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**REDEVELOPMENT AGENCY
AND THE CITY OF OAKLAND
AGENDA REPORT**

TO: Office of the City Administrator/Agency Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: September 28, 2010

RE: Agency Resolution Accepting the Preliminary Plan for an Amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan Expanding the Project Area to Incorporate the Lowell Street/Golden Gate/Gaskill Area, Authorizing Preparation of a Redevelopment Plan Amendment, and Authorizing Transmittal of a Statement of Preparation of a Plan Amendment to the State, County, and Taxing Entities

Resolution Amending the Procedures for the Formation of the Project Area Committee for the Broadway/MacArthur/San Pablo Project Area to Expand the Membership to Include Representatives of the Lowell Street/Golden Gate/Gaskill Area

SUMMARY

This item is a request for Agency approval of a resolution accepting the Preliminary Plan for the proposed amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan to expand its boundaries to include the Lowell Street/Golden Gate/Gaskill neighborhood of North Oakland. The plan was reviewed and approved by the Planning Commission on September 1, 2010. The adoption of the Preliminary Plan officially sets the boundaries that will be studied as part of the redevelopment plan amendment process. Amending the redevelopment plan to include this area will enable the Agency to use tax increment financing and other redevelopment tools to assist with the overall revitalization of this portion of North Oakland.

This item also requests City Council approval of an amendment to the Procedures for the Formation of the Project Area Committee (PAC) for the Broadway/MacArthur/San Pablo Redevelopment Project Area. This amendment is needed to reconfigure the PAC to provide new positions for representatives of the Lowell Street/Golden Gate/Gaskill neighborhoods.

FISCAL IMPACTS

There is no direct fiscal impact resulting from the acceptance of the Preliminary Plan or the Amendment to the Procedures for the Formation of the PAC. This action merely allows Agency staff to continue analyzing the feasibility of expanding the boundaries of the existing Redevelopment Project Area. These actions will have no effect on the General Fund.

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Staff estimates that the cost of the consultant contracts necessary to complete the required studies and reports to amend the Redevelopment Plan will be approximately \$500,000. The consultant work will include a blight study, environmental impact report, fiscal analysis, and legal survey, and will be funded by the Broadway/MacArthur/San Pablo Redevelopment Project Area. Staff will return to the Agency to request approval for Agency expenditures on consultant contracts related to this amendment at a later date, following the completion of the Request for Proposals process for each contract.

BACKGROUND

The Broadway/MacArthur/San Pablo Redevelopment Project Area was designated as a redevelopment Survey Area on November 18, 1997 (Resolution No. 73930 C.M.S.) and was adopted as a Redevelopment Project Area on July 25, 2000 (Ordinance No. 12269 C.M.S.). The Project Area, which comprises approximately 600 acres, includes two sub-areas: the area between 27th and 42nd Street from Telegraph Avenue to Broadway, and San Pablo Avenue between 53rd and 67th Street. The initial focus of the area was to revitalize Broadway Auto Row, the portion of Telegraph Avenue between downtown and the MacArthur BART Station, and the Golden Gate District of San Pablo Avenue. The PAC for this Project Area was seated in April 2000, and remains active past their required three year period through annual extensions approved by City Council. The Redevelopment Plan was amended on March 6, 2007 by Ordinance No. 12787 C.M.S. to restrict the eminent domain powers over residential properties in the Redevelopment Plan.

Community members who live adjacent to the San Pablo sub-area have requested that the Redevelopment Agency explore extending the boundaries of the Broadway/MacArthur/San Pablo Redevelopment Project Area to include the geographic area currently defined as Police Beat 10X, which includes the Lowell Street/Golden Gate/Gaskill neighborhood. The community members created a petition to show community support for expanding the existing Redevelopment Project Area to include this area. The petition was signed by over 500 residents in an area with approximately 1,300 parcels. In response to the petition, staff held two community meetings in the neighborhood in October 2009 and February 2010 explaining what it means to be a redevelopment project area and describing the adoption process. At the February meeting, the participants unanimously voted to move ahead with the redevelopment adoption process.

On July 20, 2010, the Oakland City Council adopted Resolution No. 82912 C.M.S. approving the redevelopment survey area. The adopted survey area includes the parcels immediately east of San Pablo Avenue to the intersection of Market Street and Adeline Street. The north and south borders of the proposed area are defined by the city borders of Emeryville and Berkeley. A map of the adopted survey area is shown in Exhibit A-2 within *Attachment A* to this report. The survey area designation is for study purposes in order to recommend potential expansion area boundaries. Staff has reviewed conditions within the survey area and determined that the proposed expansion area would benefit from a redevelopment program and it appears that such a program could feasibly be undertaken.

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After the adoption of the Preliminary Plan and the expansion of the PAC, the next steps in the redevelopment plan amendment process will include the preparation of a blight study, a programmatic Environmental Impact Report, a Preliminary Report which will contain studies of existing conditions in the proposed expansion area, and a financial analysis and other information required by CRL.

KEY ISSUES AND IMPACTS

Acceptance of the Preliminary Plan

After the adoption of the Survey Area, the next step in the redevelopment plan amendment process is the adoption of a Preliminary Plan, which outlines the boundaries of the proposed redevelopment expansion area and the basic concept for redevelopment of this area. The Preliminary Plan for the proposed amendment to the Broadway/MacArthur/San Pablo Redevelopment Project Area is included in this staff report as *Attachment A*.

The Preliminary Plan is a brief document that consists of the following information: (a) describes the boundaries of the expansion area; (b) contains a general description of land uses, principal streets, population densities, building intensities and standards proposed as the basis for redevelopment of the area; (c) shows how the purposes of this portion of the statute would be attained by redevelopment; (d) shows that the proposed redevelopment is consistent with the City's General Plan; and (e) generally describes the impact of the project or amendment upon the residents of the area and neighborhood. The Preliminary Plan also includes proposed limitations on the use of eminent domain on residential properties with four or fewer units, consistent with the policies of the existing Broadway/MacArthur/San Pablo Redevelopment Plan.

Under Sections 33322-33325 of the California Community Redevelopment Law (CRL), the Planning Commission may select all or part of any survey area for a proposed redevelopment project area and formulate a Preliminary Plan for the area. The Planning Commission reviewed and approved the Preliminary Plan on September 1, 2010 and forwarded it to the Redevelopment Agency for further review and acceptance. Neither the Planning Commission nor the Redevelopment Agency's actions on the Preliminary Plan commit the Agency to a specific course of action on the final redevelopment plan amendment, nor foreclose the analysis of alternatives to the final amendment.

Following the approval of the Preliminary Plan and the completion of the legal description for the amendment area, staff will submit a Statement of Preparation of Amendment to the Redevelopment Plan to the State, County, and other taxing entities to notify them about the proposed plan amendment.

Amendment of the Procedures for Formation for the PAC

The Procedures for the Formation of the PAC must be amended to allow for representation from community members from the Lowell/Golden Gate/Gaskill area. The proposed Amended

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Procedures for the Formation of the PAC are attached to this staff report as *Attachment B*.

Presently, the Broadway/MacArthur/San Pablo PAC has 24 slots and is comprised of the following positions:

- Broadway/MacArthur Sub Area: three residential tenants, three residential property owners, and three business owners – of these positions one residential tenant and two business owner positions are vacant;
- San Pablo Sub Area: two residential tenants, two residential property owners, and two business owners – of these positions one residential tenant and one business owner are vacant;
- 9 Community Organizations: SPAGGIA, Friends of Golden Gate Library, MacArthur BART Citizen's Planning Committee, Temescal Neighbors Together, Beebe Memorial Church, Market Street Corridor Neighborhood Association, Greater Mosswood Neighborhood Association, North Oakland Community Development Board, and the Artisan Walk Homeowners Association.

For the new sub area, which will be named the Lowell/Gaskill Sub Area, staff is proposing to add one residential tenant, one residential property owner, one business owner, and two additional community organizations:

The PAC has consistently had difficulty filling the business owner and tenant positions in both sub areas. In order to keep the PAC from being too large and unwieldy, staff proposes reducing the representation from each existing Sub Area by removing one residential tenant, one residential property owner, and one business owner. Presently, the residential property owner positions slated for removal are filled. The PAC members in these positions would be grandfathered in until a filled position is vacated by natural attrition. The vacated position would then be removed. This would create a short-term imbalance in representation for property owners (which already exists due to vacancies). This creates initially a 25 seat PAC that ultimately will be reduced to a 23 seat PAC.

The members of the existing PAC reviewed this proposed reconfiguration at their May 2010 meeting and passed a motion of support for it. Staff held a community meeting on August 25, 2010, noticed to all the residents and property owners in the amendment area, to describe the proposed reconfiguration of the PAC and to give the community an opportunity to comment on the proposed representation for the Lowell/Gaskill Sub Area. The members of the community in attendance had no comments or concerns about the proposal.

In addition to the changes in the number of positions on the PAC, staff also proposes removing the restrictions on the number of each type of community organizations that can serve on the PAC. In 2003, the Procedures for Formation were amended by Resolution No. 77821 C.M.S. to restrict the community organization membership to 3 religious organizations, 3 business organizations, and 7 neighborhood groups. In 2008, the Procedures for Formation were amended again by Resolution No. 80537 C.M.S. to allow up to 8 neighborhood groups. At the present

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time, there is only one religious organization and no business organization serving on the PAC. All community organizations that wish to be represented on the PAC must be approved by action of City Council.

Following the adoption of the Amendment to the Procedures for Formation, staff will hold elections to fill the new Lowell/Gaskill Sub Area positions and to nominate additional community organizations to serve on the PAC to represent that area. Prior to the elections, staff will hold another community meeting to explain the election process in detail and to solicit potential candidates for each position. The results of the election will need to be certified by the City Council.

SUSTAINABLE OPPORTUNITIES

Economic: If adopted, an amendment to the Redevelopment Plan for this area would facilitate the redevelopment and rehabilitation of blighted and underutilized residential, commercial and public facilities which will improve the economic stability and health of the commercial districts in the amendment area.

Environmental: As part of future redevelopment agreements that would be executed in the amendment area, staff will include provisions to require developers to make substantial use of such green building techniques as energy-conserving design and appliances, water-conserving fixtures and landscaping, recycled building materials, and low-waste construction techniques.

Social Equity: The adoption of this amendment to the Redevelopment Plan will result in increased provision of affordable housing in the City of Oakland both through the City Council's requirement that a minimum of 25% of tax increment generated from the redevelopment project be used citywide for affordable housing and through the Community Redevelopment Law requirement that 15% of all housing units developed within the project area during the life of the redevelopment plan are affordable units.

DISABILITY AND SENIOR CITIZEN ACCESS

This report and resolution only approves the adoption of the Preliminary Plan for the redevelopment plan amendment and the Procedures for the Formation for the expansion of the PAC and does not include the approval of any projects or programs. Disability and senior access issues will be addressed when specific redevelopment projects and programs are brought to the Agency or Council for approval. PAC meetings will be held at accessible locations.

RECOMMENDATIONS AND RATIONALE

Adopting these resolutions to accept the Preliminary Plan and amend the Procedures of Formation in order to expand the PAC will allow staff to analyze the feasibility of expanding the boundaries of the existing Redevelopment Project Area. It does not commit the City or Agency to adopting the redevelopment amendment. Staff recommends moving forward with these preliminary steps to allow for further exploration of this proposal requested by the residents of

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the area.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends approval of the Agency resolution approving the Preliminary Plan for the Redevelopment Plan Amendment to expand the Broadway/MacArthur/San Pablo Redevelopment Project Area to include the Lowell Street/Golden Gate/Gaskill survey area. In addition, staff recommends approval of a resolution amending the Procedures for the Formation of the PAC to allow for representation for the Lowell Street/Golden Gate/Gaskill survey area.

Respectfully submitted,

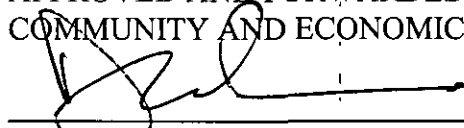


Walter S. Cohen, Director
Community and Economic Development Agency

Reviewed by:
Gregory D. Hunter, Deputy Director
Economic Development & Redevelopment

Prepared by:
Kathy Kleinbaum, Urban Economic Analyst IV
Redevelopment Division

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:



Office of the City/Agency Administrator

Attachments:

- **Attachment A:** Preliminary Plan for the Second Amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan
- **Attachment B:** Amendment to the Procedures for the Formation of the Broadway/MacArthur/San Pablo Project Area Committee

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ATTACHMENT A:
CITY OF OAKLAND
PLANNING COMMISSION

PRELIMINARY PLAN

for the

SECOND AMENDMENT TO THE
REDEVELOPMENT PLAN
FOR THE BROADWAY/MACARTHUR/SAN PABLO
REDEVELOPMENT PROJECT

Prepared by the
Planning Department of the City of Oakland
and the
Redevelopment Agency of the City of Oakland

August 2010

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Exhibits

- Exhibit A-1 Map of Project Area
- Exhibit A-2 Map of Amended Area
- Exhibit B-1 Legal Description of Project Area
- Exhibit B-2 Legal Description of Amended Area

**PRELIMINARY PLAN
for the
SECOND AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE
BROADWAY/MACARTHUR/SAN PABLO
REDEVELOPMENT PROJECT**

I. INTRODUCTION

The City Council of the City of Oakland on July 25, 2000, approved Ordinance No. 12269 C.M.S. adopting the Broadway/MacArthur/ San Pablo Redevelopment Plan. The Redevelopment Plan was amended on March 6, 2007 by Ordinance No. 12787 C.M.S. to restrict the eminent domain powers in the Redevelopment Plan. It is the desire of the City to explore the possibility of a second amendment the Redevelopment Plan to add additional area. The added area is referred to as the "Amended Area".

In compliance with the California Community Redevelopment Law, California Health and Safety Code Sections 33000, et seq. (the "CRL"), the City Council of the City of Oakland on July 20, 2010, approved Resolution No. 82912 C.M.S. designating an area in Northwest Oakland as an Amended Redevelopment Survey Area for the purpose of consideration and further study as a potential amendment to the Broadway/MacArthur/San Pablo Redevelopment Project Area. This Preliminary Plan for the Amended Area has been prepared to fulfill the requirements of Sections 33322 to 33325 of the CRL. This Preliminary Plan consists of text and maps.

II. DESCRIPTION OF THE BOUNDARIES OF THE AMENDMENT AREA

The Agency has proposed an amendment to the Redevelopment Project to add certain real property the (the "Amended Area"). The current boundaries of the Broadway/MacArthur/San Pablo Project Area (the "Project Area") are shown on the map of the Project Area, which is attached hereto as Exhibit A-1, and the boundaries of the Amended Area are shown on the map of the Amended Area, which is attached hereto as Exhibit A-2, and as described in the legal description of the Project Area, which is attached hereto as Exhibit B-1, and in the legal description of the Amended Area, which is attached hereto as Exhibit B-2.

III. GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES AND BUILDING INTENSITIES AND STANDARDS

The following general statements regarding land uses, layout of principal streets, population densities, and building intensities and standards are proposed as the basis for the redevelopment of the Amended Area.

Land Uses

It is proposed that, in general, the land uses for the various properties in the Amended Area shall be as described and defined in the policies, goals and land uses of the General Plan of the City as it may be updated as described in Section V. Such uses may include:

- Open Space
- Residential
- Commercial
- Industrial
- Public/Quasi – Public

Such uses may, in certain areas, be implemented, amended and further defined in specific plans or other appropriate planning documents as recommended by the Oakland Planning Commission and adopted by the City Council as applicable. Within any area, alternative uses may be established to the extent and in the manner provided by the City's General Plan and local codes and ordinances.

Layout of Principal Streets

It is proposed that, in general, the layout of the principal streets for the Amended Area be as shown on the attached Amended Area map. Existing streets may be closed, widened, realigned or otherwise modified and additional streets may be created as necessary for proper pedestrian or vehicular circulation.

Population Densities

It is proposed that, in general, the population density for any residential uses permitted within the Amended Area shall be as described and defined in the City's General Plan, specific plans, or as otherwise provided in local codes and ordinances.

Building Intensities and Standards

It is proposed that, in general, building intensities be controlled by procedures and criteria established in the City's General Plan, specific plans, and local codes and ordinances. Such criteria may include limits on: (1) the percentage of ground area covered by buildings (land coverage); (2) the ratio of total gross floor area for all stories of the buildings to areas of the building sites (floor area ratio); (3) the size and location of buildable areas on building sites; and (4) the heights of buildings. Land coverage, sizes and locations of buildable areas should be limited as necessary and feasible to provide adequate open space, parking, access and other amenities.

It is proposed that building standards should generally conform to the building requirements of applicable state statutes and local codes and ordinances.

IV. ATTAINMENT OF THE PURPOSES OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW

The purposes of the CRL would be attained by the proposed redevelopment of the Amended Area through:

- (1) The elimination of blighting influences and the correction of environmental deficiencies, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, incompatible and uneconomic land uses, and small and irregular lots;
- (2) The assembly of land into parcels suitable for modern, integrated development with pedestrian and vehicular circulation;
- (3) The replanning, redesign, and redevelopment of areas which are stagnant or improperly utilized;
- (4) The provision of opportunities for participation by owners and tenants in revitalization of their properties;
- (5) The strengthening of retail and other commercial functions in the Amended Area;
- (6) The strengthening of the economic base of the Amended Area by stimulating new investment;
- (7) The expansion of employment opportunities;
- (8) The provision of an environment for social and economic growth;
- (9) The expansion and improvement of housing for low- and moderate-income persons; and
- (10) The installation of new or replacement of existing public improvements, facilities, and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

V. CONFORMANCE TO THE GENERAL PLAN OF THE CITY

This Preliminary Plan is consistent with the General Plan of the City of Oakland and as it may be amended from time to time. This Preliminary Plan proposes a conforming pattern of land uses and includes all highways and public facilities indicated by said General Plan.

VI. GENERAL IMPACT OF THE AMENDMENT UPON RESIDENTS THEREOF AND UPON SURROUNDING NEIGHBORHOOD.

It is proposed that the principal purpose of the proposed Amendment be the elimination and prevention of blight through assistance and encouragement of private rehabilitation and development efforts; through selective land acquisition, clearance and disposition for private

redevelopment; and through provision or replacement of new or existing public improvements, facilities and utilities within and serving the Amended Area. Direct public sector activity will occur only when sufficient financial resources are available and such action will produce effective and immediate redevelopment results.

The impact of the proposed Amendment upon residents thereof and upon the surrounding neighborhood, as well as upon business owners and tenants within the Amended Area and the surrounding neighborhood, may, in general, be in the areas of relocation, traffic circulation, public facilities and services, environmental quality, employment opportunity, and economic development. Agency activities in the proposed Amended Area may include property acquisition, relocation of occupants, demolition of structures, construction of public improvements, and land acquisition for private development.

The environmental impacts of the Amended Area will be considered in detail by the Redevelopment Agency and the City of Oakland through the Environmental Impact Report that will be prepared in accordance with the California Environmental Quality Act.

VII. LIMITATIONS ON THE USE OF EMINENT DOMAIN.

The Redevelopment Agency anticipates that the Redevelopment Plan for the Project Area and the Amended Area will include authority to acquire properties by eminent domain. However, there may be limitations in the Plan on the use of eminent domain powers to acquire residential properties with four or fewer units, which is the current policy of the Project Area. The eminent domain issue will be addressed during the Plan amendment process by the Project Area Committee, initially formed for the Project adoption but to be expanded for the purpose of the Amendment, and in other community forums.

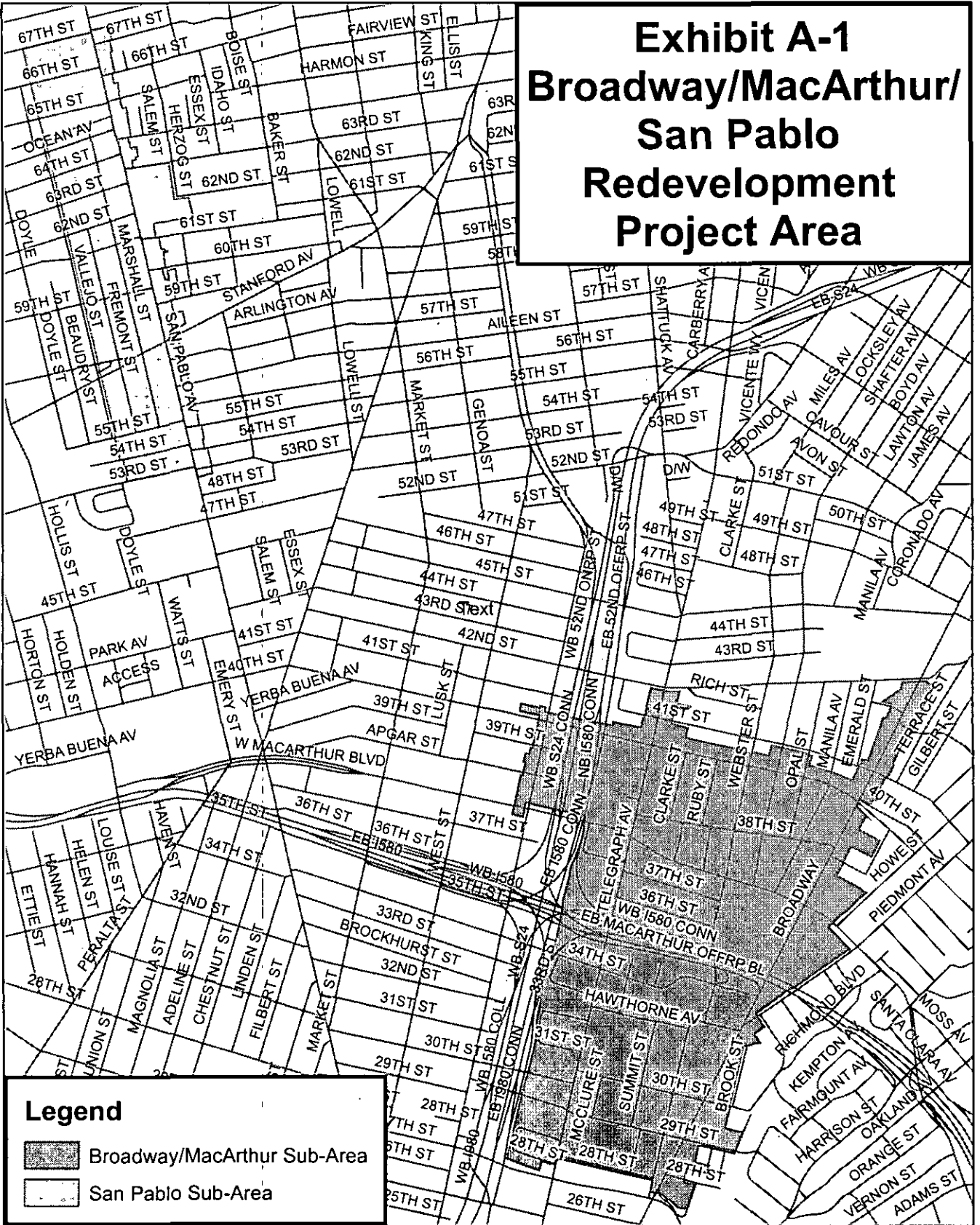
Exhibit A-1
MAP OF PROJECT AREA
BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT

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Amended Area Preliminary Plan
Broadway/MacArthur/San Pablo
Redevelopment Project

Exhibit A-1 Broadway/MacArthur/ San Pablo Redevelopment Project Area



Legend



-  Broadway/MacArthur Sub-Area
-  San Pablo Sub-Area

Exhibit A-2
MAP OF AMENDED AREA
BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT

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EXHIBIT A-2 Lowell/Golden Gate/ Gaskill Redevelopment Amendment



Exhibit B-1
LEGAL DESCRIPTION OF PROJECT AREA
BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT

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Amended Area Preliminary Plan
Broadway/MacArthur/San Pablo
Redevelopment Project

BROADWAY/MACARTHUR/SAN PABLO
REDEVELOPMENT PLAN

ATTACHMENT NO: 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

The boundaries of the Broadway/MacArthur/San Pablo Redevelopment Project are described as set forth in the attached legal description.

LEGAL DESCRIPTION

Broadway/MacArthur Area

BEGINNING at the intersection of the northern line of 27th Street with the eastern line the of Interstate 980 as shown on the Right-of-Way Record Map Sheets R-137A.6 to R137A.8, inclusive, prepared by the California Department of Transportation, District 4; thence along said eastern line thereof, as follows: North 17°51'25" East, 84.08 feet; North 1°48'40" East, 58.95 feet; North 14°33'11" East, 196.22 feet; North 12°11'20" East, 60.26 feet; North 17°36'40" East, 141.71 feet; North 17°21'56" East, 143.20 feet; North 5°55'20" East, 61.21 feet; North 17°21'56" East, 142.26 feet; North 16°54'31" East, 47.75 feet; North 11°04'39" East, 60.01 feet; North 12°21'58" East, 279.98 feet; North 1°23'45" West, 77.21 feet; North 1°36'18" West, 64.29 feet; northerly along a curve having a radius of 308.00 feet, concave to the east, through a central angle of 13°58'16" an arc length of 75.10 feet; North 12°21'58" East, 203.24 feet; South 77°38'02" East, 15.00 feet; North 12°21'58" East, 294.81 feet; North 4°39'34" East, 56.16 feet; North 17°52'36" East, 26.73 feet; northerly along a curve having a radius of 308.00 feet; concave to the east, through a central angle of 5°37'00"; an arc length of 30.19 feet; North 23°29'36" East, 164.37 feet; thence leaving said eastern line (next 2 sheets) North 13°09'31" East, 1141.01 to the easterly line of State Route 24 as shown on the Right-of-Way Record Map Sheet R-137A.8 prepared by the California Department of Transportation, District 4; thence along said easterly line as follows: North 12°52'58" East, 290.99 feet to the southern line of the MacArthur Blvd; thence leaving said easterly line North 75°36'33" West, 443.90 feet to the westerly line of State Route 24; thence along said line South 14°23'27" West, 97.56 feet; thence leaving said line North 77°36'40" West, 249.26 feet to the western line of Martin Luther King, Jr. Way; thence along said

line North 12°21'58" East, 50.00 feet; thence leaving said line North 77°38'02" West, 125.00 feet; thence North 12°21'58" West, 447.50 feet to the southern line of Apgar Street; thence leaving said line North 34°59'10" East 65.00 feet to the northern line of Apgar Street; thence leaving said line North 12°21'58" East, 76.00 feet; thence North 77°38'02" West, 25.00 feet; thence North 12°21'58" East, 112.51 feet; thence South 75°30' East, 37.13 feet; thence North 12°21'58 East, 61.20 feet to the southern line of 39th Street; thence leaving said line North 37°18'16" East, 66.17 feet to the northern line of 39th Street; thence leaving said line North 12°21'58 East, 70.00 feet; thence North 77°38'02" W, 27.00 feet; thence North 12°21'58" East, 30.00 feet; thence South 77°38'02" East, 27.00 feet; thence North 12°21'58" East, 200.00 feet to the northern line of 40th Street; thence along said line North 77°38'02" West, 220.00 feet; thence leaving said line North 12°21'58" East, 90.00 feet; thence South 77°38'02 East 210.00 feet; thence North 12°21'58" East, 20.00 feet; thence South 77°38'02" East, 70.00 feet to the western line of Martin Luther King, Jr. Way; thence leaving said line South 48°16'34" East, 91.79 feet to the eastern line thereof; thence leaving said line South 77°38'02" East, 100.00 feet; thence South 82°14'40" East, 563.74 feet; thence South 77°49'47" East, 305.20 feet; thence North 12°02'00" East 109.37 feet to the southern line of 41th Street; thence along said line; North 13°51'43" East, 61.12 feet to the northern line of 41st Street; thence leaving said line North 11°16'50" East, 275.62 feet to the southern line of 42nd Street; thence along said line South 79°00' East, 105.62 feet to the western line of Telegraph Avenue; thence leaving said line South 81°18'36", 100.17 feet to the eastern line of Telegraph Avenue; thence leaving said line along the southern line of 42nd Street; North 86°49.00" East, 154.51 feet; thence leaving said line Southern 11°44'00" West, 147.34 feet; thence South 78°00' Est, 37.69 feet; thence South 11°44'00 West, 8.48 feet; thence South

78°43'00" East, 101.73 feet; thence South 11° 17'00" West, 25.00 feet; thence North 78°43'00" West, 56.14 feet; thence South 11°17' West, 25.00 feet; thence North 78°43'00" West, 63.77 feet; thence South 12°04'00" West, 175.52 feet; thence South 78°43'00" East, 120.44 feet; thence South 11°17'00" West, 110.00 feet; thence South 78°43'00" East, 600.10 feet; thence South 11°17'00" West, 10.00 feet; thence South 78°43'00" East, 161.32 feet to the eastern line of Webster Street; thence along said line North 12°02'19" East, 9.23 feet; thence leaving said line South 78°42'46" East, 153.29 feet; North 11°09'00" East, 110.02 feet, South 78°51'00" East, 381.00 feet to the western line of Opal Street; thence along said line; South 11°09'00" West, 115.99 feet; thence leaving said line South 76°30'00" East, 157.66 feet; South 72°57'01" East, 115.80 feet to the western line of Manila Avenue; thence leaving said line South 69°56'36" East, 60.65 feet to the eastern line of Manila Avenue; thence leaving said line South 68°44'09" East, 209.57 feet; thence North 26°15'00" East, 121.10 feet to the southern line of 41st Street; thence leaving said line North 6°46'42" East, 80.05 feet to the northern line of 41st Street; thence leaving said line North 11°57'00" East, 46.64 feet; thence South 78°03'00" East, 67.15 feet and North 21°15'57" East, 444.35 feet; thence South 63°45'00" East, 22.63 feet; thence North 26°15'00" East, 160.81 feet to the northern line of Garnet Street; thence along said line North 77°58'00" West, 120.76 feet; thence leaving said line North 54°22'00" East, 248.40 feet; thence North 17°45'12" East, 81.59 feet to the southern line of 42nd Street; thence along said line North 86°57'11" East, 128.49 feet to the western line of Broadway; thence leaving said line; thence North 71°55'56" East, 138.65 feet to the eastern line of Broadway; thence along the southern line of 42nd Street North 83°37'14" East, 40.31 feet; thence leaving said line South 8°00'25" East, 15.33 feet; South 58°35'00" East, 80.25 feet; South 26°15'00" West, 517.35 feet; to the northern

line of Ridgeway Avenue; thence leaving said line South 50°28'40" West, 54.83 feet to the southern line of Ridgeway Avenue; thence leaving said line South 27°08'04" West, 64.79 feet; thence South 26°15'00" West, 321.41 feet; thence South 63°45'00" East, 21.00 feet; thence South 26°15'00" West, 125.59 feet to the northern line of 41st Street; thence leaving said line South 40°17'10" West, 82.46 feet to the southern line of 41st Street; thence leaving said line South 26°15'00" West, 200.00 feet; thence South 63°45'00" East, 25.00 feet; thence South 26°15'00" West, 40.00 feet; thence North 63°45'00" West, 35.00 feet; South 26°15'00" West, 60.00 feet to the northern line of 40th Street; thence along said line North 63°45'00" West, 90.00 feet to the eastern line of Broadway; thence along said line South 23°37'23" West, 93.22 feet to the southern line of 40th Street; thence along said line South 46°31'19" East, 184.26 feet; thence leaving said line South 27°25'31" West, 4.27 feet; thence North 62°34'29" West, 27.11 feet; thence South 27°25'31" West, 150.00 feet; thence South 63°45'00" East, 210.00 feet; thence 26°15'00" West, 209.00 feet; thence North 63°45'00" West, 250.00 feet; thence South 26°15'00" West, 221.50 feet to the southern line of 38th Street; thence along said line south 63°45'00" East, 5.00 feet; thence leaving said line South 26°15'00" West, 120.25 feet; thence South 63°45'00" East, 293.38 feet; thence South 36°53'00" West, 448.49 feet to the northern line of MacArthur Blvd.; thence northwesterly along a curve having a radius of 1055.00 feet, concave to the southwest, through a central angle of 11°15'30", an arc length of 207.30 feet; thence North 62°01'50" West, 103.14 feet; thence South 34°00'54" West, 110.17 feet to the southern line of MacArthur Boulevard; thence along said line southeasterly along a curve having a radius of 945.00 feet, concave to the southwest, through a central angle of 10°12'43", an arc length of 168.43 feet; thence South 45°46'03" East, 122.65 feet; thence South 46°22'40" East, 322.95 feet to the western line of

LEGAL DESCRIPTIONS

San Pablo/Golden Gate Area

Beginning; at the intersection of the center line of San Pablo Avenue with the center line of 53rd Street; thence along the center line of said 53rd Street being also the city limits of the City of Oakland South 76°49' West, 780.20 feet; thence continuing along said city limit line North 4°28'08" West, 5006.51 feet; thence North 75°30'00" East, 729.88; thence North 89°38'39" East, 103.17 feet; thence South 14°30'00" East, 95.00 feet; thence North 77°19'42" East, 125.06 feet; thence leaving city limits line South 14°30' East, 25.00 feet to the northwestern corner of Lot 31 as shown on Map No. 3 of the Potts Tract filed in Book 10 of Maps at page 18; thence along the northern line of said lot North 75°30' East, 22.32 feet to the eastern line of that parcel of land described in the deed to Seyoum Kebede recorded August 30, 1996 Document No. 96-216153; thence along said line South 14°30' East, 85.77 feet to the northern line 67th Street, thence along said line South 75°30'00" West, 22.32 feet; thence leaving said line South 14°30'00" East, 165.00 feet; thence South 75°30'00" West, 25.00 feet; South 14°30'00" East, 346.03 feet; thence North 75°30' East, 21.00 feet; thence South 14°30' East, 40.00 feet; thence south 75°30' West, 23.00 feet; thence South 14°30' East, 60.00 feet; thence South 75°30' West, 10.00 feet; thence South 14°35'43" East, 195.87 feet; thence North 74°00' East, 41.50 feet; thence South 16°00' East, 36.67 feet; thence South 9°30' East, 265.16 feet; to the northern line of Alcatraz Avenue thence leaving said line South 16°14'53" West, 71.00 feet; to the southern line of Alcatraz Avenue thence leaving said line South 1°00' East 77.00 feet; thence North 79°00' West, 71.00 feet; thence South 11°00' East, 114.00 feet; thence South 79°00' West, 30.00 feet; thence South 11°00' East, 27.00 feet; thence South 78°50'45" West, 43.15 feet; thence South 1°00' East 110.00 feet to the

southern line of 63rd Street; thence along said line South 79°00' West, 389.99 feet; thence South 11°00'00" East, 381.55 feet to the southern line of 62nd feet; thence North 79°00' East 146.52 feet; thence South 14°30' East, 224.50 feet; thence South 79°40'25" West, 434.18 feet; thence South 9°33'39" East, 126.81 feet to the northern line of 61st Street; thence South 41°37'07" East, 89.85 feet; thence South 9°40'28" East, 100.33 feet; thence North 80°12'02" East, 31.50 feet; thence South 9°47'58" East, 14.67 feet; thence South 80°12'02" West, 50.00 feet; thence South 9°40'28" East, 135.00 feet to the northern line of 60th Street; thence leaving said line South 21°33'16" West, 73.10 feet; thence South 14°30' East, 100.58 feet; thence North 80°27'31" East, 35.87 feet; thence North 9°27'05" West, 100.59 feet to the southern line of 60th Street; thence along said line North 80°12'02" East, 94.00 feet; thence South 9°27'05" East, 150.00 feet; thence South 79°42'35" West, 50.01 feet; thence South 9°33'44" East, 159.91 feet to the northern line of 59th Street; thence leaving said line South 26°48'16" West, 77.98 feet; thence South 14°30' East, 105.13 feet; thence North 75°30' East, 100.83 feet; thence South 14°30' East, 153.87 feet to the northern line of Stanford Avenue; thence leaving said line South 22°53'10" West, 190.42 feet; thence South 14°30' East, 107.61 feet; thence North 75°30' East, 5.02 feet; thence South 14°30' East, 355.01 feet to the northern line of Aileen Street; thence leaving said line South 20°14'43" East, 49.96 feet; thence South 12°54'20" East, 184.42 feet to the northern line of 56th Street; thence leaving said line south 24°48'42" East, 51.40 feet; thence South 11°38'58" East, 182.99 feet to the northern line of 55th Street; thence leaving said line South 37°58'27" East, 55.78 feet; thence South 11°29'40" East, 119.83 feet; thence South 78°29'45" West, 13.00 feet; thence South 11°30'15" East, 80.02 feet to the northern line of 54th Street; thence leaving said line South 44°38'19" East, 56.94 feet; thence South 14°30' East, 163.26 feet to the northern line of 53rd

Street; thence leaving said line South 24°09'38" East, 45.65 feet; thence South 14°30' East, 125.15 feet to said city limits line; thence along said line South 76°57'02" West, 136.28 feet and North 14°28'08" West, 184.22 feet to the point of beginning.

And containing 115 acres, more or less.

Exhibit B-2
LEGAL DESCRIPTION OF AMENDED AREA
BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT

(to be completed prior to transmittal to State Board of Equalization)

ATTACHMENT B

AMENDED AND RESTATED PROCEDURES FOR THE FORMATION OF A PROJECT AREA COMMITTEE FOR THE BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT

I. [§100] PURPOSE

The purpose of these AMENDED AND RESTATED PROCEDURES FOR THE FORMATION OF A PROJECT AREA COMMITTEE FOR THE BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT (the "PAC Formation Procedures") is to implement the provisions of Section 33385 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requiring the formation of project area committees in either of the following situations: (a) when a substantial number of low- and moderate-income persons, or both, reside within the project area and the redevelopment plan will contain authority for the agency to acquire, by eminent domain, property on which any persons reside; or (b) when the redevelopment plan will contain one or more public projects that will displace a substantial number of low- or moderate-income persons, or both. The activities undertaken pursuant to these PAC Formation Procedures shall be scheduled in light of the fact that a representative project area committee shall be elected within one hundred (100) days after the Project Area, or any subsequent expansion area, has been selected or reaffirmed.

II. [§200] DEFINITIONS

A. [§201] Agency

"Agency" means the Redevelopment Agency of the City of Oakland, California, and any Agency staff, consultants, assignees, delegates, and City departments who may be assigned the duties and responsibilities for carrying out these PAC Formation Procedures.

B. [§202] Business

"Business" means any lawful activity, conducted for the purpose of making a profit and primarily for the following:

1. The purchase, sale, lease, or rental of personal or real property and the manufacture, processing, or marketing of products, commodities, or other personal property; or
2. The sale of services to the public; or
3. Any other legally defined business purpose.

C. [§203] Business Owner

"Business Owner" means any person or legal entity which presents satisfactory evidence of ownership and operation of a business within the Project Area. Business Owner shall include any person or legal entity which (1) owns real property located within the Project Area and rents or leases such real property to others for business or residential uses, or (2) owns and holds real property within the Project Area as an investment.

D. §204 City

"City" means the City of Oakland, California.

E. §205 Existing Community Organization

"Existing Community Organization" means any of those existing nonprofit corporations and associations of persons and/or entities listed in Exhibit A to these PAC Formation Procedures, incorporated herein by reference. Said organizations were chosen as organizations which meet the following criteria: their headquarters or a site office is located within the Project Area or they are otherwise based in the Project Area; they have a substantial number of constituents or members who are persons and/or entities who reside or conduct business in the Project Area; they have been formed for the purpose of serving the community; and they are generally recognized by persons within the Project Area as a community organization. The list of Existing Community Organizations includes merchants associations, i.e., associations open to all businesses in a certain geographic area regardless of type or class, as long as said area is predominantly within the Project Area, but does not include trade associations, i.e., associations limited to certain business types or classes. ~~The number of Existing Community Organizations appointed to the PAC shall be limited to no more than three merchant/business groups, three religious organizations, and eight neighborhood groups~~

F. §206 ~~MacArthur/Auto Row Subarea~~ Broadway/MacArthur Sub Area

The "Broadway/MacArthur Sub Area" ~~"MacArthur/Auto Row Subarea"~~ means those areas designated as "Sub Area 1-area 1" and "Subarea 2" in the map attached to this document as Exhibit B, ~~the Council resolution outlining the survey area for the Project~~

G. §207~~212~~ San Pablo Sub area

The "San Pablo Sub Area" means that area designated as "Sub Area 2-3" in the map attached to this document as Exhibit B, ~~the Council resolution outlining the survey area for the Project~~

I. §208 Lowell/Gaskill Sub Area

The "Lowell/Gaskill Sub Area" means that area designated as "Sub Area 3" in the map attached to this document as Exhibit B.

H. §209~~207~~ Project

"Project" means the Broadway/MacArthur/San Pablo Redevelopment Project which is proposed to be adopted or has been adopted pursuant to the Community Redevelopment

Law of the State of California (Health and Safety Code Section 33000 et seq.) and for which a preliminary plan was adopted by the Planning Commission of the City of Oakland on April 15, 1998 (the "Preliminary Plan").

I. [§208210] Project Area

"Project Area" means the area selected and designated by the Planning Commission of the City of Oakland as the project area for the Broadway/MacArthur/San Pablo Redevelopment Project on April 15, 1998, and described in the Preliminary Plan, as subsequently reaffirmed by the Agency, and any subsequent Redevelopment Plan amendments that modify the Project Area.

J. [§209211] Project Area Committee ("PAC")

"Project Area Committee" or "PAC" means the Project Area Committee formed in accordance with these PAC Formation Procedures for the Project Area.

K. [§210212] Residential Owner-Occupant

"Residential Owner-Occupant" means any person who presents satisfactory evidence of ownership and occupancy of a residential dwelling located within the Project Area as his or her principal place of residence.

L. [§211213] Residential Tenant

"Residential Tenant" means any person who presents satisfactory evidence of lawful rental and occupancy of a residential dwelling located within the Project Area as his or her principal place of residence.

III. [§300] FORMATION OF PROJECT AREA COMMITTEE

A. [§301] Composition of the PAC

The PAC shall be composed of members from the following categories: (1) Residential Owner-Occupants from the MacArthur/Auto Row/Broadway/MacArthur Sub Area; (2) Residential Owner-Occupants from the San Pablo Sub Area; (3) Residential Tenants from the Broadway/MacArthur Sub Area-MacArthur/Auto Row Subarea; (4) Residential Tenants from the San Pablo Sub Area; (5) Business Owners from the Broadway/MacArthur Sub Area;MacArthur/Auto Row Subarea; (6) Business Owners from the San Pablo Sub Area; and (7) Residential Owner-Occupants from the Lowell/Gaskill Sub Area; (8) Residential Tenants from the Lowell/Gaskill Sub Area; (9) Business Owners from the Lowell/Gaskill Sub Area; and (710) representatives of Existing Community Organizations.

B. [§302] Total Membership; Methods of Selection

The total elected membership of the PAC shall be twelve (12), fifteen (15) divided among the membership categories as follows:

1. ~~Two (2) Three (3)~~ members shall be Residential Owner-Occupants from the ~~MaeArthur/Auto Row Subarea~~ Broadway/MacArthur Sub Area elected to serve on the PAC;
2. ~~One (1) Two (2)~~ members shall be a Residential Owner-Occupants from the San Pablo ~~Sub Area Subarea~~ elected to serve on the PAC;
3. ~~One (1) member shall be a Residential Owner-Occupant from the Lowell/Gaskill Sub Area elected to serve on the PAC;~~
4. ~~3. Two (2) Three (3)~~ members shall be Residential Tenants from the Broadway/MacArthur Sub Area ~~MaeArthur/Auto Row Subarea~~ elected to serve on the PAC;
5. ~~4. One (1) Two (2)~~ members shall be a Residential Tenants from the San Pablo ~~Sub Area Subarea~~ elected to serve on the PAC;
6. ~~One (1) member shall be a Residential Tenant from the Lowell/Gaskill Sub Area elected to serve on the PAC;~~
7. ~~5. Two (2) Three (3)~~ members shall be Business Owners elected from the Broadway/MacArthur Sub Area ~~MaeArthur/Auto Row Subarea~~ elected to serve on the PAC; and
8. ~~6. One (1) Two (2)~~ members shall be a Business Owners from the San Pablo ~~Sub Area Subarea~~ elected to serve on the PAC; and
9. ~~One (1) member shall be a Business Owner from the Lowell/Gaskill Sub Area elected to serve on the PAC; and~~

At the time of adoption of the Amended and Restated PAC Formation Procedures, there are three (3) Residential Owner-Occupants from the Broadway/MacArthur Sub Area and two (2) Residential Owner-Occupants from the San Pablo Sub Area seated on the PAC. Those pre-existing positions will be grandfathered in; however, subsequent vacancies in those positions will not be filled until the number of filled positions has been reduced to be in compliance with this section as amended.

In addition, each of the Existing Community Organizations shall have the opportunity to designate one representative to be a member of the PAC, as further set forth below.

C. [§303] Public Meeting(s) to Explain Project Area Committee

Following the City Council's adoption of these PAC Formation Procedures, or any subsequent Amendments that increase the elected members of the PAC, the Agency shall

conduct at least one (1) public meeting to explain the establishment of, functions of and opportunity to serve on the Project Area Committee.

Notice of the public meeting(s) shall be published and mailed in the manner set forth in Section 307 of these PAC Formation Procedures. The notice shall specify the date, time and place of the public meeting(s), shall include a statement generally describing the purpose of the meeting(s) and shall contain a general description, in text or by diagram, of the Project Area.

At the public meeting(s):

1. Copies of the following shall be distributed:
 - a. These PAC Formation Procedures;
 - b. Chapter 4, Article 6.5 of the Community Redevelopment Law (Health and Safety Code Section 33385 et seq.) (governing project area committees);
 - c. Section 33347.5 of the Health and Safety Code (report of the project area committee);
 - d. Section 33366 of the Health and Safety Code (vote required to adopt the redevelopment plan);
 - e. The Preliminary Plan for the Project Area; and
 - f. Any other information the Agency determines would be useful.
2. The Agency shall briefly describe the proposed Project, the role of the PAC in connection therewith, the application of the Political Reform Act to PAC members and the eligibility to serve on and required composition and size of the membership of the PAC.
3. The Agency shall also briefly explain these PAC Formation Procedures.
34. Finally, the Agency shall respond to any questions from the audience.

D. [§304] Election of PAC Members

The City Council has adopted, after a duly noticed public hearing, election procedures setting forth the overall process for filing for election, publicizing the election, holding the election and for reviewing disputed elections, filling vacant seats and other matters related thereto. The election of PAC members shall be conducted in accordance with the adopted procedures. A copy of the "Proposed Procedures for the Election of Members to Project Area Committees in the City of Oakland" shall be distributed for informational purposes at the public meeting(s) described in Section 303 hereof prior to adoption by the City Council.

E. [\$305] Appointment of Representatives by Appointed Existing Community Organizations

Each of the Existing Community Organizations may appoint one person, 18 years of age or older, to serve as the representative PAC member for that organization. The names of all persons so appointed by each Existing Community Organization shall be submitted to the Agency no later than five (5) business days following the election referred to in Section 304.

F. [\$306] Confirmation of Project Area Committee Members

After the election referred to in Section 304, the Agency shall report the results to the City Council. Following receipt of the election results and expiration of the fifteen (15) day challenge period, the City Council shall hold a meeting to announce the results of the election and the names of all the Project Area Committee members, including the names of the members appointed to represent Existing Community Organizations. At the same time, the City Council shall, by resolution, find that the election procedures were followed in the election and confirm the Project Area Committee members. Notice of this meeting shall be provided in the manner set forth in Section 307.

G. [\$307] Notice Requirements

All notices required to be given pursuant to these PAC Formation Procedures and the election procedures adopted by the City Council in accordance with Section 304 shall be published once in a newspaper of general circulation within the City at least ten (10) days prior to the scheduled event and, to the extent mailing addresses are obtainable at a reasonable cost, shall be mailed to all residents, businesses, and community organizations within the Project Area or relevant Sub Area of the Project Area. The Agency shall be responsible for compiling a mailing list and shall make a good faith effort to obtain mailing addresses for all residents, businesses, and community organizations at a reasonable cost. The notices shall be mailed by first-class mail but may be addressed to "Occupant." In lieu of mailing separate notices for each meeting, hearing, or plebiscite, the Agency may provide a single combined notice setting forth all the dates, times, and locations of all meetings, hearings, or plebiscites.

In addition, the Agency may post notices, distribute flyers, or undertake such other actions as it deems necessary or advisable in order to further inform Residential Owner-Occupants, Residential Tenants, Business Owners, and Existing Community Organizations of the formation of the PAC.

IV. [\$400] GENERAL PROVISIONS

A. [\$401] Implementation

The City and Agency are authorized to formulate and take all actions necessary or appropriate to implement these PAC Formation Procedures consistent with these PAC Formation Procedures and the law.

B. [\$402] Compensation of PAC Members

The members of the PAC shall serve without compensation.

C. [\$403] Political Reform Act

Following confirmation by the City Council of members of the PAC pursuant to Section 306 of these PAC Formation Procedures, the new members shall comply with the provisions of the Political Reform Act (Government Code Section 81000 et seq.).

V. [\$500] AMENDMENT OF THESE PAC FORMATION PROCEDURES

The City Council may amend these PAC Formation Procedures by Resolution. In addition, the City ~~Manager~~ Administrator or his designee may make minor modifications or adjustments to these PAC Formation Procedures as necessary to effectively form the PAC.

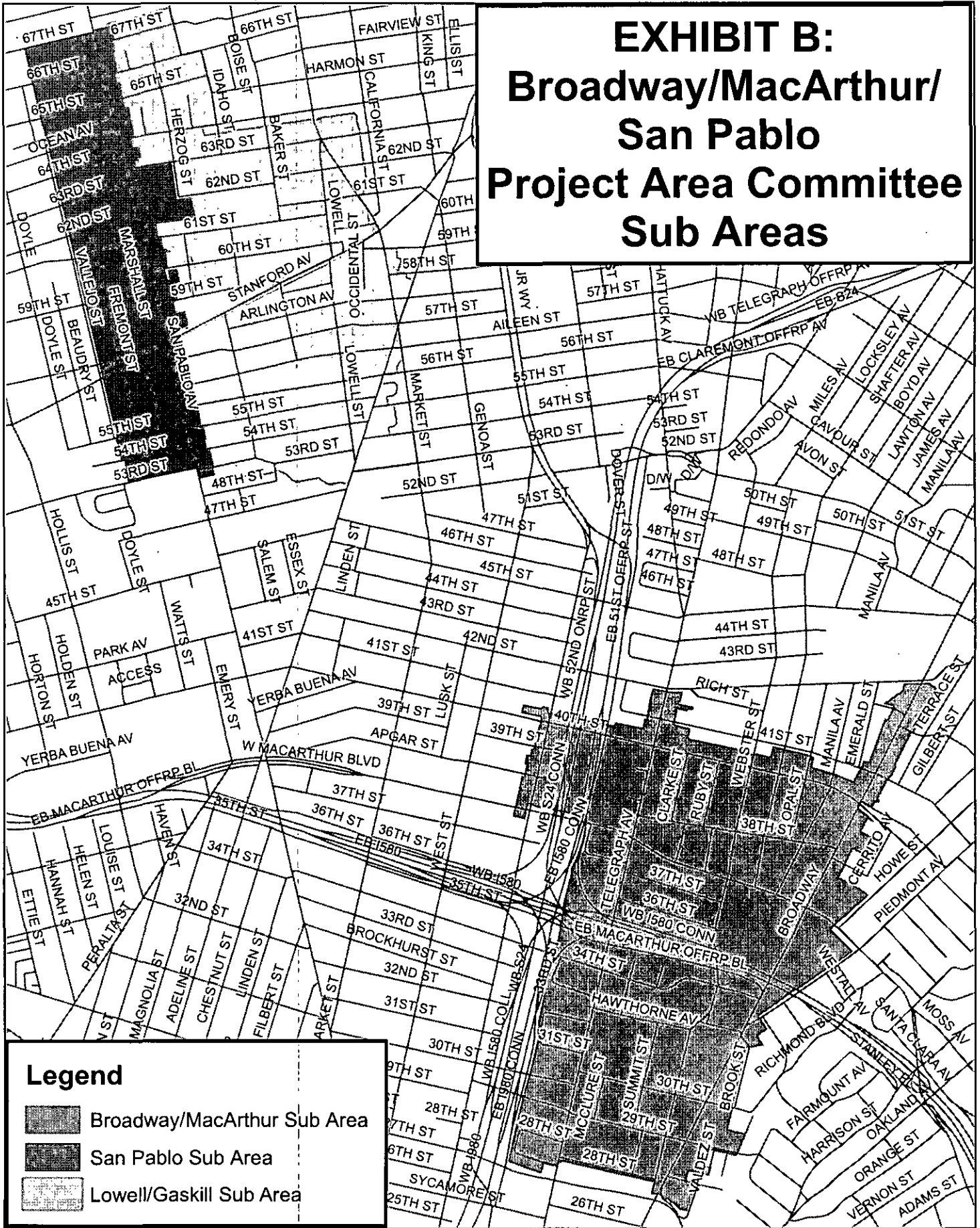
[AS AMENDED THROUGH _____, 2010]

EXHIBIT A
List of Existing Community Organizations




The following community organizations have been appointed to the Broadway/MacArthur/San Pablo Redevelopment Project Area Committee as of September 28, 2010:

1. San Pablo Golden Gate Improvement Association (SPAGGIA)
2. Friends of Golden Gate Library
3. MacArthur BART Citizen's Planning Committee
4. Temescal Neighbors Together
5. Beebe Memorial Church
6. Market Street Corridor Neighborhood Association
7. Greater Mosswood Neighborhood Association
8. North Oakland Community Development Board
9. Artisan Walk Homeowners Association

EXHIBIT B: Broadway/MacArthur/ San Pablo Project Area Committee Sub Areas



Legend

-  Broadway/MacArthur Sub Area
-  San Pablo Sub Area
-  Lowell/Gaskill Sub Area

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2010 SEP 16 PM 3:24

APPROVED AS TO FORM AND LEGALITY:


DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

A RESOLUTION AMENDING THE PROCEDURES FOR THE FORMATION OF THE PROJECT AREA COMMITTEE FOR THE BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT AREA TO EXPAND THE MEMBERSHIP TO INCLUDE REPRESENTATIVES OF THE LOWELL STREET/GOLDEN GATE/GASKILL AREA, AND TO MAKE OTHER MODIFICATIONS

WHEREAS, on November 30, 1999, Council adopted the Procedures for the Formation of a Project Area Committee ("PAC") for the Broadway/MacArthur/San Pablo Redevelopment Project (the "PAC Formation Procedures") (Resolution No. 75354 C.M.S.) pursuant to California Health and Safety Code Section 33385(a); and

WHEREAS, on July 20, 2010 (Resolution No. 82912 C.M.S.), the City Council of the City of Oakland designated an area in North Oakland (the "Lowell Street/Golden Gate/Gaskill Amendment Redevelopment Survey Area") as a survey area to be studied for inclusion in the Broadway/MacArthur/San Pablo Redevelopment Project pursuant to Section 33310 of the California Community Redevelopment Law ("CRL"), California Health and Safety Code Section 33000, et seq.; and

WHEREAS, on September 1, 2010, the Planning Commission of the City of Oakland adopted a Preliminary Redevelopment Plan for the Second Amendment to the Redevelopment Plan for the Broadway/MacArthur/San Pablo Project Area encompassing the entire Lowell Street/Golden Gate/Gaskill Survey Area pursuant to Sections 33322 through 33325 of the CRL; and

WHEREAS, the Redevelopment Agency has authorized and directed staff to prepare a Redevelopment Plan Amendment for the Broadway/MacArthur/San Pablo Redevelopment Project to incorporate the Lowell Street/Golden Gate/Gaskill area; and

WHEREAS, the Redevelopment Agency desires to expand the PAC for the Broadway/MacArthur/San Pablo Redevelopment area to expand membership to include representatives from the Lowell Street/Golden Gate/Gaskill area, and to make other modifications to the PAC Formation Procedures to reduce the number of

representatives from the other two sub areas and to remove restrictions on the type community organizations that can be represented; and

WHEREAS, Section 33385(b) of the CRL requires that the legislative body adopt procedures for the formation of a PAC; and

WHEREAS, the Proposed Amended and Restated PAC Formation Procedures is included as **Attachment B** to the staff report accompanying this resolution; and

WHEREAS, the PAC has passed a motion supporting the proposed amendments so the PAC Formation Procedures; now therefore be it

RESOLVED: That the City Council hereby amends the PAC Formation Procedures as set forth in the Amended and Restated PAC Formation Procedures included as Attachment B to the staff report accompanying this resolution; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator and his designee to take all steps necessary and appropriate to implement the PAC Formation Procedures as amended.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2010

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

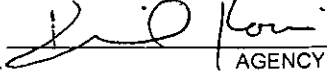
ATTEST: _____

LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2010 SEP 16 PM 3:24

APPROVED AS TO FORM AND LEGALITY:


AGENCY COUNSEL

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

A RESOLUTION ACCEPTING THE PRELIMINARY PLAN FOR AN AMENDMENT TO THE BROADWAY/ MACARTHUR/ SAN PABLO REDEVELOPMENT PLAN EXPANDING THE PROJECT AREA TO INCORPORATE THE LOWELL STREET/GOLDEN GATE/GASKILL AREA, AUTHORIZING PREPARATION OF A REDEVELOPMENT PLAN AMENDMENT, AND AUTHORIZING TRANSMITTAL OF A STATEMENT OF PREPARATION OF PLAN AMENDMENT TO THE STATE, COUNTY, AND TAXING ENTITIES

WHEREAS, the City Council adopted the Broadway/MacArthur/San Pablo Redevelopment Project on July 25, 2000 (Ordinance No. 12269 C.M.S.); and

WHEREAS, on July 20, 2010 (Resolution No. 82912 C.M.S.), the City Council of the City of Oakland designated an area in North Oakland (the "Lowell Street/Golden Gate/Gaskill Amendment Redevelopment Survey Area") as a survey area to be studied for inclusion in the Broadway/MacArthur/San Pablo Redevelopment Project pursuant to Section 33310 of the California Community Redevelopment Law ("CRL"), California Health and Safety Code Section 33000, et seq.; and

WHEREAS, on September 1, 2010, the Planning Commission of the City of Oakland adopted a Preliminary Plan for the Second Amendment to the Redevelopment Plan for the Broadway/MacArthur/San Pablo Project Area encompassing the entire Lowell Street/Golden Gate/Gaskill Survey Area pursuant to Sections 33322 through 33325 of the CRL; and

WHEREAS, the Preliminary Plan for the Second Amendment to the Redevelopment Plan for the Broadway/MacArthur/San Pablo Project Area is included as **Attachment A** to the staff report accompanying this resolution; and

WHEREAS, Section 33327 of the CRL requires a redevelopment agency before amending a redevelopment plan to expand territory to transmit a Statement of Preparation of Redevelopment Plan to the county, taxing entities, and the State Board of Equalization containing the information specified in CRL Sections 33327 and 33328; now, therefore, be it

RESOLVED: That the Redevelopment Agency hereby accepts the Preliminary Plan for the Second Amendment to the Redevelopment Plan for the Broadway/MacArthur/San Pablo Project Area adopted by the Planning Commission on September 1, 2010, and accepts the boundaries of the Lowell Street/Golden Gate/Gaskill Amendment Redevelopment Survey Area set forth in the Preliminary Redevelopment Plan; and be it

FURTHER RESOLVED: That the Redevelopment Agency hereby authorizes and directs the Agency Administrator or his designee to prepare a Redevelopment Plan Amendment for the Broadway/MacArthur/San Pablo Redevelopment Project to incorporate the Lowell Street/Golden Gate/Gaskill area; and be it

FURTHER RESOLVED: That the Redevelopment Agency hereby authorizes and directs the Agency Administrator or his designees to transmit a Statement of Preparation of Redevelopment Plan to the County of Alameda, the taxing entities specified in the CRL, and the State Board of Equalization, pursuant to Sections 33327 and 33328 of the CRL, including the following information:

- A description of the boundaries of the proposed amendment to the Broadway/MacArthur/San Pablo Redevelopment Project Area;
- A map indicating the boundaries of the proposed amendment to the Broadway/MacArthur/San Pablo Redevelopment Project Area;
- A statement that an Amendment to the Redevelopment Plan for the Broadway/MacArthur/San Pablo Project Area is being prepared; and
- Any other information that is reasonably necessary and appropriate;

and be it

FURTHER RESOLVED: That the Redevelopment Agency hereby authorizes and directs the Agency Administrator or his designee to advise the County, the taxing entities, and the State Board of Equalization that it intends to use the 2011-12 equalized assessment roll as the base year assessment roll for tax allocation purposes for the Lowell Street/Golden Gate/Gaskill Amendment area, and to request County officials to prepare and deliver a report pursuant to Section 33328 of the CRL using the assessed valuation of the proposed Amendment Area for the preceding five years.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2010

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST:

LATONDA SIMMONS
Secretary, Redevelopment Agency
of the City of Oakland