

**WEST OAKLAND PROJECT AREA  
COMMITTEE (WOPAC)  
SPECIAL MEETING: PROJECTS AND PROGRAMS  
West Oakland Senior Center, 1724 Adeline Street, Second Floor  
Monday, June 12, 2006 6:30-8:30 P.M.  
AGENDA**

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL Rice, Parrott, Amao, Beasley, Bouze, Eschelle, Herbert, Huff, Hurwich, Horiuchi /McGee, Gordon, Lowe, Mac Donald, Wells, Wright, Wyrick-Parkinson
- III. OPEN FORUM
- IV. PROJECT PRESENTATIONS
  - Street Trees Survey and Planting--- Tom McCoy
  - Wood Street Project--- Alex Greenwood, Oakland Redevelopment Agency
  - 959 33<sup>rd</sup> Street --- Mr. Ustadi Kadiri
  - Jack London Gateway Karoleen Feng, East Bay Asian Local Development Corporation
  - 2801 Martin Luther King--- Wendy Simon
- V. ADJOURNMENT ( The next meeting is the regular WOPAC General Meeting on June 14, 2006.)

**Written correspondence should be addressed to:**

Wendy Simon, Project Manager, CEDA: Redevelopment Division  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, California 94612  
Phone: (510) 238-6430 Fax: (510) 238-3691

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.

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I. WELCOME AND CALL TO ORDER-- Chairperson Rice

II. ROLL CALL: Present: Rice, Parrott, Amao, Bouze, Huff, Hurwich, Gordon, Lowe, Wells, Wyrick-Parkinson  
Absent: Beasley, Herbert, Horiuchi /McGee, Mac Donald, Wright,  
Excused: Eschelle,(by email to staff)

III. OPEN FORUM: Steve Lowe asked for a letter of support to the Port of Oakland to support the formation of a special committee for projects.

IV. PROJECT PRESENTATIONS

**Street Trees Survey and Planting-- Tom McCoy**

Mr. McCoy requested support for WOCA's Tree Committee projects.

- One goal is to plant trees on every West Oakland street.
- Several community planting days have been held and trees planted (Map passed out.)
- Wants to develop information from current City survey of street trees
- Is using proposal developed by PG Associates as guide

MOTION by Steve Lowe, 2<sup>nd</sup> by Jerry Huff: To fund a contract for \$40,000 to use information from the City of Oakland's tree survey to consolidate and develop a tree planting program in West Oakland.

Ayes: 8                                      Noes: 1                                      Abstentions: 0  
Motion Passes

**959 33<sup>rd</sup> Street --PerAnkh Praise House Development**

- The presentation was made by Mr. Thabiti MTambuzi.
- The project is a 6 story building. It includes: 4 retail spaces, 4 conference rooms, 24 2 or 3 bedroom condominiums and 1 penthouse.
- The development costs approximately \$18 Million.
- ACTION NEEDED: Mr. MTambuzi requests a letter of support. The WOPAC requested that he be agendized for the July regular meeting.

**Jack London Gateway: Karoleen Feng, East Bay Asian Local Development Corporation (EBALDC)**

- EBALDC recently purchased the center and is pursuing façade improvements on the Brush St. side, building senior housing on the parking lot and expanding the retail component as well as making it more community-friendly.

- The senior housing includes 54 one-bedroom apartments and 1 manager's unit. It is targeted at extremely low-income to low-income. The development cost is estimated to be \$15 million.
- The housing includes a garage with 14 parking spaces and 5 outdoor guest parking spaces. It will be 4 stories high and contemporary in character. Construction is expected to begin in Spring, 2007.
- The Center is located in the Acorn Redevelopment Project Area; however, EBALDC wanted to gain the WOPAC's input and has visited other West Oakland groups.
- WOPAC members' concerns included freeway proximity and the need for more landscaping.

**ACTION:** EBALDC was asked to return in the future as the project develops.

### **Wood Street Project— Alex Greenwood, Oakland Redevelopment Agency**

- This project is located in the Army Base Redevelopment Project Area; however, Mr. Greenwood wanted the WOPAC to be aware of the project as it is next to the West Oakland Project Area.
- The Wood Street Zoning District comprises 29.2 acres—from West Grand Ave. to 13<sup>th</sup> St.
- In June, 2005, City Council approved and new development with 4 developers— Pulti Homes, Rick Holliday, Bridge/Build, and HFH.
- 1,500 units are entitled, although all may not be built.
- Construction is scheduled to begin 2008; some units will be finished by 2009.
- The City realizes the station's iconic status and is planning a use that is elegant, public and a catalyst for the area.
- Mr. Greenwood solicited input regarding Bea's Hotel which is located at 16<sup>th</sup> St. and Wood.

**ACTION:** This item will be agendized again.

### **2801 Martin Luther King— Wendy Simon, Oakland Redevelopment Agency**

This site has been blighted for several years; the City has worked with the owner to improve it several times.

The site is now for sale by the County for unpaid taxes. This presents an opportunity for staff to clean up the site and find a developer to develop housing.

Mayor Brown is very interested in this area and this site. Staff will use \$25,000 of West Oakland tax increments to perform environmental assessments known as Phase One and Phase Two Studies.

Ms. Simon suggested that Sean Rogan, the City's Housing Manager attend the next meeting to discuss this project.

Discussion: Members generally expressed very strong concern about staff using tax increments without consulting the WOPAC.

MOTION by Joe Hurwich, 2<sup>nd</sup> by Jerry Huff, absolutely not approving disbursing funds without coming to the WOPAC.

Vote: Ayes: 9

Noes: 0

Abstentions: 0

V. ADJOURNMENT (The next meeting is the regular WOPAC General Meeting on June 14, 2006.)  
MOTION to adjourn by Jerry Huff, 2<sup>nd</sup> by Ellen Wyrick-Parkinson