

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

West Oakland Senior Center, 1724 Adeline Street, Second Floor  
Wednesday, September 13, 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 SCHEDULED FOR IF YOU WOULD LIKE  
TO ATTEND THE DISCUSSION**

**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 August 9, 2006**

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

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

**V. Staff Reports**

1. ORA Staff Report—Ms. Christine Lebron (15 minutes)
  - Correspondence
    - Letter to Mr. Jay Anast requested at the August Meeting
  - Façade Improvement Program Update—Christine Lebron
  - Planning Approval Process Overview—Patrick Lane

**VI. Old Business**

1. Request for WOPAC approval of a letter to the Planning Commission regarding a Projects Committee--- Steve Lowe  
This item is also scheduled for presentation at the September 7 Planning Subcommittee.
2. Review of Project Presentations
  - Romak Ironworks--- Bill Lightner (10 minutes)  
This item is also scheduled for presentation at the September 7 Planning Subcommittee.
  - Hollis/34<sup>th</sup> Street--- Kathy Kuhner (10 minutes)  
This item is also scheduled for presentation at the September 7 Planning Subcommittee.
  - 16<sup>th</sup> and Wood Street (Train Station Reuse Site) – Equity Community Builders (10 minutes)  
This item is also scheduled for presentation at the September 7 Planning Subcommittee.

- Peralta/17<sup>th</sup> Street Traffic Calming Project – Andre Wright, City of Oakland Public Works Agency (10 minutes)

This item is also scheduled for presentation at the August 21 Trees and Transportation Subcommittee.

2. Program Presentations

- Brownfields Act Program --- Margot Lederer-Prado (10 minutes)
- Mills Act Program -Joann Pavlinec (10 minutes)

**VII. Committee Reports**

1. Community Outreach/Equitable Development Committee (5 minutes)
2. Neighborhood Planning Committee (5 minutes)
3. Trees and Transportation Committee (5 minutes)
  - Trees and Transportation Committee Request for Outreach to Mayor-Elect Dellums
  - Trees and Transportation Committee Request to Mayor-Elect Dellums to Appoint a West Oaklander to the Port Commission
4. Projects and Programs Ad Hoc Committee ( 5 minutes)
5. Neighborhood Safety Adhoc Committee (5 minutes)

**VIII. Announcements ( 2 minutes)**

**IX. Future Agenda Topics and New Business (3 minutes)**

**X. Adjournment**

**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

**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**

West Oakland Senior Center, 1724 Adeline Street, Second Floor  
Wednesday, September 13, 2006                      6:30 P.M.-9:00 P.M

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

Acting Chairperson Larry Rice called the meeting to order.

Present: Rice, Parrott, Bouze, Eschelle, Herbert, Huff, McGee, Gordon,  
Lowe, Mac Donald, Wells, Wyrick-Parkinson, Kidd, Howard

Absent: Amao, Hurwich

Alternate attending for Mr. Beasley: Chelsea Sammel

**II. Approval of Minutes for Meeting Held August 9, 2006**

**MOTION:** To approve the minutes by Jerry Huff, seconded by Steve Lowe.

Ayes: 15                      Noes: 0                      Abstentions: 0

Motion passed unanimously.

**III. Open Forum**

There were three speakers.

- 1.) Dahlia Moodie of Extra Space Storage, LLC announced that the Extra Space Storage mixed-use project proposed for 3406 Hollis Street will go before the Planning Commission on September 20<sup>th</sup>, 2006 and encouraged the WOPAC's support for the project at the upcoming meeting.
- 2.) Christine Said announced various West Oakland events.
- 3.) Margot Lederer-Prado announced that she was awarded a 1.9 million dollar grant by MTC for the Seventh Street Streetscape project and that she would be returning to the WOPAC to ask for a local match in West Oakland redevelopment funds.

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

Chairperson Stephanie Parrott announced that the chairs hope to begin meeting regularly with Dan Vanderprie, Redevelopment Director and will report back to the WOPAC on any progress.

Chair Stephanie Parrott also announced that the 3<sup>rd</sup> Annual Hot Links and Cold Drinks WOPAC was a success.

**V. Staff Reports**

ORA staff member Ms. Christine Lebron gave an update on the letter sent to Mr. Jay Anast expressing the WOPAC's opposition to his Alliance Metals project. WOPAC members received a copy of the letter.

Staff member Christine Lebron gave an update on the West Oakland Façade Improvement Program. She passed out a list of active and completed projects and before and after photographs of completed projects.

ORA Redevelopment Manager Patrick Lane gave an outline of the planning approvals process for different categories of projects. Mr. Lane distributed a handout with the information on it.

## **VI. Old Business**

1. Request for WOPAC approval of a letter to the Planning Commission regarding a Projects Committee--- Steve Lowe

This item was also presented at the September 7 Planning Subcommittee.

This item was not heard because the letter was not brought to the meeting.

2. Review of Project Presentations

- Romak Ironworks--- Bill Lightner

This item was also presented at the September 7 Planning Subcommittee.

**MOTION:** by Larry Rice, seconded by Jabari **Herbert**.

“To approve the Romak Ironworks project proposed by the Lightner Group.”

Ayes:6

Noes: 6

Abstentions: 3

Motion fails. Bill Lightner will return to the next WOPAC meeting to re-present project for a final vote once West Oakland Neighbors (WON) group has been informed of project.

- Hollis/34<sup>th</sup> Street--- Kathy Kuhner

This item was also presented at the September 7 Planning Subcommittee.

**MOTION:** by Ray Kidd, seconded by Steve Lowe.

“To support the Hollis & 34<sup>th</sup> Street project proposed by Dogtown Development on the provision that the developer returns to the WOPAC whenever changes to the project occur.”

Ayes: 6

Noes: 3

Abstentions: 2

Motion passed. Kathy Kuhner/Dogtown Development will return to the next WOPAC meeting for a final vote once West Oakland Neighbors (WON) group has been informed of the project.

16<sup>th</sup> and Wood Street (Train Station Reuse Site) – Equity Community Builders  
This item was also presented at the September 7 Planning Subcommittee.

**MOTION:** by Jabari Herbert, seconded by Darbi Howard.

“To support the 16<sup>th</sup> St. Station Re-Use Plan and project without supporting the financial commitment until more details are provided to the WOPAC.”

Ayes: 15

Noes: 0

Abstentions: 0

Motion passed. Developer to return to WOPAC with more details on the financial commitment the WOPAC is being asked to support.

- Peralta/17<sup>th</sup> Street Traffic Calming Project – Andre Wright/Peter Chun, City of Oakland Public Works Agency  
This item was also presented at the August 21 Trees and Transportation Subcommittee.

**MOTION:** by Steve Lowe, seconded by Jabari Herbert.

“To support the Peralta Street & 17<sup>th</sup> Street traffic calming project on the condition that the City works with the WOPAC to finalize the design.”

Ayes: 4

Noes: 5

Abstentions: 3

Motion fails. WOPAC members prefer to fund a planning/urban design study for Peralta Street instead of funding a single traffic calming structure that may not succeed in calming traffic.

## 2. Program Presentations

- Brownfields Act Program --- Margot Lederer-Prado (10 minutes)

Staff member Margot Lederer-Prado gave a short presentation on the Brownfields Act Program and passed out materials for reference.

- Mills Act Program -Joann Pavlinec (10 minutes)

Staff member Joann Pavlinec gave an overview on the pilot Mills Act Program which allows owners of historic homes tax breaks for preserving historic structures. Ms. Pavlinec passed out information about the program.

## **VII. Committee Reports**

1. Community Outreach/Equitable Development Committee (5 minutes)
  - Announcement that the WOPAC picnic was a success
2. Neighborhood Planning Committee (5 minutes)
  - Discussion on the process of reviewing development project proposals before coming to the WOPAC – unresolved.
3. Trees and Transportation Committee (5 minutes)
  - Trees and Transportation Committee Request for Outreach to Mayor-Elect Dellums
  - Trees and Transportation Committee Request to Mayor-Elect Dellums to Appoint a West Oaklander to the Port Commission

**MOTION:** by Jerry Huff, seconded by Ellen Wyrick-Parkinson.

“To write letter of outreach to Mayor Elect Dellums introducing the WOPAC and inviting him to a WOPAC general meeting and asking him to appoint a West Oaklander to the Port Commission.”

Motion passed unanimously.

4. Projects and Programs Ad Hoc Committee ( 5 minutes)

There were no updates from this committee.

5. Neighborhood Safety Adhoc Committee (5 minutes)

There were no updates from this committee.

## **VIII. Announcements ( 2 minutes)**

Due to time constraints, there were no announcements.

## **IX. Future Agenda Topics and New Business (3 minutes)**

Requests for future agenda topics included: ( in no specific order)  
*-Margot Lederer-Prado request for local grant match from West Oakland redevelopment funds for the 7<sup>th</sup> Street Streetscape project.*  
*-Jai Jennifer Main Street follow-up/Q&A*

- Betty Marvin design review for condo conversion and general for Victorian homes, also regarding Prescott Oakland Point neighborhood eligibility for National list of historic places and how new developments in the area might affect the chances of designation
- Update on all development projects in the project area
- Update on fiscal merger between West Oakland & Army Base
- Steve Lowe letter to Planning Commission regarding Projects Committee
- Presentation for vote by Bill Lightner on Romak Ironworks project
- Presentation for vote by Kathy Kuhner on 34<sup>th</sup> & Hollis project
- WOPAC outreach letter to Mayor Elect Dellums

## **X. Adjournment**

The meeting was adjourned by Chair Parrott at 9:10pm.

### **Written correspondence should be addressed to:**

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