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CITY HALL • 1 FRANK H. OGAWA PLAZA, 3RD FLOOR, OAKLAND, CALIFORNIA 94612

Office of the Mayor
Honorable Ronald V. Dellums
Mayor

(510) 238-3141
FAX (510) 238-4731
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Letter of Appointment

July 28, 2009

The Honorable City Council
One City Hall Plaza, Second Floor
Oakland, CA 94612

Dear President Brunner and members of the City Council:

Pursuant to City Charter section 601, the Mayor has appointed the following person as member of the following Board or Commission, subject to City Council confirmation:

City Planning Commission

Vince Gibbs, Mayoral appointment to serve the term beginning May 5, 2008 and ending May 4, 2011, filling the seat previously held by Suzie W. Lee.

Vien V. Truong, Mayoral appointment to serve the term beginning May 5, 2009 and ending May 4, 2012, filling the seat previously held by Anne E. Mudge.

Madeleine Zayas-Mart, Mayoral reappointment to serve the term beginning May 5, 2009 and ending May 4, 2012, filling the seat she currently holds.

Michael Colbruno, Mayoral reappointment to serve the term beginning May 5, 2009 and ending May 4, 2012, filling the seat he currently holds.

Thank you for your assistance in this matter.

Sincerely,

Handwritten signature of Ronald V. Dellums in black ink.
Ronald V. Dellums
Mayor

Vince Gibbs

Career Summary

Graduate with honors of Morehouse College, with a B.A. in Business Administration and a concentration in Real Estate Finance. Founder and Chief Executive Officer of a real estate due diligence consulting firm that has provided real estate investment advice to over a thousand clients, over a 7 year period. Successfully marketed the services of East Bay Property Inspections and created several alliances within the Bay Area business community. President and founding member of The Train Station Partnership executive board, which has the mission of restoring the 16th Street Train Station located in West Oakland. Cofounder and Chief Financial Officer of A+ Learning academy, a day care facility that has served West Oakland for over 4 years. As a Senior Financial analyst, responsible for return on investment analysis for electrical power plant development and various industrial projects, in addition to project development and deal negotiation strategy. Equity and energy/electricity trading experience, also a trading floor intern at a major Wall Street firm.

Personal Mission Statement

To utilize the technical and soft skills acquired over the years to become a successful real estate developer, who consistently achieves a "Triple Bottom Line" return. "Triple Bottom Line" defined as projects that are, 1.) Good for the communities in which they reside, 2.) Environmentally Friendly, and 3.) Economically Sustainable. To be an "Advocate for Financial Literacy" by making wealth building information available to the masses.

Management Skills

I am an innovative entrepreneur that has demonstrated the ability to build and maintain successful businesses. I have provided leadership and motivation to teams of individuals to achieve a common goal. These qualities were instilled in me at an early age and led to earning the prestigious Eagle Scout designation with the Boy Scouts of America, and to later becoming a member of the U.S. Marine Corp. I have developed an ability to effectively connect with stakeholders from diverse backgrounds, ranging from the average consumer to the executive level corporate manager. I am a strong believer in "Leadership by Example".

Finance Skills

I earned a Bachelor of Arts degree from Morehouse College in Business Administration, with a concentration in Real Estate Finance. As a senior financial analyst I was responsible for providing investment analysis and financial model creation. My analysis has been responsible for the successful investment financing of the Delta Energy Center in Pittsburg California. The Delta Energy Center project cost was in excess of \$800,000 and provides over 500 mega watts of electrical power generation to the San Francisco Bay Area. As an equity and electricity trader, I demonstrated the ability to make quick decisions, often times with limited confirmed data. As a trader it was paramount that I work well under pressure to multitask, while maintaining a single minded focus on the ultimate objective.

Marketing Skills

I have been successful at creating effective brand identity. Execution of web based and e-mail marketing strategies. I was extremely successful at generating new business by conducting classes and workshops for Realtors and home buyers on relevant real estate due diligence topics. The commitment for these workshops required the use of direct marketing techniques to secure management support and stakeholder buy in. I have also demonstrated a knack for creating effective ad copy.

Technical Skills

I have extensive Excel spreadsheet experience, along with experience with most MS Office products. I have a strong ability to conduct web research and gather information. My background has given me extensive exposure to finance and accounting related software. I also have a high aptitude to learn and utilize new and existing computer technology to achieve maximum efficiency.

Employment Summary

09/01 – Present	East Bay Property Inspections, Inc. Founder and Chief Executive Officer – Oakland, CA
04/02 – 09/08	A Plus Learning Academy, Inc. Co-Founder and Chief Financial Officer – Oakland, CA
06/00 – 09/01 09/99 – 06/00	Calpine Corporation Hourly Electric Power Trader (West Desk) – Houston, TX Senior Financial Analyst (Project Finance) – Pleasanton, CA
04/99 – 9/99 05/98 – 04/99 04/97 – 05/98	Enron Corp. Deal Structuring and Risk Manager (Commercial/Retail) – San Ramon, CA Power Asset Finance – Analyst – San Francisco, CA Industrial Finance (Project Finance) – Analyst – Houston, TX
09/95 – 04/97	GLOBALT Inc. Buy Side Equity Trader – Atlanta, GA
Summer 1995	Merrill Lynch Sales and Trading Summer Intern - New York, NY

Educational Summary

Bay Area Ross Program in Real Estate – University of Southern California (The Lusk Center for Real Estate)

Marshall School of Business & School of Public Planning and Development
Certificate of Completion of Ross Program for Real Estate Development – Fall 2008

Morehouse College, Atlanta, GA

Bachelor of Arts: Business Administration with concentration on Real Estate and Corporate Finance
Degree 1996: Cum Laude – GPA 3.04

J. Sargeant Reynolds Community College, Richmond, VA

Associate of Science: Business Administration
Degree 1993: Cum Laude – GPA 3.25

Honors & Activities

Eagle Scout, Executive Board Member and President of the West Oakland Train Station Partnership, Bay Area Ross Program in Real Estate Scholarship Recipient – USC Lusk Center for Real Estate (Fall 2008), California Real Estate Broker's License, Morehouse Economics & Business Achievement Award (3 years straight); Dean's List (1992-1995); Morehouse Business Department Spring Tour 1995 (Hong Kong and Singapore); Series 7/63 Investment Broker License; Virginia Real Estate and Insurance Licenses

VIEN V. TRUONG

EDUCATION

University of California, Hastings College of the Law, San Francisco, CA.

Juris Doctorate, 2006

- *UC Hastings Race and Poverty Law Journal*

University of California, Berkeley, CA.

Bachelor of Arts, Rhetoric (and Education minor), *Honors*. 2002

EXPERIENCE

Green For All

(10/2008 – Present)

Senior Policy Associate

- Manage day-to-day operations of organization's policy advocacy efforts in targeted states.
- Work with state partners to develop state-specific policy proposals regarding state best practices.
- Develop and help implement advocacy strategies targeted at state legislatures.
- Work collaboratively with national partners pursuing similar policy goals within states.
- Provide technical assistance, policy analysis, and research as needed.
- Assist with local and federal policy advocacy efforts.

University of California Berkeley School of Law – Berkeley, CA.

(6/2008 – Present)

Associate Attorney

- Supervise law students' interactions, services, and legal advice to clients on matters ranging from climate control, global poverty, and increased philanthropy.
- Supervise business students providing business plans, market studies, and financial analysis to clients.
- Associate attorney at the *New Business Counseling Practicum*, a program that teaches law and entrepreneurship and provides legal assistance for ten to twelve start-up businesses each semester.
- Advise clients on formation, tax exemption, governance, and corporate compliance matters.
- Collaborated with outside attorneys to mentor law students in developing the program.
- Devised creative solutions for the clients and the practicum alongside supervising attorney/professor.

East Bay Community Law Center – Berkeley, CA.

(10/2006 – 6/2008)

Community Economic Justice Law Fellow

- Advised clients on formation, tax exemption, governance, capacity training, and corporate compliance.
- Drafted articles of incorporation, bylaws, and conflicts of interest policies for clients and coalitions.
- Produced the business plan and the response to a request for qualifications, each consisting of over 100-pages, for an economic development coalition consisting of over 40 organizations.
- Developed policy recommendations alongside housing and land use coalitions that are working to create financial stability and health for underserved Oakland communities.
- Discussed policy matters at city hearings, press conferences, and community forums, including a forum with over 500 attendees. Drafted talking points for community leaders to use in hearings and interviews.

National Economic Development and Law Center — Oakland, CA.

(9/2005 - 5/2006)

Law Clerk

- Wrote and published *Highlights of California Law Changes* advising organizations of new policies.
- Assisted a nonprofit economic development coalition by conducting market feasibility studies, designing program components, and creating budgets for its programs.
- Researched and wrote memoranda answering issues faced by nonprofit organizations, including the appropriate legal status for their entity, formation concerns, and matters relating to tax exemption.
- Reviewed and revised model articles of incorporation and bylaws for website and distribution to legal aid.

Vien V. Truong

State of California Senator Joseph Simitian - Sacramento, CA.

(1/2005 - 7/2005)

Extern/Law Fellow

- Developed policy recommendations regarding health care, financial institutions, and education after researching best practices, documented effectiveness, and in-depth reviews of state and federal laws.
- Articulated policy recommendations and collaborated with staff attorneys to draft bill language.
- Drafted materials including hearing statements, arguments, rebuttals, support letters, and memoranda.
- Analyzed studies, evidence, committee analyses, and legislative memoranda and their potential effect.
- Negotiated with lobbyists and constituents to reach meaningful compromises on bills.
- Collaborated with other members and offices to gain co-authorship. Drafted press releases.

Chief Federal Magistrate Judge Larson — San Francisco, CA.

(Summer 2005)

Legal Extern

- Drafted bench recommendations to Court on matters including default judgments, motions to dismiss, motions for summary judgment, discovery matters, and evidentiary issues.
- Researched, analyzed, and applied the local, state, and federal laws to litigants' motions.
- Worked on substantive issues including intellectual property, criminal matters, and breach of contracts.

Street Law (Castlemont High School) – Oakland, CA.

(9/2004 - 12/2004)

Educator

- Taught community economics, family law, tort law, criminal law, and human rights to 38 students.
- Brought in guest speakers including former-Mayor, former-Community Economic Development Agency (CEDA) Director Bill Lambert, former-CEDA Central City East and Coliseum Area Manager Gregory Hunter, Oakland Public Defender Mike Lu, family law counselors and youth counselors.
- Created new program for high school students, Project Area Committee (PAC), and Office of the Mayor.

Clarita Career College — Santa Clarita, CA.

(3/2004 - 8/2004)

Director of the Legal Assistant Program, Head Instructor Legal Assistant Programs

- Designed, developed, and implemented the legal assistant curriculum which subsequently received American Bar Association accreditation.
- Wrote all of the template lesson plans, tests, and handouts for all legal assistant modules.
- Reviewed and selected textbooks to be used in classrooms. Interviewed, trained, and supervised legal instructors. Developed the law library with the college's co-owner.
- Chaired the Legal Assistant Advisory Board. Led bi-monthly faculty meetings.

HIGHLIGHTED PRESENTATIONS

- North Carolina Sustainable Energy Association, Green Jobs For All (February 2009) *Generating Economic Opportunities for Low-Wealth & Minority Communities.*
- Bioneers, Green Jobs For All. (October 2008) *Green Jobs*
- Oakland People's Housing Coalition Townhall. Discussed the need for inclusionary zoning (May 2007).
- East Bay Alliance for a Sustainable Economy (EBASE) Town hall. "Building Oakland for Everyone: A Summit on Jobs, Housing, and Justice". Discussed needs for affordable housing (November 2007).
- Panelist: "The Future of Civil Rights in the Asian Pacific American Community" (September 2007).
- Panelist: Asian Pacific American Five Inspire Greatness: "How We Overcame Negative Stereotypes of Asian Pacific Americans" (November 2007).

ADDITIONAL

- Commissioner, Oakland Fund for Children & Youth, Planning & Oversight Committee
- Chair, KPFA Community Advisory Board (7/2007 – 7/2008)
- Board member, East Bay Asian Local Development Corporation (EBALDC)
- Board member, Asian Pacific American Labor Alliance (APALA)
- Member, East Bay Young Democrats
- Member, Asian Pacific American Democratic Caucus



Madeleine Zayas-Mart

Project Director, Architecture and Urban and Design, WRT | Solomon E.T.C.

Madeleine is an architect and urban designer with 12 years of experience in a wide range projects including Commercial, Hospitality, Retail and Residential Multi-Family and Mixed-Use. Prior to joining WRT | Solomon E.T.C., Madeleine was an Associate at Pyatok Architects working on large urban scale affordable housing and mixed use projects in the Bay Area such as Coliseum Gardens Phase Three, Wood Street in Oakland, CA and Avalon Bay at Ocean Avenue in San Francisco, CA. She has a passion for restoring the fine grain and vitality of inner cities through well articulated and thoughtfully designed affordable mixed-use developments that contribute rich, active and inspiring public urban experience.

EDUCATION

University of California at Berkeley:
Masters in Architecture, Fall 2002
Masters in City & Regional Planning,
(Urban Design Concentration), Fall 2002
University of California at Berkeley:
BA, Architecture, 1993

PROFESSIONAL EXPERIENCE

WRT | Solomon E.T.C. Architecture and Urban Design,
San Francisco, 2007
Pyatok Architects, Oakland, Associate, 2005-2007
Skidmore, Owings and Merrill, San Francisco,
Urban Designer, 2004-2005
San Francisco Planning Department, Urban Design Intern
for the Long Range Division, San Francisco, 2001
MBT Architecture, Architectural Designer, 1999
David Bartlett Associates, Architectural Designer, 1996

HONORS AND AWARDS

Recipient of the Eisner Prize in City and Regional Planning
for Creative Achievement, 2002
First Place, Bank of America Affordable Housing Challenge
(group project), 2001
Recipient of the International Laboratory of Architecture
and
Urban Design Scholarship in Venice, Italy, to study the
local and regional impacts of proposed high water
technology on Venice's physical form, Summer 2000
Recipient of the Howard Friedman Scholarship in
Architecture, 1993 Excellence in Sustainable Architecture

TEACHING EXPERIENCE

Visiting Lecturer, University of California, Berkeley,
Department of City and Regional Planning CP238,
Masters level Affordable Housing and Finance
Studio, Co-Instructor, Fall 2006
Graduate Student Instructor, University of California,
Berkeley, Department of City and Regional Planning
CP110, Introduction to City Planning, Fall 2002

APPOINTMENTS

Oakland Planning Commission, 2006 – Present
Oakland Design Review Committee, Chair, 2008

PROFESSIONAL ORGANIZATIONS

ALA East Bay Regional Urban Design Forum
Founding Member, 2007
Facilitated a panel on transit-oriented development
focused on transportation issues and development around
East Bay BART Stations from Hayward to Richmond.

REPRESENTATIVE PROJECTS

Sycamore Downtown Mixed Use (North Side)
Hercules, CA
Project Architect for a 96 unit affordable housing
development with 40,000 sq. ft. of retail, central plaza and
associated parking. At 50 du/acre, this medium to high
density New Urbanist development is to become the first
phase of Hercules' new town center. In charge of leading
the design and documentation process from schematic
design through construction documentation. Construction
is to begin in May 2009.

Sycamore Downtown Mixed Use (South Side)
Hercules, CA
Urban Designer and architect for a feasibility study and pre-
schematic design phases that includes thirteen acres of land on the
south side of Sycamore Avenue across from Sycamore Mixed Use
North in two phases. The first phase sets aside a piece of land to
complete two blocks of Sycamore Avenue as a double loaded retail
mixed use corridor (ie, Sycamore Crossings), in four mixed use
parcels, two on either side of a new street, retail along Sycamore
Ave, and residential and office space organized around a series of
courtyards. Phase two, a collaboration with Opticos, the town
architect, entailed creating a master plan for the remainder of the
site to include a hotel, office space, a regional retail center,
housing parking, creek restoration and other public
improvements.

North Richmond Specific Plan
Richmond, CA
Urban Designer and planner for a 248-acre site in the
unincorporated Contra Costa County community of North
Richmond. Participated in developing the urban design context,
summarized key urban design findings, opportunities and
constraints and assumptions to inform the planning for the
project area as a new residential neighborhood with retail at key
intersections. Articulated preliminary visions and goals to guide
the formulation of plan alternatives as well as created preliminary
plan alternatives. Ongoing.



**Coliseum Gardens, Phase Three
Oakland, CA**

Project Manager for a Hope VI, family-oriented affordable housing development as part of the larger Coliseum Gardens Transit Village Masterplan. Phase Three includes 106 residential units over podium parking on two parcels, associated community areas, and a five acre community park near the Coliseum Bart Station in East Oakland. In charge of client and consultant interface as well as managing the design process through the early phases of construction administration. Tasks also include design development of the larger Coliseum Gardens master plan in collaboration with for-profit and non-profit developers, city officials, public agencies, master landscape architect and the larger Coliseum Gardens' design and engineering team.

**Avalon Bay at Ocean Avenue
San Francisco, CA**

Project designer for the first large scale mixed use project to kick off the new Balboa Park Station Area Better Neighborhood Program in San Francisco's Balboa Park. Project includes 165 units of market rate rental housing, 40,000 square foot of ground level retail, 2 large podium courtyards for residents, and two new public right of ways over structured parking. Tasks include conceptual design, community outreach and entitlements. The first phase of entitlements included design and coordination of two new public streets and coordination with PUC. 2006-07

**Wood Street Apartments
Oakland, CA**

Assisted in the feasibility and Master Planing phase of a new 6-acre residential neighborhood in West Oakland to include up to 400 residential units, associated parking, retail and public amenities, all as part of the Wood Street Specific Plan. Tasks included designing and testing the feasibility of six residential/mixed use alternatives varying in density, building and parking type. 2006

**Stanford's Escondido Village Graduate Student Housing,
Palo Alto, CA**

Architectural Designer for MBT Architects. Assisted in the design development and documentation of 508 graduate student housing units in four three-story buildings for Stanford University graduate students. 1999

**Liu Lin Vision Plan
Tianjin, China**

Urban Designer with Skidmore, Owings and Merrill. Master Planning for 190 hectares of development including 6,500 housing units, a marina village, a regional scenic park, and supporting community facilities. The Vision Plan includes innovative land use, open space and circulation diagrams, a residential plan with a variety of housing typologies, an illustrative site plan and sustainable design features. 2005

**Greater Beijing Finance Street
Beijing, China**

Urban Designer with Skidmore, Owings and Merrill. 500-hectare Vision Plan for Greater Beijing Finance Street in downtown Beijing, China. Plan provides a vision for a well connected system of public spaces along reclaimed "green" streets, plazas and mini parks. Plan also calls for a major re-structuring of auto circulation, more housing, appropriate density at key locations and historic preservation. 2004-05

**Balboa Park Station Area Better Neighborhood Program,
San Francisco, CA**

Urban Design Intern for the San Francisco Planning Department's Long Range Division. Assisted in urban design, policy and community out-reach tasks for the Balboa Park Station Area Better Neighborhood Plan. 2002

**Absinthe Restaurant Tenant Improvements
San Francisco, CA**

Project designer of a for a French Restaurant-Bistro in the Hayes Valley District of San Francisco. Work includes the complete rehabilitation of an dilapidated food serviceshop. Designed and developed a new bar, kitchen, bathrooms, dining areas, lobby and minor building facade improvements. Led the design process from schematic design through construction administration. 1997

Michael Colbruno

Objective

Utilize public and private sector experience to benefit the community.

Experience

1999-Present Clear Channel Outdoor Oakland, CA

Vice President for Government Affairs/Northern California

Responsible for all local, state and federal governmental affairs.

Oversee legal, public affairs and real estate for branch office.

Manage community outreach and public service programs.

1998-1999 Mayor Willie L. Brown, Jr. San Francisco, CA

Deputy Director of Legislative Affairs

Liaison between Board of Supervisors and Mayor's Office .

Managed all State legislative and budget matters.

Coordinated activities between Mayor's Office and City Departments and Commissions.

1996-1998 Assemblywoman Carole Migden Sacramento, CA

Chief Legislative Aide

Staffed Budget Subcommittee, Committee on Ports and Natural Resources.

Formulated and oversaw legislative policy agenda.

1994-1996 Supervisor Carole Migden San Francisco, CA

Chief Legislative Aide

Chief Policy Aide and Press Secretary

Staffed Housing & Land Use Committee and Finance Committee.

Education

1978-1982, 1984 University of Colorado Denver, CO

Political Science

1982-1984 Metropolitan Community College Denver, CO

Political Science and Linguistics

Activities

2006-Present, Chair, Oakland Planning Commission

2005-Present, Board of Directors, Philharmonia Baroque Orchestra (Chair, Corporate Council)

1999-2005, Chair, Chabot Space & Science Center Board of Directors, Oakland, CA

1999-Present, Chair, OakPAC, Oakland, CA

1999-Present, National Director, California State Outdoor Advertising Association

2002-2004, Board member and PAC Chair, Equality California

2003, Chair, Taste of Oakland, Oakland Convention & Visitors Bureau

1995, Chair, Cryptosporidium Task Force, San Francisco, CA

Other

Delegate, 2004 Democratic National Convention

Guinness Book of World Records, World's Largest Caesar Salad, 1998-2003

San Francisco Democratic County Central Committee, 1998-1999

Created and Organized First San Francisco Domestic Partners Commitment Ceremony, 1996-1998

Press Secretary, San Francisco 49ers Stadium Campaign, 1998

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2009 JUL 16 AM 11:19

APPROVED FOR FORM AND LEGALITY


CITY ATTORNEY

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION APPOINTING VINCE GIBBS AND VIEN V. TROUNG, AND REPOINTING MADELEINE ZAYAS-MART AND MICHAEL COLBRUNO, AS MEMBERS OF THE CITY PLANNING COMMISSION

WHEREAS, Ordinance No. 192 C.M.S. creates the City Planning Commission, whose members are nominated by the Mayor and approved by the City Council; and

WHEREAS, Ordinance No. 11776 C.M.S. specifies that members of the City Planning Commission are to serve three year terms, which are to be staggered so that some appointments will expire every year, and appointments to fill a term of office are only to be for the remainder of that term; now, therefore, be it

RESOLVED, that by the nomination of the Mayor, the following individuals are hereby appointed to the terms set forth below:

Vince Gibbs, Mayoral appointment to serve the term beginning May 5, 2008 and ending May 4, 2011, filling the seat previously held by Suzie W. Lee.

Vien V. Truong, Mayoral appointment to serve the term beginning May 5, 2009 and ending May 4, 2012, filling the seat previously held by Anne E. Mudge.

Madeleine Zayas-Mart, Mayoral reappointment to serve the term beginning May 5, 2009 and ending May 4, 2012, filling the seat she currently holds.

Michael Colbruno, Mayoral reappointment to serve the term beginning May 5, 2009 and ending May 4, 2012, filling the seat he currently holds.

IN COUNCIL, OAKLAND, CALIFORNIA

PASSED BY THE FOLLOWING VOTE:

AYES- KERNIGHAN, NADEL, QUAN, DE LA FUENTE, BROOKS, REID, KAPLAN, AND
PRESIDENT BRUNNER

NOES-

ABSENT-

ABSTENTION-

ATTEST:

LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California