

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

Wednesday, August 10, 2011

6:30 – 9:00pm

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

MEETING MINUTES

Approved by the WOPAC 9/14/2011

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

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

Present - 15: Allstadt, Bucknum, Gordon, Harris, Hurwich, Johnson, Kidd, Lowe, MacDonald,
McFadden, Parrott, Rice, Robertson, Vidor, Wells, Wyrick-Parkinson

Excused/Absent - 2: Beveridge, Horiuchi

Staff Present: CEDA Redevelopment: Jeffrey Chew, Sunny Nguyen; CEDA Planning: Elois
Thornton, Ulla-Britt Jonsson, Holly Pearson

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

MOTION was made by Robertson and seconded by Lowe: To approve the July 13, 2011
minutes.

The motion passed by acclamation.

III. OPEN FORUM

- Duane DeWitt (comment regarding appropriate communication and noticing of projects and meetings)
- Pat Webster (comment regarding Slim Jenkins Court)

IV. CHAIRPERSON REPORT

The chair reported on items discussed at last week's Committee Meeting (more information in Section VII).

V. NEW BUSINESS

- 1. West Oakland Specific Plan Orientation Meeting.** Morten Jensen of JRDV Urban International, the prime consultant for the West Oakland Specific Plan (WOSP), introduced his main consultant team: Art Clark (Project Manager, JRDV), Surlene Grant (Envirocom), Linda Hausrath (Economic Development Consultant, Hausrath Economic Group), and Mark Bowman (Transportation Engineer, Dowling Associates, not present). Ms. Elois Thornton from Planning provided an overview of the overall process and described the main objectives of the WOSP. As part of a detailed Powerpoint presentation, Mr. Clark and Mr. Jensen provided further information regarding the objectives, scope and deliverables of the WOSP process; described how the team has culled through 36-38 prior documents dating back to 1994 and provided a summary of the community's goals based on those documents; conducted an initial

definition of the opportunity areas and sites and their boundaries, taken from both the WOSP *Request for Proposals* and developed additional areas/sites for potential inclusion into the Plan; and described potential uses for the sites. Ms. Thornton announced that there will be a community workshop on September 13th. She also further elaborated on what a specific plan is and distributed a handout regarding this.

Comments and questions from the WOPAC regarded: where the appropriate opportunity would be for the collection of brownfields data (it would be a constraint, performed in Phase II); how to address global warming and the rise in sea levels (typically addressed in the *Environmental Impact Report*); the need to ensure buy-in from Caltrans and regional agencies, including the Association of Bay Area Governments and the Metropolitan Transportation Commission (opportunity to address as part of the Technical Advisory Committee); the need to address BART undergrounding, parks, schools, and entertainment uses as part of the plan; the need to address the current illegal entertainment uses occurring in West Oakland and make them legal; how the plan is overlaying with SB 375 (it should complement efforts, as public funding for public infrastructure investments will be targeted within Planned Development Areas, of which West Oakland is one); how the stimulus funds will overlay with the plan; how the plan can prioritize the need for more employment opportunities; whether there will be a process for evaluating former wetlands in the area as part of the plan (in the *EIR*); how to address real or perceived crime and general security issues.

One comment echoed by several board members centered on needing further clarification of the community outreach for the plan, and how to ensure that adequate and sufficient outreach and feedback will be attained. Comments included the need to develop relationships with housing developments in the area, to connect with local schools (Tim White, Facilities Manager, and Mia Settles, regional officer of the Oakland Unified School District)

Some specific comments regarding the Powerpoint presentation: using highways as boundaries seemed appropriate, although attention should be paid to the crossings and areas beneath the highways as well, perhaps to be viewed as gateways, perhaps to extend the boundaries by one block; to beware of Tuesdays (City Council meetings) and Wednesdays (Planning Commission meetings) as days for public meetings; a compliment regarding not just blindly following all of the goals stated by the community in past plans; regarding the comparison to Emeryville development, to articulate *how* Emeryville “got it done”.

Public Speakers: Victoria Coleman, Duane DeWitt

VI. ORA STAFF REPORT

1. State Budget and Redevelopment

Mr. Chew reported that City Council did pass the continuation ordinance on July 19, 2011, as indicated in last month’s meeting update. At that time, the CA Supreme Court had not issued the stay, and no other changes occurred.

2. Budget & Projects Update

This was included in the agenda packet with discussion only if necessary. There were no comments by WOPAC on this item.

VII. COMMITTEE OF THE WHOLE REPORT-OUT

1. Report on items scheduled for the August 3 meeting

a. Outreach (Newsletter, Housing Brochure, Picnic)

Co-Chair Allstadt reported that these items were discussed briefly at the Committee meeting, and provided time to discuss the items further.

MOTION was made by Gordon and seconded by Parrott: to hold an ad hoc committee meeting to discuss the Picnic, and coordination with the West Oakland Environmental Indicators Project group.

Motion passed by acclamation.

b. West Oakland Redevelopment Budget (FY 2011-13)

Co-Chair Allstadt reported that the WOPAC Committee discussed how the potential Tough on Blight Program in West Oakland would work, if it were to be recommended for funding under the Fiscal Year 2011-12 Budget. Ed Labayog from Building Services and Roberto Costa from Economic Development were in attendance to answer questions about the potential program. Ms. Nguyen sent out a Supplemental Report which addressed some of the outstanding questions by the WOPAC. Co-Chair Allstadt also reported that, in addition to that program, the overall FY 2011-13 Budget was discussed, the “Land Acquisition & Infrastructure Improvement Fund” line item in particular.

VIII. OLD BUSINESS/OTHER ACTION ITEMS

1. Fiscal Year 2011-13 Budget for West Oakland Redevelopment funds

MOTION by Kidd: to pass the four non-controversial items in the FY 2011-12 Budget only (Façade/TI Program, NPI, Admin Services for West Oakland Business Alert, and Planning & Administration)

Motion fails by tally (please see attached Voting Record):

7 Yes

5 No

2 Abstain

3 Absent/Excused

The WOPAC asked for this item to be re-agendized at the September General Meeting for action.

Public Speaker: George Burt

IX. ANNOUNCEMENTS

Ms. Harris announced that there will be an Oscar Wright Celebration on Saturday, August 13 from 11am-5pm, at de Fremery.

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

Committee of the Whole:

- Planning Items: *not discussed*
- Outreach Items: *not discussed*

General Meeting:

- Action on: FY2011-13 WOPAC O&M Budget

XI. ADJOURNMENT

MOTION by Gordon and seconded by Wyrick-Parkinson: to adjourn the meeting.
The meeting was adjourned at approximately 8:50 p.m.