

**WEST OAKLAND PROJECT AREA COMMITTEE  
(WOPAC)**

**Wednesday, August 10, 2011  
6:30 – 9:00pm  
West Oakland Senior Center  
1724 Adeline Street, Oakland, CA**

**AGENDA**

I. Welcome, Call to Order, Roll Call and Determination of Quorum (5 minutes)

Roll Call: Allstadt, Beveridge [Alternate: Miles], Bucknum, Gordon [Alternate: Oluwole], Harris, Horiuchi [Alternate: McGee], Hurwich, Kidd, Lowe, Mac Donald [Alternate: Johnson], McFadden [Alternate: Pierson], Parrott, Rice, Robertson, Vidor, Wells, Wyrick-Parkinson

West Oakland Redevelopment Staff: Jeff Chew, Sunny Nguyen

- II. Approval of Draft Minutes for Meeting Held July 13, 2011 (2 minutes)
- III. Open Forum (2 min/speaker)
- IV. Chairpersons Report
- V. New Business
1. West Oakland Specific Plan Orientation Meeting (60 minutes)
- VI. ORA Staff Report (15 minutes)
1. Standing Agenda Item: Staff Update re: State Budget and Redevelopment
2. Budget & Projects Update (*included in agenda packet; discussion only if necessary*)
- VII. “Committee of the Whole” Report out: (10 minutes)  
*[The chairs will report out to the full WOPAC]*
1. Report on items scheduled for the **August 3** meeting.
- a. Outreach (Newsletter, Housing Brochure, Picnic)
- b. West Oakland Redevelopment Budget (FY 2011-13)
- VIII. Old Business/Other Action Items (15 mins)
1. Action Item: Fiscal Year 2011-13 Budget for West Oakland Redevelopment funds
- IX. Announcements (5 minutes)
- X. Future Agenda Topics and New Business (3 minutes)
- XI. Adjournment

**Written correspondence should be addressed to:**

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Phone: (510) 238-3629 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)**

**Item II**

**Wednesday, June 13, 2011  
6:30 – 9:00pm  
West Oakland Senior Center  
1724 Adeline Street, Oakland, CA**

**MEETING MINUTES**

*These minutes are draft until approved by the WOPAC*

***I. WELCOME, CALL TO ORDER, ROLL CALL AND DETERMINATION OF QUORUM***

The meeting was called to order by Co-Chair Beveridge at approx. 6:45 pm.

Present - 15: Allstadt, Beveridge, Bucknum, Gordon, Harris, Horiuchi, Hurwich, Kidd, Lowe, McFadden, Parrott, Rice, Robertson, Vidor, Wyrick-Parkinson

Excused/Absent - 2: Mac Donald, Wells

Staff Present: CEDA Redevelopment: Jeffrey Chew, Hui-Chang Li; CEDA Planning: Elois Thornton, Ulla-Britt Jonsson

***II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD JUNE 8, 2011***

**MOTION was made by Gordon and seconded by Kidd:** To approve the June 8, 2011 minutes. The motion passed by acclamation.

***III. OPEN FORUM***

- Duane DeWitt
- Steven Rousso-Schinder

***IV. CHAIRPERSON REPORT***

The chairs had nothing to report.

***V. NEW BUSINESS***

- 1. San Pablo Corridor Coalition Update.** Mr. Alex Miller-Cole presented some of the work of the San Pablo Corridor Coalition: a map of assets (organizations, businesses, services) surrounding the San Pablo Avenue area; a survey of properties and associated blighting offenses (i.e. debris dumping, fencing, fire hazard, graffiti, sidewalk issues, vegetation overgrowth); and a directory of property information. He requested WOPAC to consider funding this work. Mr. Jeff Chew explained outside funding requests from organizations should comply with NPI Program Guidelines and will not be considered separately on an adhoc basis. WOPAC thanked Mr. Miller-Cole for his work and contribution.

## ***VI. ORA STAFF REPORT***

### **1. State Budget and Redevelopment**

Mr. Chew reported that the adopted state budget for 2011-12 and related legislation eliminates redevelopment agencies as of October 1, but allows redevelopment agencies to continue if its sponsoring city agrees to make certain continuation payments for the benefit of the state. The estimated continuation amount for the City of Oakland is \$40 million for FY 2011-12 and ongoing annual payments of \$10 million beginning in FY 2012-13. Under this legislation, all major activities of redevelopment agencies, except for those required under existing contracts, were suspended as of June 29, 2011. Suspended activities include: entering into new contracts, amending existing contracts, disposing or acquiring real property, issuing bonds, adopting or amending. The legislation provides that this suspension would be lifted upon adoption of a so-called “continuation ordinance” by the city. Staff is scheduled to request City Council approval of such an ordinance on July 19, 2011. Meanwhile, there are legal challenges to the state legislation by the California Redevelopment Association and League of California Cities. Should the challenge be successful, the City reserves the right to recoup any payments made. Also, if the California Supreme Court issues a stay of the effectiveness of the legislation pending final resolution, such a decision would be issued in August. The effectiveness of the “continuation ordinance” would be suspended should a stay be issued.

Staff will return to Council in the fall with recommendations on how to make the payments and the required budget adjustments. The only available source would be the Redevelopment Agency. The first continuation payment will not be required until January 15, 2012.

There was one public speaker: Ron Mohammed

### **2. Administrative Items and Correspondences**

There were no items to report.

### **3. City Council Item(s) Update – 7<sup>th</sup> and Campbell Site Acquisition**

Ms. Hui-Chang Li gave an update on the status of the acquisition of the six blighted properties located at 7th and Campbell Street (“the site”). In June 2010, the Agency gained control of the site when it spent \$102,119 to purchase the note and deed of trust LISC (Local Initiatives Support Corporation) held against the properties. On July 5th, the City Council authorized \$500,000 for the acquisition of the site through foreclosure of Agency loans secured by the properties. The allocation of \$500,000 comes from the WOPAC’s 2010-11 budget set aside for land acquisition. It will go toward eliminating unpaid property taxes, delinquent City abatement penalties, expenses associated with foreclosure activities and ongoing property maintenance. Once the acquisition is finalized, the Agency may rent out the vacant property to offset maintenance costs until it is developed.

## ***VII. COMMITTEE OF THE WHOLE REPORT-OUT***

Co-Chair Beveridge reported that there was an update about the Peralta Streetscape project from the consultant team Gates & Associates. Mr. Chew announced he is planning a seminar

with UC Berkeley to study San Pablo Avenue. City Planning staff presented on the scope and schedule for the West Oakland Specific Plan now that the consultant team has been selected (JRDV Urban International) and are seeking two WOPAC members sit on the Community Advisory Committee for this Plan. There was also a review of past WOPAC-funded accomplishments and a proposed 2011-13 budget for WOPAC approval. These last two items are scheduled for action on tonight's agenda.

Because there was not enough time to discuss the Outreach items (related to the annual picnic, the newsletter and the housing brochure) those items were agendized for the August Committee of the Whole meeting. Ms. Stefanie Parrot suggested that a date for the picnic should be decided on tonight. So, the WOPAC then agreed to a date of Saturday, September 10th. Ms. Margaret Gordon then suggested the WOPAC partner with WOEIP (West Oakland Environmental Indicator's Project) who is also having an outreach event that day at Willow Park. The WOPAC agreed to this location and decided the planning details will be worked out at next month's meeting.

### ***VIII. OLD BUSINESS/OTHER ACTION ITEMS***

**1. MOTION was made by Parrott and seconded by Allstadt:** to send the letter to CALTRANS regarding their blighted sights in need of maintenance.  
The motion passed by acclamation.

**2. MOTION was made by Bucknum and seconded by Gordon:** to reject the proposed 2011-13 budget for WOPAC O&M funds.  
Ayes: 14  
Absent: 2 (Wells, Mac Donald)  
Abstain: 1 (Wyrick-Parkinson)  
The motion passed.

The WOPAC asked this item be re-agendized at the Committee of the Whole for further discussion.

**3. MOTION was made by Allstadt and seconded by Kidd:** to nominate Stefanie Parrott and Brent Bucknum as the WOPAC representatives for the Steering Committee of the West Oakland Specific Plan.  
Ayes: 15  
Absent: 2 (Wells, Mac Donald)  
The motion passed.

### ***IX. ANNOUNCEMENTS***

There were no announcements.

### ***X. FUTURE AGENDA TOPICS AND NEW BUSINESS***

Committee of the Whole:

- Planning Items: FY2011-13 WOPAC O&M Budget
- Outreach Items: Planning annual picnic; Mailing of WOPAC Newsletter and Housing Brochure

General Meeting:

- Introduction of West Oakland Specific Plan Consultant team
- Action on: FY2011-13 WOPAC O&M Budget

***XI. ADJOURNMENT***

The meeting was adjourned at approximately 9:15 p.m.

CITY OF OAKLAND

Item V.1

Memorandum

**TO:** West Oakland PAC Members  
**FROM:** West Oakland Redevelopment Staff  
**DATE:** August 10, 2011  
**RE:** **West Oakland Specific Plan Orientation Meeting**

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Attached please find supporting documentation for Item V.1, the West Oakland Specific Plan Orientation Meeting.

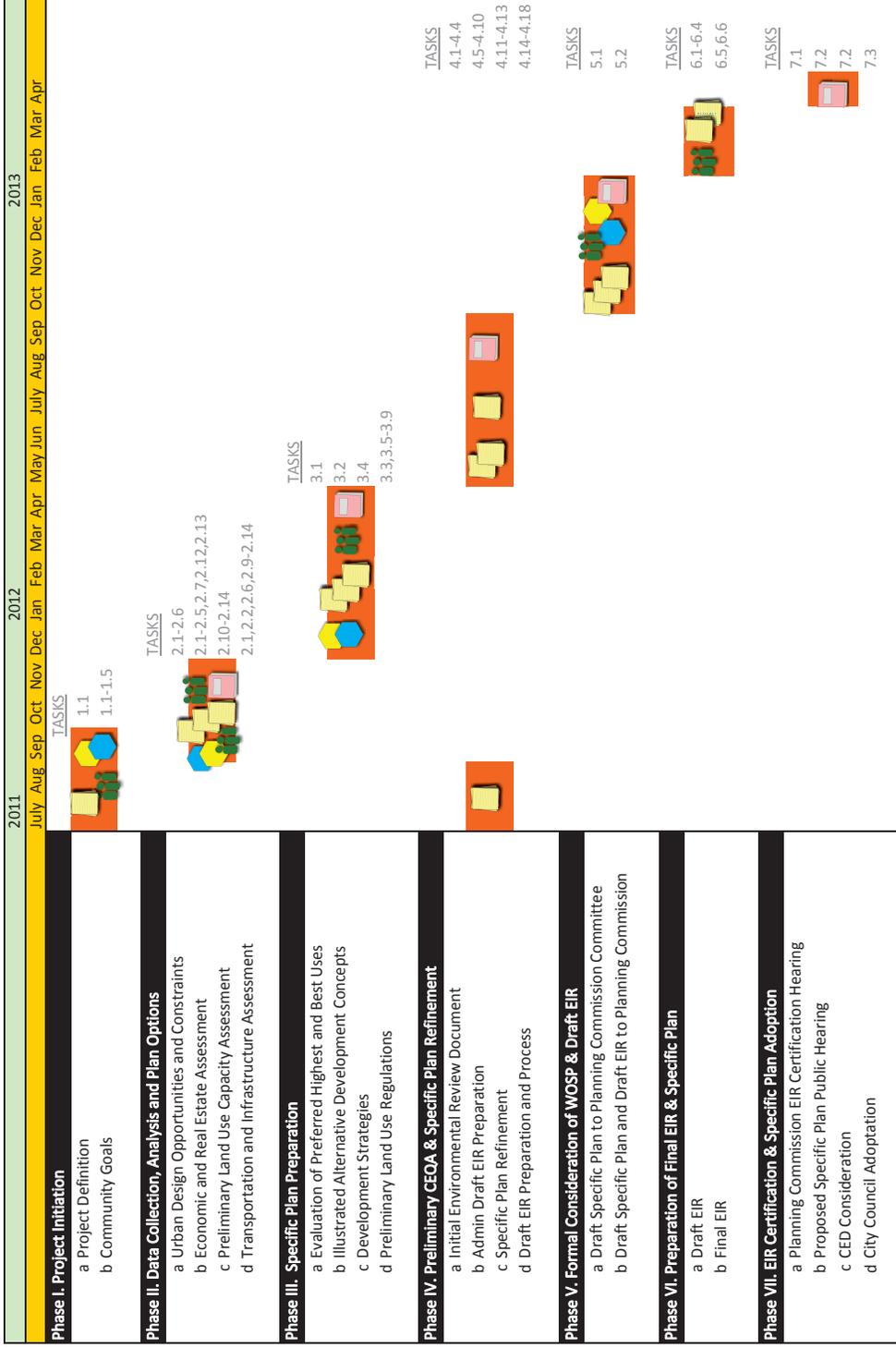
West Oakland Specific Plan & CEQA Environmental Review  
Major Deliverables 7/29/11



Phase I	Project Definition: Aug 31, 2011 Overall Community Goals: Sep 15, 2011
Phase II	Opportunities & Constraints: Oct 15, 2011 Economic/Real Estate Assessments: Nov 15, 2011 Preliminary Land Use Capacity: Nov 15, 2011 Transportation & Infrastructure Assessment: Nov 30, 2011
Phase III	Highest & Best Use Evaluation: Apr 15, 2012 Alternative Development Concepts: Apr 15, 2012 Development Strategies: Apr 15, 2012 Preliminary Land Use Regulations: Apr 30, 2012
Phase IV	Initial Study & Environmental Review Checklist: September 15, 2012 Administrative Draft EIR Screencheck: November 15, 2012
Phase V	Draft Specific Plan to PC - ZUC: November 15, 2012 Draft Specific Plan & EIR to PC: November 15, 2012
Phase VI	Admin Draft Final EIR: February 15, 2013 Final EIR: April 15, 2013
Phase VII	Interim Product: April 15, 2013 Final Product: April 30, 2013



# West Oakland Specific Plan & CEQA Environmental Review Schedule Overview 7/29/11



Legend:

- Consultant Effort
- TAC
- Steering Committee
- Public Workshop
- Interim Product
- Final Product



# WEST OAKLAND O&M BUDGET AND PROJECTS UPDATE

Fiscal Years 2004-11

Item VI.2

CURRENT O&M ALLOCATION		BUDGET	WOPAC Allocation	Status as of July 2011
FY 1	<b>FY 2004-05 O&amp;M Budget</b> Facade Improvement (FI) Program Tenant Improvement (TI) Program <del>Utility Undergrounding Study</del>	\$220,410	\$100,000 \$125,000 \$400,000	Complete Complete Report produced in-house; addressed in Infrastructure Study
FY 2	<b>FY 2005-06 O&amp;M Budget</b> City Wide Retail Study 7th Street Streetscape match, Phase I	\$293,567	\$26,944 \$205,000	Complete Under construction
FY 3	<b>FY 2006-07 O&amp;M Budget</b> Alliance for West Oakland Development Job Training Grant Mandela Foods TI Grant, 1st Allocation	\$533,151	\$100,000 \$200,000	Complete Complete
FY 4	<b>FY 2007-08 O&amp;M Budget</b> Raimondi Park, 1st Allocation Raimondi Park, 2nd Allocation <del>Cal-Reuse Program</del> Fitzgerald Park Design Funds for FI/TI Program NPI Program Round 2008 (Round 1) Alleviating Blighted Illegal Encampment and Dumping Sites Graffiti Abatement by Cypress Mandela Brown Sugar Kitchen TI grant 7th Street Streetscape MTC HIP match, Phase I	\$2,740,801	\$336,107 \$1,238,803 \$50,000 \$100,000 \$75,000 \$200,000 \$25,000 \$45,000 \$75,000 \$271,250	Complete Complete WOPAC approved; Funds returned due to not being spent Complete Complete Complete Reallocated for Graffiti Abatement contract; add'l \$20,000 from pre-O&M funds to be used Complete Design complete Under construction
FY 5	<b>FY 2008-09 O&amp;M Budget</b> Automatic Gas Shut-Off Valve Program PS Print TI Grant FI and TI Program MLK Streetscape Design Work Peralta Streetscape Design Work Trees Master Plan Mandela Foods TI Grant, 2nd Allocation Trash Cans for Mandela Parkway Business Retention Services: Survey & Business Alert Admin Business Assistance Center: TI Grant 7th Street Streetscape Construction, Phase 1	\$2,602,418	\$250,000 \$75,000 \$250,000 \$300,000 \$300,000 \$40,000 \$58,000 \$24,000 \$19,500 \$54,000 \$650,000	Council approved November 2010 Complete Complete Council approved; Community workshop completed; Schematic design in development Council approved; Community workshop completed; Schematic design in development Council approved; Project underway with PGA as consultant Complete Complete Complete Complete Under construction; completion expected July 2011
FY 6	<b>FY 2009-10 O&amp;M Budget</b> Seismic Retrofit Program Oakland Crossroads Community Garden <del>Oakland Crossroads Community Garden, Remaining Allocation</del> <del>Library in Hoover</del> NPI Program 2010 (Round 2) LISC Note on 7th and Campbell Purchase of 7th and Peralta WO Specific Plan	\$1,912,436	\$160,000 \$3,865 \$156,135 \$4,000,000 \$300,000 \$100,000 \$160,000 \$310,000	Ongoing/Active Program WOPAC approved; environmental testing, negotiated site purchase and defined project scope Bank did not accept Agency offer to purchase site; site purchased by outside party <del>Preplanning/unassigned/not taken to Council</del> Reallocated for the Teen Center Projects selected by WOPAC and Council approved; 2010-11 Project Implementation Closed June 25, 2010; Additional \$2,119 in closing fees Unassigned/not taken to Council Consultant team selected (JRDV Urban Int'l) June 2011; Contract executed
FY 7	<b>FY 2010-11 O&amp;M Budget</b> FI and TI Program (Round 3) NPI Program 2011 (Round 3) West Oakland Teen Center West Oakland Works Website <i>Land Acquisition &amp; Infrastructure Improvements Fund (LAIF)</i> LAIF: Purchase of LISC note on 7th & Campbell overage LAIF: On-Call Economic Consultant Contract LAIF: Redevelopment Plan Amendment Admin Cost LAIF: Infrastructure Study - Part II LAIF: Purchase of 7th & Campbell Sites LAIF: 7th Street Phase II - Complete Construction Drawings	\$853,990	\$300,000 \$400,000 \$1,098,000 \$10,000 \$2,119 \$94,500 \$22,000 \$30,000 \$500,000 \$225,912	Council approved September 2010 Call for Projects in Jan 2011; City Council approval of WOPAC selected projects May 2011 City Council approved May 2011; Begin construction scheduled for Summer 2011 \$874,531 approved: "Discretionary Fund - Targeting Land Acquisition & Infrastructure" Complete Selected consultants are in contract for on-call services Complete Completed March 2011 Scheduled for City Council Approval July 5th Underway
<b>TOTAL CURRENT</b>		<b>\$9,156,773</b>	<b>\$8,860,000</b>	<b>2004-11 CARRYFORWARD: \$296,773</b>