

RCPC ROCKRIDGE COMMUNITY PLANNING COUNCIL

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BOARD OF DIRECTORS MEETING JULY 2007 MINUTES Thursday, July 12, 2007, 7:30 PM Rockridge Library

Present: Gloria Bruce, Stu Flashman, Jennifer Edmister (arrived 8:07), Annette Floystrup, Cy Gulassa (arrived 7:45), Susan Montauk, Ellen Peterson, Jeff Small (arrived 7:35), Richard Smith, Ronnie Spitzer, Peter St. John, Danica Truchlikova, Margaret Wahlberg

Guests: Theresa Nelson, John Gussman (both arrived 8:36 and departed 9:13)

Absent: Stephanie Upp

Meeting commenced at 7:35 with a quorum present.

Item I. Administrative.

A) Approval of June 7 minutes

- **MOTION:** To approve the June 7 minutes, with revisions as previously noted by board members and recorded by Gloria. *Motion:* Susan Montauk, *Second:* Ellen Peterson. *In favor:* Bruce, Montauk, Peterson, Smith, Spitzer, St. John, Truchlikova, Wahlberg. *Abstaining* (due to absence from June 7 meeting): Flashman, Floystrup, Small. *Motion carried.*

Item II. (Item III on agenda) Fourth Bore Coalition

Ellen provided an update on the meeting of the 4th Bore Prioritization Group (see committee minutes from June 27 meeting included in July board packet) and reviewed RCPC's priorities for mitigations. Annette asked if CalTrans has amended the EIR to include Rockridge. The final EIR is expected in October. Some discussion of other positions followed. Board members asked questions about "Jake breaks," possible purchase of Safeway property on Claremont, additional burden on Miles Avenue fire station.

Ronnie recommended a re-vote on the former board's opposition, and to recommend that we re-affirm their position.

- **MOTION:** That the board re-affirm the previous stated RCPC position of July 6, 2006 to oppose the Fourth Bore project. **Motion: ??** *Second:* Ellen Peterson. *In*

favor: Bruce, Flashman, Floystrup, Montauk, Peterson, Spitzer, St. John, Truchlikova. *Abstaining:* Wahlberg, on the grounds that she is unfamiliar with project, Small. *Opposed:* Richard Smith, on the grounds that Oakland needs the 4th bore so they can get 4 lanes of traffic traveling out to the jobs in Contra Costa County. *Motion carried.*

- **MOTION:** That the fourth bore, should it be drilled, should be restricted to two lanes only. *Motion:* Richard Smith. *Second:* Stu Flashman. *All in favor. Motion passed.*
- **MOTION:** To accept the mitigation prioritizations as presented in the minutes of the Fourth Bore Prioritization Committee. *Motion:* Stu Flashman. *Second:* Annette. *Abstaining:* Richard Smith, on the grounds that he had not yet read the list of proposed mitigations. *Motion carried.*

The board approved Ellen Peterson as the RCPC representative on the Fourth Bore.

Item III (Item II on agenda) Rockridge News.

Cy Gulassa introduced himself and the process of creating the article list and editing the *Rockridge News*. Cy will listen to suggestions at the board meeting and then produce a list of suggested articles with names attached. The deadline is the next-to-last Thursday of the month – next deadline is August 23.

Cy distributed a structure and policy guide, outlining the types of articles and the mission of the newspaper. He noted that this is an advocacy paper, so while we strive to be fair and balanced we are not held to the same standard of objectivity as major journalistic papers. It is also important to hear community feedback, so letters to the editor are generally printed.

Susan brought up the challenge of making sure that the Zoning applications get in. Ronnie assured her that we would work on doing this in a timely fashion.

Margaret mentioned neighbors on Manchester who want to be annexed into RCPC; Ronnie suggested that they write a letter to the News so that there can be a response about annexation procedures published. Annette suggested a column on “Green Rockridge,” including street trees.

Cy reminded the board to send articles and correspondence to cy@gulassa.com to ensure they get through.

Item IV. Project and Planning Review Committee

- A) Kingfish Project

Danica summarized the project and outlined how the Telegraph zoning of C-30 has been extended across the whole site, even the very different Claremont side of the parcels. The RCPC board has already voted to oppose the project based on 5-story height. A letter is being composed which will oppose the height variance on following points: 5 stories; opposing the “best fit” of C-30 zoning across the whole site, lack of compliance with general plan, inappropriateness of CEQA infill exemption, market-rate condominium plan rather than condition of permanent co-housing; no public benefits; parking issues.

A discussion followed regarding the project’s status as cohousing; whether this could be required as a condition of approval, whether our position would change if the cohousing aspect were eliminated, and whether the continuance of this project as cohousing is assured. The decision was made to oppose 5 stories and advocate for 4 stories, regardless of whether the project actually goes through as condos or as cohousing.

- **MOTION:** To specify in the RCPC letter to the City of Oakland that the Kingfish project has a height restriction of 4 stories. **Motion:** ? *Second:* Richard Smith. *In favor:* Edmister, Flashman, Floystrup Montauk, Peterson, Small, Smith, Spitzer, St. John, Truchlikova, Wahlberg. *Abstaining:* Bruce. *Motion carried.*
- **MOTION:** That the board recommend that the zoning for the Kingfish site be retained at C-28. **Motion:** *Second:* Margaret Wahlberg. *All in favor. Motion carried.*
- **MOTION:** That the cohousing aspect of the Kingfish project should be made a condition of its approval. **Motion:** *Second:* Susan Montauk. *All in favor. Motion carried.*

The Kingfish letter will be approved by email vote over the next few days. There is a Planning Commission meeting about the project on Wednesday, July 18. Danica urged interested board members to attend.

B) Temescal Corridor Plan – zoning update

The zoning update process initiated about a year ago by Jane Brunner. City planning to develop an overlay zone – 45 feet allowed by right, with 55 feet allowed with community benefits. This proposal changes C-28 quite a bit. The overlay will not create a graceful transition into the neighborhood; there will be much more intensity of development around 51st and Telegraph.

The board needs to get a petition out to object to these proposed changes. STAND has a well-developed position that they want a 35-45 foot height limit, not 45-55 feet; they also argue that it is too easy to get height bonuses.

- **MOTION:** That in the letter drafted to the City of Oakland, the RCPC take a general position of supporting STAND’s platform in regard to the proposed Telegraph Avenue zoning revisions. *Motion:* Jeff Small. *Second:* Ellen Peterson.

Abstaining: Gloria Bruce, on the grounds that she is uncomfortable with supporting STAND's position in full, especially without being familiar with it. *Motion carried.*

- **MOTION:** That RCPC, whenever possible and in concert with our beliefs and philosophies, work with and support neighborhood associations throughout Oakland. *Motion:* Annette Floystrup. *Second:* Danica Truchlikova. *Abstaining:* Jennifer Edmister, on the grounds that she does not disagree with the spirit of the motion, but is uncomfortable with the vagueness and emphasis on "beliefs" and feelings. (There was some agreement on this point and the point was made that this could be revisited at a later date.) *Motion carried.*
- **MOTION:** To support the retention of existing C-28 zoning along Claremont Avenue as the most appropriate zoning for the existing and future use of that area, and to support Neighborhood Center Mixed Use as the GP designation. *Motion:* Richard Smith. *Second:* Jeff Small. *All in favor. Motion carried.*

C) Global Video/Hauser

Theresa Nelson, former RCPC member and a member of the FROG committee, gave update on FROG's position on the Hauser project. The park's master plan indicated the desirability of extending the park down to 51st and all the way up to the Rockridge BART. When the Civiq project was proposed, FROG negotiated to create amenities. FROG has been negotiating with Hauser since January. Opinions on the committee vary about the merits of the project; FROG is taking a position only on aspects of the proposal that affect FROG Park directly. FROG has sent a letter to Darin Ranelletti (see attached letter in July 12 board packet); the design review committee agreed with many of the recommendations in the letter. However, the last set of drawings show that most of the proposed mitigations have been dropped.

FROG would like to see RCPC support its demand a for full, 15-foot greenway that is viable and usable. This greenway must be *public* rather than privately owned (done through easement or other dedication) and include a water feature. Other requested mitigations include traffic mitigation on Clarke and contribution towards maintenance of Redondo. Ideally, project will be lower in height and less massive so the buildings do not shadow Redondo Street.

FROG feels very strongly that if the opportunity to daylight Temescal Creek (called for in General Plan) is lost by the construction of the building, it must insist on a water feature and public access.

The board called a break at 9:13. Meeting resumed at 9:18.

Continuation of Hauser discussion.

- **MOTION:** That the Board go into executive session for discussion of strategy around the Hauser project. *Motion:* Annette Floystrup. *Second:* Gloria Bruce. *All in favor. Motion carried.*

The board remained in executive session until the conclusion of the Hauser discussion.

D) (added to agenda by chair) Neighborhood Outreach

Ronnie brought up the need for neighborhood outreach around development, and the need for a petition to oppose the C-28 to C-30 zoning change. Peter is preparing content and pictures for flyers. Annette will work on community contacts. There was agreement that any distributed materials must be educational and professional in tone, and avoid casting aspersions on particular proposed developments. A petition would have to go to the City before August 15. The proposal for zoning should go to the Planning Commission in September. All written and visual materials will be vetted by board before distribution.

E) Membership of PPRC

Ronnie requested that additional members be appointed to the PPRC immediately, since the workload is great.

- **MOTION:** To appoint Stuart Flashman to the PPRC. *Motion?* *Second:* Danica. *In favor:* Bruce, Flashman, Floystrup, Montauk, Peterson, Small, Smith, Spitzer, St. John, Truchlikova, Wahlberg. *Abstaining:* Jennifer Edmister, on the grounds that she is uncomfortable with moving to appoint a board member to a standing committee that was previously open membership. *Motion carried.*

The board agreed that the ad-hoc committee needed to meet again to discuss the PPRC appointment procedures and structures. A suggestion was made that we make emergency appointments of interim members, to allow the work to be done until the ad hoc committee can return with recommendations.

- **MOTION:** The PPRC committee has discretion to choose people to serve on committee until such time as criteria for broader appointment can be determined. *Motion?* *Second?* *All in favor. Motion carried.*

Item V. Financial

A. Kitchen Tour budget

The kitchen tour committee requested for a budget allocation not to exceed \$7500. Approximately \$3000 is for the brochure; the rest is for a varied list of expenses.

- **MOTION:** To approve allocation not to exceed \$7500 for expenses for the Kitchen Tour. *Motion:* Jeff Small. *Second:* Margaret Wahlberg. *All in favor. Motion carried.*

B. Budget Items

See attached document, “2007/2008 Fiscal Years, RCPC Budget Items” prepared by Treasurer and included in July board packet. The board agreed to the Treasurer’s proposals with the following modifications:

Citizen Awards: Suggestion that any future award be given in the form of a charitable donation in honoree’s name instead of a plaque.

Rockridge Library: Proposal that we make our contribution in the form of a loan, which FORL will repay when their CD matures on April 28, 2008.

Birch Court Pillars: Annette suggested pushing this request forward for a year, so that neighbors can gather information and funding. Can be stricken from this year’s budget.

UnderBART: Bob Franklin has reported that there might be some problems with UnderBART design. Gloria, Jeff, and Stephanie will follow up. The budget line item will be \$1000 for both years as a placeholder until we know more.

Bike racks: The City is taking care of additional bike racks, so we do not need to include this in the budget.

Website: Stephen Cataldo is still interested. Annette has asked people who know about website contract language to provide templates. The Concept will be reviewed at future board meeting. Stays at recommendations of \$5000 for 2007, \$500 for 2008.

Land Use Committee/PPRC: \$3900 designated for the Land Use Committee appeals and planning process will be designated in the budget as the working budget for PPRC in 2007. The 2008 PPRC budget stays at \$1400 to cover the cost of two appeals.

- **MOTION:** To retroactively end executive session at the end of the Hauser discussion. *Motion:* Jennifer Edmister, *Second:* Gloria Bruce. *All in favor. Motion carried.*

In discussing the budget decisions by the “new” board. The point was made that there is only one board of directors, although the members have changed – hence the budget should not be reviewed as having been passed by the “old” board, even though its allocations may changed. The recommendation was made to avoid usage of the phrases “old board” and “new board” but to refer to terms and dates of decisions instead.

Susan will report the budget decisions and numbers to Sally Fitzhugh, who will move money into a CD pending email approval by the board.

Item VI. Other Business

A) Training

Ronnie will organize a training session for the board in late August or early September about zoning and land use. Margaret and Gloria will help with planning. PPRC members may attend.

B) Out and About Rockridge RCPC Booth

The board will reserve a \$50 booth for the festival. The booth will give an opportunity for neighborhood outreach and Kitchen Tour publicity and ticket sales.

C) Kitchen Tour report (added to agenda)

All board members will be putting up posters for the event, in addition to helping out on the weekend of. Annette and Margaret volunteered to join the Food Committee. The complete kitchen tour will be on website soon.

D) NCPC report

Susan announced that things have been very quiet recently because the neighborhood has had a lot of extra police coverage after all the neighborhood concern. There will be an NCPC meeting on Thursday, July 19 from 7-9 to work on Neighborhood Watch. National Night Out is August 7.

E) Bylaws revisions

There are a number of corrections and updates needed in the bylaws, including revisions to section 9.3 that were tabled. Margaret and Annette volunteered to go through bylaws and work on revisions with Ronnie.

- **MOTION:** To adjourn. *Motion:* Annette Floystrup. *Second:* Ellen Peterson. All in favor. *Motion carried.*

Meeting adjourned at 11:00 PM.

Respectfully submitted by Gloria Bruce, RCPC secretary.

