

**ROCKRIDGE COMMUNITY PLANNING COUNCIL
Board of Directors meeting
September 6, 2007 DRAFT minutes
Rockridge Library, 7 PM**

Present: Gloria Bruce, Jennifer Edmister (arrived 8:03 PM), Stuart Flashman, Annette Floystrup, Cy Gulassa, Susan Montauk, Ellen Peterson, Peter St. John, Richard Smith, Danica Truchlikova, Ronnie Spitzer (arrived 9:41), Margaret Wahlberg

Absent: Jeff Small, Stephanie Upp

Meeting called to order at 7:14 with a quorum present. Annette Floystrup, vice chair, served as chair pro tem.

Item I. Administrative

A. Approval of August 2 Minutes

- **MOTION:** To adopt minutes for August 2, 2007 as submitted in the document 2007_Aug2minutes_revised.doc with revisions as suggested by Stuart Flashman and Annette Floystrup. *Motion:* Peterson. *Second:* Flashman. *In favor:* Bruce, Flashman, Floystrup, Peterson, Smith, St. John, Truchlikova, Wahlberg
Abstaining: Montauk. *Motion passed.*

Item II. Rockridge News

Budget of articles for October (deadline for submission is September 20):

- Reminder about kitchen tour/blurb on green kitchen meeting (Jennifer)
- Street trees (Annette)
- Report on 4th Bore Coalition meeting with Claudia Cappio (Ellen and Stu).
- ZUP and October Town Hall; interview with Jane Brunner (Stu)
- Housing article (Gloria)
- PPRC update (Richard)
- Kingfish appeal if there is update (Stu)
- Water/Rockridge Green Initiative (Annette)
- Speaking at the planning commission (Margaret)

Item III. Committee Reports

- A) *Fourth Bore Coalition* (Ellen) – Some meetings coming up, including with Planning Director Claudia Cappio on September 7 (Stu, Ellen, and possibly Ronnie will attend). Stu is looking into sound/noise experts; sound is a major point of concern. The liaisons will keep the BOD updated.
- B) *Website* (Annette) – The committee has met and the designer is working on a contract proposal and references. A brief discussion followed about concerns over designing the new site, ensuring that it integrates the Rockridge News and its style, finding consensus, and updated. Annette assured the BOD that the content management system would make updates easy, but that the responsibility for upkeep would rest with individual committee chairs.

Item IV. Project and Planning Review Committee

- A) *Kingfish* (Stu and Richard) – In a meeting with Ron Kriss, the PPRC negotiated whether there would be changes that would allow for dropping the appeal; not likely. Issues about whether the height could be dropped; Kriss has concerns about this but there may be some openness. STAND has different position; wants the project to get down to C-28 standards. We are waiting to see if they will come back and talk with us. Idea to talk to the cohousing group directly. Some discussion about RCPC making sure to stand firm on appeal; others noted importance of hearing the terms from developer. PPRC will keep the board updated.
- B) *Broadway mixed-use* (Richard) - Peter and Richard sat down with developer. The sale of the Poppy building did not go through; development in question will be on adjacent gas station site. The developer reports that the closest neighbor has no objections; PPRC suggested developer talk with other neighbors, which she will do. There is also a toxic clean-up issue. The project needs a variance to make the front of the lot on Broadway. They also need to do a traffic study – there will be a small volume of cars; not necessarily changing traffic pattern on Coronado. Board members pointed out this project was presented at an earlier RCPC town hall and that some neighbors are unhappy because of lighting and privacy issues; also must be considered within the context of the Kirk Peterson project on College also adding traffic. Peter and Richard also spoke to CEDA case planner, Pete Vollman.
- C) *Hauser* – The PPRC members gave a report on negotiations; discussion in executive session.

The board met in executive session from approximately 8:10 to 8:28.

- D) *Zoning Update Committee (Stu)*– PPRC met with planning staff and made persuasive argument about maintaining C-28 on Claremont. Like C-31, C-28 requires a pedestrian orientation. C-30 is automobile oriented. The PPRC did not explicitly address Telegraph, which was left mostly to STAND as their area. Ronnie made a case for an overlay zone of 10-4 (residential and commercial) rather than 10-3 (mostly commercial). The PPRC made an argument about building height, supporting STAND’s position of 35-45 feet with possible bonuses available only after significant conditions. The Planning Commissioners disagreed on building height; Mudge wouldn’t go beyond 45 feet; Boxer said he could go to 60 feet on a vacant lot and Leighty said 65 if not 75 feet. Staff recommendation was 45-55 feet. This goes to the full planning commission in October and November.
- E) *Safeway* – Richard spoke with Kirk Peterson, architect for College Avenue Safeway. Todd Paradis is working on a marketing plan for the site. Safeway was waiting for students to come back before they would do a full traffic study. Not much more to report at this time. Public meeting on September 11 about the Rockridge shopping center Safeway. There may be a possibility of rebuilding the Safeway or taking over the Long’s building when their lease is up.
- F) *UnderBART* – Richard reported on Jeff’s work. Jeff has designs and is working on landscaping recommendations; Susan and Gloria also walked the site with the plans. The RDA reportedly does not approve of the design. Richard suggested working with RDA and BART, and bringing the designers before the PPRC to work on design suggestions.
- G) *Trader Joe’s* – Richard reported on his conversation with representatives and on Jeff’s conversation. There is a wall going in at the Trader Joe’s; there will be a holistic pharmacy chain (based in Colorado) also moving in. They are willing to do some landscaping work, install bike racks and possibly limit traffic on College driveways, but they are unused to working with neighborhood groups. They will follow city rules of restricting delivery times. Richard would like to bring the representatives to meet with the PPRC.

Richard passed out C-31 folders with information on our zoning review process and offered to do workshops with interested board members on Sunday, September 9 and Monday, September 10.

Item V. Kitchen Tour

Susan collected posters and records. Volunteer shifts were assigned for the tour. There was some discussion of whether ticket sales would be impacted by the Crocker Highlands home tour held on the same day; it is hoped that last-minute Internet sales will allow us to meet our normal number of sales.

Item VI. Out and About Event

We will look into asking Al Hussian about using the church's canopy for our table. Margaret asked about doing a waiter's race that would be sponsored by RCPC.

Richard made a suggestion of interviewing people about Rockridge as the precursor to a questionnaire. Decision was made to hold off, based on history of these types of "community feedback" discussion with the board earlier.

Agreement that we should sell cookies or brownies at the booth to draw people in; also have merchandise and K-Tour ticket sales. Ronnie, Annette Margaret, Jeff, and Stu are all willing to work at the booth. Each board member to bring two dozen cookies.

Item VII. Other business

- A) Halloween on College Avenue (Parade is October 28) – Jennifer is not available to organize this year, but will work with people who can help out.

Item VIII. RCPC relationships with other neighborhood groups

Ronnie is working with PANIL on the September 11 Safeway meetings. She also suggested appointing a board committee to go and talk with STAND to find out who the main contact is and how best to communicate. Danica, Peter, Annette and Ellen volunteered.

Discussion followed of identifying a wide range of neighborhood organizations in Oakland and Berkeley and getting Jane Brunner's list of organization. Note that Jane's next community meeting is October 6; Ron Dellums will be there. 10-12 AM at the Peralta School.

Annette will put together list of community organizations and start calling them.

Item IX. PPRC and Public Outreach.

A lengthy discussion took place during which board members voiced their opinions on the public aspect of the PPRC; concerns about transparency; how its structure, membership, and membership criteria should be communicated; and how public feedback could be collected while the technical work of zoning and project review could still be accomplished.

There were several points of agreement:

- The PPRC should continue to operate under that name and with the technical focus on zoning review (in other words, we won't revert to the old form of the Land Use Committee).
- There should be public communication soon in the form of an email (suggested that Ronnie send) and an article in the *Rockridge News* explaining the work of the

PPRC, announcing the membership, and positively conveying to the community how they can get involved. Jennifer volunteered to draft the article and circulate it to the board.

- There should be open meetings of the PPRC – perhaps every other month as separate meetings, or perhaps incorporated in general meetings every other month as a focus.
- Responsibilities such as facilitating meetings can be shared by board and PPRC members to avoid overload the committee chair and other volunteers.

The board agreed in the end to incorporate a public announcement and PPRC discussion into the October Town Hall meeting, which will be on a relevant land use subject (zoning update).

As current chair of the PPRC, Richard closed the discussion with a number of procedural questions and points for discussion about how the PPRC can function as a committee of the board, how it interacts with the public, how the RCPC takes on “planning” as opposed to “projects,” and how a large public group has the flexibility, timeliness and knowledge to respond to project issues. All agreed that these were crucial issues for discussion – however, for the time being we would move forward with the public meeting and continue to address these issues.

Item X. Other business/closing announcements

Board members were asked to let Richard know if they were coming to his house for zoning workshops.

Ronnie shared that Safeway has been not been entirely forthcoming about their ownership of the buildings. We need to be aware of this and make sure to ask good questions at the community meetings.

- **MOTION:** To adjourn the meeting. *Motion:* Edmister. *Second:* Wahlberg. *All in favor. Motion passed.*

Meeting adjourned at 10:59 PM.

Respectfully submitted by Gloria Bruce, RCPC Secretary

Draft 09/09/07.