems coordinating the leases between MFC and the 99 Cent Only stores so that the stores do not offer the same merchandise. MFC is also considering other sites and did submit an offer on one site on Mandela Parkway. WOPAC members expressed concerns regarding not locating the store on 7<sup>th</sup> Street, not pursuing a complaint against HUD and the lack of community recognition for the community support MFC has received. Mr. Lawson stated that MFC was not asking for financial support at this meeting, but would probably do so in the future when the amount and type of support was known.

**MOTION by Stefanie Parrott, seconded by Bruce Beasley:** to write a letter to Bridge Housing to request them to work with MFC to establish a positive synergy between for MFC and the 99Cent Only store through lease restrictions on food at the 99Cent Only store, emphasizing dairy and produce items.

VOTE:           Ayes: 12  
                  Noes: 0  
                  Abstentions: 1

## IX. Projects

### Project Choice

Concerns were expressed regarding the facility itself and about the applicant's lack of experience and non-profit status. Mr. Beasley distributed a draft letter to be sent to the Planning Director and the Planning Commission. Darryl McMillan, contracted staff for the City's Health and Human Services Department, announced that there would be a delay for the project and that the project was being reviewed. The project will probably not go to the Planning Commission on February 28. Mr. McMillan will send staff a summary of neighborhood input and comments that they have collected for distribution to WOPAC members. Members discussed whether the WOPAC was setting a standard in using Mr. Beasley's proposed draft letter and language. Staff will ask the City Attorney for clarification on this issue.

**MOTION by Stefanie Parrott, seconded by Bruce Beasley:**

This motion contains two parts: 1. To adopt the five points verbatim from the draft letter distributed by Bruce Beasley at tonight's meeting (These five points are: Compatible with the Neighborhood; An Asset for the Neighborhood; Enhances the Area; Design Review Standards; and Complies with the General Plan); and 2. To write letters to the Planning Commission and the Planning Director using the draft letter with the five points mentioned above and to also oppose Project Choice opening a facility in the South Prescott neighborhood.

**Vote:** Ayes: 10  
          Noes: 1 Gordon  
          Abstentions: 1

After discussion, it was decided that no action was needed because the WOPAC had already sent a letter to the Planning Commission regarding the Draft Environmental Impact Report

AGI Capital Project at Brush/22<sup>nd</sup> Street

**MOTION by Stefanie Parrott, seconded by Bruce Beasley:** to support the AGI project.

VOTE:       Ayes: 10  
              Noes: 1  
              Abstentions: 1

Mariposa Green Project

**MOTION by Stefanie Parrott, seconded by Steve Lowe:** to write a letter to the Planning Commission expressing the WOPAC's desire to review all projects in the West Oakland Project Area and give input and also expressing the WOPAC's desire for having the Mandela Parkway frontage of this project be more beautiful.

The motion passed unanimously.

OCHI Project (Seventh Street and Campbell)

Members expressed concerns regarding this developer's ability to maintain its properties. It was also noted that this project had changed from rental to affordable home ownership in response to earlier community input. The Planning Subcommittee will draft a letter concerning these matters.

Project Pride

Ms. Marge Gladman, City Housing staff announced that there was at least 1.5 Million in West Oakland Housing funds and requested that the WOPAC support an allocation of \$1,533,328 from West Oakland housing set-aside funds to Project Pride, an existing transitional housing development in the Project Area. She distributed a memorandum summarizing the project and the request.

Ms. Simon announced that staff wanted to agendize presentations by Housing staff over the next several meetings so that members could learn about the City's housing programs and begin to develop a housing policy for West Oakland housing funds.

Members expressed strong displeasure at not knowing before about these monies. Members want to know where the rest of the monies are and requested a clear accounting of West Oakland monies since adoption. Members also expressed concerns regarding the project itself and the lack of time to consider funding the project. It was suggested that Sean Rogan be invited to the next meeting to discuss housing monies and that Gregory Hunter discuss the entire budget when he attends.

**MOTION by Jabari Herbert, seconded by Bruce Beasley:** To not support the Project Pride request as made by City Housing staff.

VOTE:       Ayes: 10  
              Noes: 2  
              Abstentions: 0

Oakland Community Development Project

Ms. Cherene Sandige and Mr. Larry Taylor distributed a handout regarding the 7<sup>th</sup> and Peralta Garden Homes and requested a letter of support and funding for the project. Housing staff noted that all funding requests for West Oakland Housing funds must come through the Notice of Funding Availability (NOFA) process and that the next round would be Fall/2007.

**MOTION by Bruce Beasley, seconded by Stefanie Parrott:** That this project is a worthy one and fits the guidelines that WOPAC has established and that there is a sense of support although it is too early to vote regarding financial support.

**MOTION by Bruce Beasley, seconded by Stefanie Parrott:** To place the Housing item early on the agenda for March 14 and then vote on the Oakland Community Housing project funding request afterwards.

The motion passed unanimously.

**X. New Business**

Project Pride Funding Request/West Oakland Housing Funds

Please see above for the record of this item.

Chevron Mitigation at 8<sup>th</sup> and Center Streets

Mr. Rene Boisvert requested support for his efforts to hasten clean-up efforts on his property at 800 Center Street. Mr. Rice recused himself from the following vote.

**MOTION by Stefanie Parrott, seconded by Jabari Herbert:** To write a letter to Chevron to support Mr. Boisvert’s request.

VOTE:           Ayes: 11  
                  Noes: 0  
                  Abstentions: 1

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

This item was not discussed due to time constraints.

**XII. Adjournment**

The meeting was adjourned at 9:20.