

CENTRAL CITY EAST PROJECT AREA COMMITTEE
Monday, September 11, 2006 PAC meeting
Patten University, 2433 Coolidge Avenue, Student Activity Center

Frank P. Thomas, Jr., Chair of the Project Area Committee (PAC), chaired the meeting. The meeting started at 6:45 p.m.

I. Roll Call

See attached roster of attendance.

II. Open Forum

There were no speakers during the open forum.

III. Approval of the Minutes

Motion (by Art Clark, second by Frank Rose) to approve the July 10, 2006 minutes

Vote: 10 Ayes, 0 Nays, and 3 Abstentions

Motion (by Al Parham, 2nd by Gloria) to approve the August 28, 2006 minutes

Vote: 11 Ayes, 0 Nays, and 2 Abstentions

IV. Administrative Items

- a. An action item to accept nominations for the Residential Tenant positions for the Elmhurst and Eastlake/San Antonio sub-areas, the Residential Owner Occupant position for the Central East Oakland sub-area, and the Business Owner position for EastLake/San Antonio sub-area.

Frank Thomas has the resume of a potential candidate for the Residential Owner Occupant position for the Central East Oakland sub area. Frank will give a copy to Theresa to distribute to the PAC.

- b. Update on Council Actions

1. Oak to Ninth. The petition which sought to place on the November ballot a vote to the public was not accepted by the City Attorney for technical reasons. The project is in the same status as previously with the approval of the project by the City Council at the July 18, 2006 meeting.

2. Oak Knoll. The proposed development at the Oak Knoll site was presented as item VI with a discussion of the timeline and schedule of meetings by Aliza Gallo

3. Mills Act. The presentation of the Mills Act to the City Council is on hold and it is unclear when this item will come back to the City Council.

c. Announcements from PAC community organizations

Frank P. Thomas Jr. will try to get in touch with Carol Urzi and Preston Turner regarding the letter that was supposed to come from the PAC to the City Council to address the segregation of the affordable housing in the Oak to 9th development.

Art Clark announced that the Praise Fellowship Neighborhood Crime Prevention Council (NCPC) is having a block party on Saturday, September 16, 2006 at 77th Avenue and MacArthur Boulevard from 10:00 a.m. to 4:00 p.m.

Frank Rose sent an e-mail to the PAC members regarding Measure N which is the proposed bond funds for the library initiative. It is a measure for improvements to the libraries in the area. Frank Rose spoke of the benefits of the library such as crime prevention for youth, alternative activities etc.

Maria Sanchez announced that a Mariachi Festival will be held on Sunday, September 17, 2006 from 11:00 a.m. to 7:00 p.m.

V. Annual Election of Chair and Vice Chair

The nominations and elections for the Chair and Vice Chair were held.

Theresa Navarro-Lopez stated that there was one previous nomination for Frank P. Thomas Jr. at the July 10, 2006 PAC meeting. Theresa called for any additional nominations for the Chair. There were no additional nominations.

Vote for Frank P. Thomas Jr. for Chair of the Central City Project Area Committee.
Vote: 12 Ayes, 0 Nays, and 1 Abstention. Frank P. Thomas Jr. was elected PAC Chair.

Theresa Navarro-Lopez stated that there was one previous nomination for Art Clark for the Chair. There were no additional nominations brought forth.

Motion (by Frank Thomas, seconded by Charles Chiles): Close the nomination and select Art Clark for Vice Chair.

Vote: 13 Ayes, 0 Nays, and 1 Abstention. Motion Passed. Art Clark was elected Vice Chair.

VI. Presentation by Suncal Representatives for Oak Knoll area

Pat Keliher, the Suncal representative, provided background information about Suncal, a history of the Oak Knoll area, and a summary of Suncal's actions to date in regards to the Oak Knoll site.

Pat Keliher explained that Suncal is a pure developer, which allows Suncal to hand pick the best builders for their product. They are probably the largest developer in California and in the West Coast. Pat provided the history of the Oak Knoll area and showed various changes over time. The plan is to demolish every structure on the site except for the Club Knoll property.

Pat Keliher spoke about the community process to date. Suncal held three planning charettes with community groups from the Oak Knoll area and anyone interested in the Oak Knoll development. The planner, Peter Calthorpe, presented at the community meetings. Peter Calthorpe typically seeks diversity and balance for plans, pays attention to the human and pedestrian scale, and conservation and restoration.

At the first workshop, Suncal identified what the public wanted such as where to put the commercial center, concerns about traffic, no schools, open space and the long term maintenance of the open space, the village center, etc. At this workshop the community also explored the various housing types and options.

At the second workshop, there was discussion about the two housing options. The housing options were: 1) 700 units plus affordable with a total of 800 units, and 2) 850 units plus senior housing affordable with a total of 1,000 units. The majority of the workshop participants were comfortable with the larger number of units due to the senior housing.

Suncal decided to combine the two plans to 816 units with the senior housing included. Suncal also committed to the creek restoration, to four to five pocket parks, neighborhood parks and open space, and to convert the meadow area to a sports complex. Suncal will work to restore Club Knoll and also put in approximately two miles of public trails as well as a village center with a minimum sized grocery store to serve as an anchor.

Questions were posed by the PAC members.

Nanette Barrie and Maria Sanchez asked about the long-term maintenance of the open space. Is the City expected to do the long-term maintenance?

Pat Keliher responded that no the City is not expected to do the maintenance.

Kathy Chao asked what the discussion was about developing schools.

Pat Keliher responded that there is concern but no detailed discussions at this time.

Aliza Gallo provided an update on the schedule of future meetings regarding the Oak Knoll merger process. This item will be presented to the City Planning Commission on September 20, 2006 for approval of land use changes. The item will go to the Community

and Economic Development Committee (CED) on October 10, 2006. The first public hearing will be held on October 31, 2006 and the final public hearing will be held on December 5, 2006.

VII. Presentation on Brown Act & Sunshine Ordinance

Diane Lewis, City Attorney, presented an overview of the Brown Act and the Sunshine Ordinance to the PAC. The Brown Act is State law and some of the provisions have changed since she last presented to the PAC. The Sunshine Ordinance was enacted in 1997 and is a local law dealing with public notification and access to various meetings that include all Boards and Commissions.

Diane Lewis spoke about various aspects of the Sunshine Ordinance and related issues including public notification; definition of a quorum; subcommittee notification practices; different types of meetings (regular, special, and emergency) and proper related procedures for each; agenda; recording of the meetings and minutes; and the availability for the public to comment etc.

Frank Rose asked if Council Members are together at a social event, is this okay?

Diane Lewis stated yes, if it is not business related, and if each member was invited individually and the body was not invited as a group.

VIII. Items for the next PAC meeting of October 2, 2006

Frank Rose would like to discuss placing current addresses on the curb of all CCE homes and for it to be subsidized by the PAC. Frank P. Thomas Jr. requested that the pertinent information be submitted to him.

Theresa Navarro-Lopez stated that if the request is to fund the program with CCE funds, you must complete a form requesting funds for the program. Theresa will send the form to him.

Theresa Navarro-Lopez provided a reminder that there are two updates in the packet one regarding the CCE Homeownership Rehabilitation Program and the other regarding the Façade Improvement Program and the Tenant Improvement Program.

Theresa Navarro-Lopez stated that AF Evans wants to present in October to the PAC regarding a proposed development that they are working on for the corner of 98th Avenue and MacArthur Bouelvard.

Gloria Jeffrey, Kenneth Harvey, and Jean Blacksher expressed concern regarding AF Evans coming to the PAC and requesting something which is different then what was told to them at their respective local meetings. They want AF Evans to come back to the community before they present to the PAC. Frank P. Thomas Jr. wants these issues worked out between

AF Evans and local groups before they come to the PAC. Gregory Hunter suggested that all the parties get together to clarify and he will also attend.

There was a motion to adjourn the meeting (by Frank Rose and seconded by Laura Jerrard). By consensus the meeting was adjourned.

The meeting was adjourned at 8:05 p.m.