

**BOARD OF DIRECTORS MEETING  
DECEMBER 2007 MINUTES  
Thursday, December 6, 2007, 7:00 PM  
Rockridge Library**

Present: Stu Flashman, Cy Gulassa (partial), Don Kinkaid, Susan Montauk, Ellen Peterson, Jeff Small, Richard Smith, Ronnie Spitzer, Peter St. John, Danica Truchlikova, Margaret Wahlberg

Guests: Tony Rossman

Absent: Gloria Bruce, Jennifer Edminster, Annette Floystrup

*Meeting commenced at 7:05 with a quorum present.*

**Item 1. Administrative.**

A) Appointment of Secretary Pro Tem

Danica Truchlikova was appointed secretary pro tem.

B) Consent Form

All present signed the consent form. Margaret will upload the page to files.

C) Approval of October 4 minutes

The online addenda have to be added, Gloria's computer was down. The online addenda will be approved separately online.

- **MOTION:** To approve the October 4 minutes without the online addenda that will be voted on separately online. *Motion:* Margaret Wahlberg, *Second:* Sty Flashman. *In favor:* Flashman, Montauk, Peterson, Small, Spitzer, St. John, Truchlikova, Wahlberg. *Abstaining* (due to absence from October 4 meeting): Smith. *Motion carried.*

D) Approval of November 1 minutes

Minutes are not complete. Will be reviewed and approved online.

- **MOTION:** To table the approval of November minutes. *Motion:* Stu Flashman. *Second:* Margaret Wahlberg. *Motion carried unanimously.*

## **Item 2. Rockridge News**

Cy Gulassa is stepping down as RN editor for undetermined time due to his imminent election as the President of the Board of Trustees for Peralta College District. Cy verbally submitted his temporary resignation and Don Kinhead accepted responsibilities of an interim editor. Cy will be available to help out when needed. Janet Sommers also terminated her services. Don distributed guidelines for writing RN articles and stressed the importance of submitting articles on time. Susan will prepare a year calendar of RN deadlines, next deadline is December 20. Susan and Don are in the process of selecting new printing services for the Rockridge News. Preliminary list of some articles discussed for next issues: NCPC – reorganization in OPD (Susan); RDA/Claremont Middle School forthcoming community day for eight graders (Susan); Dreyer’s Ice Cream Parlor update (Margaret); Jane Brunner community meeting (Ann Marks - she will be a regular RN writer); new RCPC website (Peter); EBMUD – water supply planning (Stu); Zoning Update for January Planning Commission hearing (Stu).

Susan Montauk reported that a long time community activist Patrick Daughton is terminally ill and suggested that RCPC gives him a RCPC Hero Award.

- **MOTION:** To authorize up to \$500 for a RCPC Hero Award to the long time community activist Patrick Doughton in recognition of his many contributions. *Motion:* \_\_\_\_\_, *Second:* \_\_\_\_\_. *In favor:* Flashman, Montauk, Peterson, Smith, Spitzer, St. John, Truchlikova, Wahlberg. *Abstaining* (due to not knowing Patrick personally): Small. *Motion carried.*

## **Item 3. Neighborhood Organizations & RCPC Committees**

### A) NCPC

Reorganization of the OPD is on agenda of the January meeting with the new captain for North and West Oakland present. Allocation of Measure Y funds is an issue with many interested groups – large sums of money are going to programs and not to the increase of police force as intended. NCPC Board elections at February meeting. Susan reported that she is transitioning from the NCPC Board, another RCPC Board member will need to assume the role of RCPC/NCPC liaison.

### B) Schools Committee

RDA, NCPC, and Claremont Middle School are organizing a community day for eighth graders. A small group of kids from the school were causing problems on College Avenue and in the library after school, and the idea is a brainchild of on going meetings of many interested parties from College Avenue. The hope is that when the kids will get to know the merchants and the neighborhood they will be less prone to causing damage.

### C) Jane Brunner’s Meeting Report

Danica reported on Jane Brunner’s Community Advisory Meeting held at Peralta Elementary School on December 2. The topic was: How can we bring More Retail to Oakland? The study was presented by Denise Conley from Conley Consulting Group who was hired by the City as a retail consultant. A comprehensive analysis of Oakland

retail concluded that Oakland is losing money in billions per year due to residents of Oakland shopping elsewhere (Emeryville, Walnut Creek, SF, etc.) The City wants to reverse the trend. The presentation was mainly oriented towards a proposed new shopping zone at “upper Broadway” (currently the Auto Row). There would be over 1mil. sq.ft. available on Auto Row when the dealers move to the Army Base. A retail center of Walnut Creek type would not be economically feasible because retail will support land use value of \$40/sq.ft. and \$200/sq.ft. is needed to support current land value. The conclusion is that a mixed-use 4-5 story development would be needed. Several attendees commented that Oakland needs to develop the existing downtown but the consultant responded that there is no room for major retail development downtown. The study is available on Jane Brunner’s website.

#### D) STAND

Peter and Stu met with representatives of STAND. Stand is a consensus group of neighbors without any organizational structure. It was agreed at the meeting that cooperation between our neighborhood groups would be beneficial and will be pursued further.

#### E) TPBS Committee

Ronnie reported on Traffic Pedestrian Bicycle Safety Committee’s work on the Rockridge Triangle at Colby, Hillegas and Alcatraz. Waiting for the City to come back with drawings of pedestrian crossings and traffic enhancements.

### **Item 4. Fourth Bore Coalition.**

#### A) Update and Actions

- **MOTION:** To move to Executive Session. *Motion:* Jeff Small. *Second:* Susan Montauk. *Motion carried unanimously.*

### **End of Executive Session.**

#### B) Confirm Representatives

- **MOTION:** To approve Ellen Peterson and Ronnie Spitzer as RCPC representatives on the 4<sup>th</sup> Bore Coalition with Kent Deverell as an alternate. *Motion:* Susan Montauk, *Second:* Danica Truchlikova. *In favor:* Montauk, Peterson, Small, Smith, Spitzer, St. John, Truchlikova, Wahlberg. *Abstaining* (due to conflict of interest): Flashman. *Motion carried.*
- **MOTION:** To authorize the RCPC representatives on the 4<sup>th</sup> bore coalition to make decisions for the RCPC Board related to the list of mitigation measures and enhancements and their prioritization. *Motion:* Jeff Small, *Second:* Margaret Wahlberg. *In favor:* Montauk, Peterson, Small, Smith, Spitzer, St. John, Truchlikova, Wahlberg. *Abstaining* (due to conflict of interest): Flashman. *Motion carried.*

**Item 5 (item 6 on agenda). Financial.**

Susan went over financial spreads sheets. Kitchen tour netted less than the last one but still a respectable sum of \$14,633.82. Sally Fitzhugh, RCPC outside auditor, is going to transition from her job but will stay till the end of January 08. Susan holds the position of treasurer and RN manager but the new non-profit rules do not allow these responsibilities to be performed by one person. This issue needs to be confirmed. Susan 's term on the Board expires in April and a new Treasurer from the RCPC Board will need to be appointed. Susan will stay as the reimbursed RN manager after her term is over. The issue of outside consultant to replace Sally has not been resolved. Some people on the Board feel that the complexity of RCPC financial transactions may be beyond the Board's financial expertise. The Board needs more information before a proposal is made.

**Item 6 (item 7 on agenda). Website**

Peter reported that RCPC website is open but will take a long time to "inhabit" it. The site has no security on it yet. Peter will send the website link to the board and asked Board members to test the site and forward comments to him on the group discussion page. He is soliciting comments on 1) on how the site looks and how it feels to navigate, and 2) its functionality. Jeff will coordinate the comments. Peter will give a website training to the Board on December 13 at 7:30pm at the Rockridge library.

**Item 7 (item 5 on agenda). College Avenue Issues**

A) Dreyer's

Margaret contacted the Dreyer's administration and was assured the ice cream parlor will open again. They did not give reason why it closed and when it will open. Jeff talked with Dave Velasca of Planning Department who informed him that Dreyer filed a renovation permit on November 9. Jeff is in contact with Dreyer's architect, City Shapers, and will get plans for Board review when they will be available.

B) Pharmaca, Trader Joe

Jeff discussed signage issue with Dave Velasca. Current Trader Joe's signs both on the building and on the pole are grandfathered by previous tenants who got a CUP when the site was zoned C-30 and are an approved non-conforming variance. It would not be allowed under current C-31 zoning. The second tenant on the site, Pharmaca, wants to install their own sign in addition to the Trader Joe's. Trader Joe's does not want to reduce the size of its signs. Signage is subject to administrative review only with no public hearing. Several residents complained about the signage. Jeff wrote a letter to Ed Manasse of the City of Oakland Community and Economic Development agency expressing RCPC opposition to granting permission to any additional signs. The letter to be signed by the Chair and Jeff and mailed.

C) UnderBART

After many calls Bob Franklin got back to Jeff. Bart is paying for the design which is being redone and RCPC's comments will be incorporated. Jeff will bring the new plan for Board review when it will be completed.

### **Item 8. Bylaws Revisions**

#### A) Testimony at Public Meetings

Margaret distributed for review a draft of proposed revisions to Testimony at Public Meetings bylaws.

- **MOTION:** Should the RCPC adopt the revised policy on Testimony at Public Meetings in the RCPC Policy Manual. *Motion:* Margaret Wahlberg, *Second:* Susan Montauk. *Motion carried unanimously.*

#### B) Election and Term of Office of Directors

Margaret distributed proposed RCPC bylaws amendment to Section 8.3: Election and Term of Office of Directors. The Board needs more time to study the proposal so the item was postponed.

### **Item 9. Organizational**

#### A) January Town Hall Meeting/February Retreat

January Town Hall meeting will be organized by Jeff. The topic: What community projects do Rockridge residents want to do next in Rockridge. A strategic retreat for Board is planned for February.

#### B) Stephanie Upp Resignation

Stephanie resigned from the Board for personal reasons. Gloria to write an article for Rockridge News.

#### C) RCPC Answering Machine

Jeff volunteered to check the answering machine weekly and forward messages as appropriate (Susan suggested twice weekly).

#### D) Future Town Hall Meetings

Ronnie will prepare schedule and assignments.

### **Item 10.PPRC**

#### A) 5666 Telegraph

Richard presented PPRC's review of the 5666 Telegraph project. The project is just outside Rockridge boundaries but has a number of zoning violations some of which might potentially set precedent for future development up Telegraph and Claremont. The project was approved by administrative review only without public hearing. Temescal resident, Dahn van Laarz, who lives next to the project, filed an appeal with STAND support to Planning Commission and at the PPRC meeting asked for RCPC support in the form of a letter to the Planning Commission and attendance at the hearing scheduled currently for January 16. Two issues are of primary concern to RCPC: appropriateness of

administrative review without public input for a project of this size; and the impact of the project on adjacent residential properties zoned R-40. The project does not comply with General Plan Guidelines and zoning that require the building height to be adjusted to transition to residential scale. Richard will write a draft of the letter and circulate for Board review.

- **MOTION:** That RCPC will write a letter expressing support for the appeal and opposition to the project on the grounds of inappropriateness of approval by administrative review without public input of a project with a number of code violations; and of the impact the building has on adjacent properties zoned R-40. *Motion:* Stu Flashman, *Second:* Peter St.John. *In favor:* Flashman, Montauk, Peterson, St. John, Truchlikova, Wahlberg. *Against* (because the project is outside Rockbridge boundaries): Jeff Small. *Abstain:* Ronnie Spitzer. *Motion carried.*

Telegraph rezoning, 5175 Telegraph and Hauser project were on the agenda but were not discussed.

- **MOTION:** To adjourn. *Motion:* Jeff Small. *Second:* Margaret Wahlberg. All in favor. *Motion carried.*

***Meeting adjourned at 10:05 PM.***

*Respectfully submitted by Danica Truchlikova, secretary pro tem.*