

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

**Wednesday, May 11, 2011**

**6:30 – 9:00pm**

**West Oakland Senior Center  
1724 Adeline Street, Oakland, CA**

**MEETING MINUTES – Approved June 8, 2011**

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

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

Present - 11: Allstadt, Harris, Kidd, Lowe, McFadden, Oluwole, Parrott, Rice, Robertson, Wells, Wyrick-Parkinson

Excused/Absent - 6: Beveridge, Bucknum, Horiuchi, Hurwich, MacDonald, Vidor

Staff Present: CEDA Redevelopment: Jeffrey Chew, Sunny Nguyen; CEDA Housing: Christia Mulvey; CEDA Planning: Eloise Thornton

***II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD APRIL 13, 2011***

**MOTION was made by Parrott and seconded by Wells:** To approve the April 13, 2011 minutes. Mr. Oluwole commented that on Page 2, Section VI.1 of the Minutes; “Mr. Parrott” should be corrected to “Ms. Parrott”.

The motion passed by acclamation.

***III. OPEN FORUM***

There were no speakers for Open Forum.

***IV. CHAIRPERSON REPORT***

Chairperson Rice reported that he had read ~~a book~~ an article entitled *The Rape of Palermo*, which reminded him of West Oakland, and encouraged others to read it.

***V. ORA STAFF REPORT***

**1. Housing Update, Christia Katz-Mulvey**

Ms. Katz-Mulvey gave the Housing Update that was summarized in the memo included in the agenda packet.

Some highlights from Ms. Mulvey’s report out:

- The 9% tax credit application has been submitted to the State for the California Hotel, and a notification of award should occur by late June.
- There is a West Oakland Cleanup occurring on Friday, May 13<sup>th</sup>, from 9am-2pm. Flyers have been distributed.
- The program descriptions for the three residential lending programs were delayed due to legal review. They are now approved and are up on the City’s Housing website.
- The Chester Street lot development will go to Planning Commission on June 15<sup>th</sup>, and City Council for approval in July.

There were questions and comments from the WOPAC regarding: the First Time Homebuyers Program, 319 Chester Street, and nature of the 9% tax credits.

## **2. Redevelopment Enhanced Security Officer Reports, Officers William Griffin and Matt Komoda**

Officers Matt Komoda and Bill Griffin were in attendance from the redevelopment-funded NET Team, from Beats 5, 6 and 7. They were present to answer questions on their report of activities from Jan-Mar 2011.

The WOPAC had questions/concerns regarding a number of items:

- The 3400 block of Peralta/Fitzgerald Park, and the 3200 block of San Pablo/St. Andrews Park: There has been an improvement in both recently; planting the garden at Fitzgerald made a difference. WOPAC has just funded \$75,000 for improvements to St. Andrews Park as well.
- The area beneath the freeway at 29th – dumping concerns: Officers have not received any calls regarding that. It could be that that is in Beat 8X and not Beat 6.
- 3275/3279 MLK: numerous complaints were made to OPD regarding this property, as it was unsecured, and possibly had squatters. At 2:30am on May 1st, a 2-alarm fire destroyed the building. This could have avoided if the property were secured. There was a request for an investigation to be made. Response: OPD requires that a complainant, typically the property owner, to sign a No Trespass order. After that, they can send notices to ask the property owners to take control of their own property.
- 621 23rd Street – trespassers: This location can be secured by the community, but due to safety concerns, can the timing of OPD support be coordinated? Officers will bring this to the attention of Problem Solving Officers (PSOs), as coordination efforts may be possible.
- Cars: Can officers target cars having outdated registrations? It would depend on how expired the registrations are, and depending upon the commander in charge. Or can encourage citations through Parking Enforcement.
- The need for more specific detail in the NET reports: There is a staffing issue, in addition for the need to keep detailed operations plans out of the public so that police tactics are not compromised.
- The need to handle graffiti: Public Works is responsible for addressing graffiti concerns. It is also the property owners' responsibility for graffiti removal.
- How to report a fire: Fires are always reported to the Oakland Fire Department. If a crime such as arson is suspected, then OPD is involved.
- General illegal dumping concerns, specifically mattresses: There is suspicion that mattresses are being dumped from other areas in West Oakland. This should be investigated.
- Status of 32nd & San Pablo – prostitution involving child slavery: The entire San Pablo corridor faces this challenge. It hasn't been as bad as it used to be. Officers have conducted bi-monthly prostitution stings which target both prostitutes and their johns.
- What is the NET officers' charge, and what can WOPAC do to help?: Redevelopment funds officer salaries, and it is important to have ongoing communication. Response: Officers work with multiple communities and NCPC groups in West Oakland specifically; are charged with developing relationships, contacting businesses, and sharing and coordination information regarding crime trends with the businesses, community groups, and PSOs. NET officers also coordinate large-scale operations and investigations, such as what occurred with Ghost Town.
- MLK/Peralta: The officers need to be aware of the developing MLK/Peralta Streetscapes projects, as they can provide important input about the design.

- Parolees: In Prescott sub-district, near BART. The same people get picked up and then immediately return to the same activities. What can be done? If there are parole violations, these individuals can be arrested again. Multiple arrests for parole violations are kept on their record. Unfortunately, officers can make a request for a “stay away” order, but judges approve those orders.
- Mandela Parkway: There is a liquor store between 9th & 10th which needs attention.
- 7th Street and BART: There is a need for continued attention, though it does appear that increased commercial activity is helping.
- Safety by design for residential developments / Crime Prevention Through Environmental Design: Suggestion for opportunities to work with the development community and OPD to encourage design of building and areas which deter crime; e.g., 10th & Center. PSOs tend to focus on this.
- Accomplishments: Officers have been attending Biz Alert meetings, and succeeded in arresting criminals who were doing early morning holdups of businesses. 3400 Peralta/Fitzgerald Park has improved substantially since last year. It is important to have regular patrols to maintain the condition of the area. Sycamore Street has also improved, though it remains a challenge because that street is a natural escape route. Also, the 2500 block of MLK, which used face drug challenges, has improved.

Contact Information:      Officer Matt Komoda  
                                          [mkomoda@oaklandnet.com](mailto:mkomoda@oaklandnet.com), (510) 773-0965

                                         Officer William Griffin  
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### **3. Administrative Items and Correspondences**

Ms. Nguyen reported that Ms. Harris had drafted a letter to Caltrans regarding needing cleaning and maintenance of the areas under the 580 freeway underpass between Martin Luther King Jr. and San Pablo Avenue.

There were a number of comments from the WOPAC on this item, including the belief that WOPAC already had Caltrans support to clean these areas, in particular prior to the installation of murals. There was discussion regarding the recent Creative Airspace Workshop that CM Nadel had arranged with Caltrans, although some who had attended expressed disappointment that it appeared to be more of a marketing pitch to artists to lease their space.

Main concerns included determining how to garner more attention from Caltrans regarding cleaning and maintenance, strengthening the community’s relationship with Caltrans, getting a better understanding of what built-in policies exist in the organization and how those policies tend to focus on what above the freeways and not below them, getting Caltrans around the table for a discussion about art/public art, and potentially moving truck routes toward the Caltrans land near Wood Street. Mr. Chew noted that he recently made contact with the Deputy Director of Caltrans, and would be willing to convey any specific concerns from WOPAC in writing to him. Another suggestion was to schedule a future agenda item with the appropriate Caltrans representative, once identified, in addition to Jocelyn Combs. In addition, regarding the need for an art vision in West Oakland, emphasis was placed on the need to focus on the greater community as opposed to individual needs.

There was a belief from some members that Caltrans has actually worked very well with the community, and in the past has been very responsive to West Oakland's needs. They simply just need to be invited.

Ms. Harris offered to draft a separate letter to Caltrans, gathering input from the WOPAC regarding specific concerns (retaining the pertinent portions of the existing letter), in addition to making a request to identify and invite the appropriate Caltrans representative to attend WOPAC soon. This letter will be submitted in draft form in time for review and discussion at the Committee of the Whole (Ms. Nguyen noted the deadline being Friday, May 27 for a June 1<sup>st</sup> Committee meeting). The final revised letter to be approved at the General Meeting on June 8<sup>th</sup>.

**MOTION by Kidd, seconded by Parrott:** to accept Ms. Harris' offer to bring a draft letter next month, with the final version sent to Mr. Chew to present to Caltrans. Ms. Parrott suggested that providing a list of concerns instead of a letter would be acceptable as well. Motion passed by acclamation.

#### **4. Standing Agenda Item: Staff Update re: Governor's Budget Proposal and Redevelopment**

Mr. Chew provided a brief update regarding the status of the CA budget with regard to redevelopment. On Monday, May 16<sup>th</sup>, the revised state budget will be provided. Redevelopment is still threatened. There is alternative legislation has been circulating by the California Redevelopment Association, which seeks to reform redevelopment, provides a 10% in funds to schools within the redevelopment project area boundaries, and removes certain perceived abuses, such as funding to improve golf courses and ball parks.

#### **5. West Oakland Area Plan Update**

Ms. Thornton provided an update on the status of the West Oakland Area Plan. She provided a clarification that technically, it is a Specific Plan; due to the receipt of TIGER funds (Transportation Investments Generating Economic Recovery, which are federal stimulus funds), this enabled staff to deliver the same project but with a greater level of detail including an Environmental Impact Report. Ms. Thornton reported that a Request for Proposals to select a consultant team has been let out and that responses are due back on May 16<sup>th</sup>.

There was concern from WOPAC of staff's intent to use WOPAC as the Community Advisory Committee. Ms. Thornton clarified that WOPAC will serve as the core, but that if additional expertise and/or background is determined to be needed, such as environmental and real estate interests, that those could be added to form a more well-rounded group. There was also a question about how the opportunity sites were selected. They were brought to WOPAC for feedback and discussion last summer, and the map included in the RFP is the result of that. However, the sites can be altered or amended at a later date if needed. Last, there was a comment about the recent momentum along San Pablo. Although the avenue does not contain many large opportunity sites, it might be a good idea to include members from the San Pablo Corridor Coalition as part of the Specific Plan process. There was an offer by a WOPAC member to collaborate in any mapping/GIS efforts related to the Plan.

Mr. Chew noted that the schedule is tight, and staff is targeting having a contract signed by July 1<sup>st</sup>.

## ***VI. COMMITTEE REPORT***

### **1. Report-Out from “Committee of the Whole”**

Mr. Rice reported that there was a lengthy discussion regarding the Martin Luther King Jr. Way & Peralta Street Streetscape Project. Results from the MLK Workshop were presented. He noted that there was a discussion regarding bike lanes on MLK, and that it was the recommendation of the Core Committee Group to include bike lanes. The Peralta Workshop is scheduled for May 21<sup>st</sup>.

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

### **1. ACTION ITEM: Election of WOPAC Officers**

**MOTION by Kidd, seconded by Harris:** to nominate the following slate of WOPAC officers; selected co-chairs shall alternate responsibilities in a similar pattern as has been occurring with existing co-chairs.

- Chairs for WOPAC General: Brian Beveridge and Max Allstadt
- Mock Secretary: Ellen Wyrick-Parkinson
- Mock Treasurer: Joe Hurwich

Motion passed unanimously by tally.

**MOTION by Kidd, seconded by Harris:** that the Committee of the Whole co-chairs be the same as the co-chairs for the full WOPAC, and shall alternate responsibilities in a similar pattern as has been occurring with existing co-chairs. This is in effect until such time the Committee of the Whole is revised or replaced.

- Chairs for Committee of the Whole: Brian Beveridge and Max Allstadt

Motion passed unanimously by tally.

## ***VIII. NEW BUSINESS***

NONE

## ***IX. ANNOUNCEMENTS***

Ms. Wyrick-Parkinson circulated information regarding the schedule for the public hearing for the redistricting commission. Mr. Lowe suggested a round of applause to thank Mr. Rice and Ms. Parrott for co-chairing the WOPAC. Ms. Harris announced that this Saturday, May 14<sup>th</sup>, Studio One Arts Center, with Attitudinal Healing, will be hosting their 13<sup>th</sup> Annual Exhibition Event. There will be visual arts, a fashion show, performances and food. Also, on June 4<sup>th</sup>, the Alliance Foundation, will be hosting an event at Lowell Park. It will be an opportunity for all of the organizations in the West Oakland community to gather together.

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

- Caltrans list: Committee of the Whole, Action at General (see Item 3)
- Update on graffiti abatement and related Business Attraction & Retention efforts, Roberto Costa

## ***XI. ADJOURNMENT***

The meeting was adjourned at approximately 9:05 p.m.