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OAKLAND

CITY OF OAKLAND



09 MAY -7 PM 2:25

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
TDD (510) 238-3254

Letter of Appointment

May 19, 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

Amanda J. Monchamp, 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.

Sean Heron, Mayoral appointment to serve the term beginning May 5, 2009 and ending May 4, 2012, filling the seat previously held by Madeleine Zayas-Mart.

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

Thank you for your assistance in this matter.

Sincerely,

Ronald V. Dellums
Mayor

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OAKLAND

2009 MAY -7 PM 5:38

APPROVED FOR FORM AND LEGALITY

H Lee

CITY ATTORNEY

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION APPOINTING VIEN V. TROUNG, AMANDA J. MONCHAMP, SEAN HERON AND REPOINTING 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:

Amanda J. Monchamp, 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.

Sean Heron, Mayoral appointment to serve the term beginning May 5, 2009 and ending May 4, 2012, filling the seat previously held by Madeleine Zayas-Mart.

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

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

Amanda J. Monchamp

Professional Experience

Holland & Knight LLP, San Francisco, Partner

July 2005 – Present

- Advise clients on complex residential, commercial, and industrial development projects: develop permitting strategies; obtain local entitlements, Subdivision Map Act approvals, and state and federal resource agency permits and approvals; prepare and review California Environmental Quality Act (CEQA) documents; review water supply assessments and adjudication proceedings; negotiate development agreements and other licenses.
- Advise a wide range of clients on compliance with Clean Water Act, Endangered Species Act (ESA), Resource Conservation and Recovery Act, and associated state programs.
- Defend agency approvals and Native American tribes development authority in CEQA litigation.
- Pro bono representation of State Parks Foundation in CEQA litigation challenging toll road project.
- Represent telecommunications carrier in Public Utilities Commission CEQA litigation and rulemaking.
- Secure local permitting for telecommunications carriers.
- Conduct environmental and land use due diligence review of large scale residential, commercial, and recreational development projects for investor and joint venture partners.
- Represent land owner in development of Habitat Conservation Plan/Natural Community Conservation Plan.
- Public speaking on CEQA case law developments and water supply.
- Serve as Deputy Practice Group Leader for the firm's Public Policy and Regulation Group. Manage group of 120 lawyers in over ten offices. Responsible for budget setting and performance, rate and salary determinations, compensation, and attorney and staff hiring, review and firing.

Beveridge & Diamond P.C., San Francisco, Associate

November 2000 – July 2005

- Represented clients on development projects, CEQA litigation challenges, advised on regulatory compliance, and conducted due diligence review.
- Prepared testimony and comment regarding CEQA compliance in California Energy Commission facility siting.
- Participated in lobbying efforts on proposed state and federal legislation and regulations related to electronic waste and advised electronics companies on compliance with state electronic waste laws and regulations.
- Public speaking on state and federal legislation and regulations related to electronic waste management.

Electronic Industries Alliance, Arlington, VA, Environmental Affairs

February 2000 – November 2000

- Represented electronic industry in international, federal, and state regulatory, legislative and policy arenas.
- Served as industry member of Organization of Economic Cooperation and Development (OECD) subgroup.
- Assisted Environmental Protection Agency (EPA) in drafting OECD guidelines for Environmentally Sound Management of electronic waste and Energy Star Memoranda of Understanding for consumer electronics.
- Lobbied EPA on proposed Clean Water Act effluent standards; negotiated enforcement settlement with EPA.
- Participated on several state task forces and lobbied state legislatures regarding electronic waste collection.

United States National Oceanic and Atmospheric Administration, Silver Spring, MD

Office of the General Counsel for Fisheries, Extern

August – December 1998

- Drafted memoranda, legal opinions, and court documents interpreting statutory and regulatory language of the ESA, Marine Mammal Protection Act, Administrative Procedures Act, Regulatory Flexibility Act, Magnuson-Stevens Fishery Conservation and Management Act, and the International Whaling Convention.
- Assisted Department of Justice in defending against challenge to agency's notice and comment procedure.

National Marine Fisheries Service, Office of Legislative Affairs, Legislative Assistant

May – July 1998

- Prepared testimony for Congressional and White House briefings on proposed fishery management policies.
- Represented Legislative Affairs at agency-wide meeting regarding the direction of agency's role in ocean policy and selected to draft white paper on recommendations presented to Leadership Council and Executive Board.

Education

Vermont Law School

Juris Doctor and Master of Studies in Environmental Law, May 1999

University of California, Hastings College of the Law, Visiting Semester, Spring 1999

Jessup International Moot Court Team, Regional Semi-Finalist and Best Brief Awards; Pace Environmental Moot Court Team; Dillard Writing Award; National Dean's List; American Jurisprudence Award for Torts

University of California at San Diego

Bachelor of Arts, *cum laude*, June 1995

Majors: History with Honors of High Distinction and Political Science

Honors Thesis: California Water Policy - An Analysis of the Peripheral Canal

Bar Admissions

State Bar of California, 1999; District of Columbia Bar, 2005

United States Court of Appeals, Ninth Circuit and District of Columbia; United States District Courts of California

Professional Associations

State Bar of California, Environmental Law Section, Environmental Legislative Committee

Urban Land Institute, Young Leader

Environmental Law Institute

The Bar Association of San Francisco

Emerge California

Alameda County Democratic Lawyers Club

National Women's Political Caucus - Alameda North

Representative Cases

Friends of the Sierra Railroad v. Tuolumne Park and Rec. (2007) 147 Cal.App.4th 643. Defended Park District's exchange of land with Native American Tribe under CEQA; Court upheld exchange.

County of Amador v. City of Plymouth (2007) 149 Cal.App.4th 1089. Defended Memorandum of Understanding between City and Native American Tribe under CEQA.

People of the State of California v. Public Utilities Commission, 1st Dist Ct of App (Writ Denied January 9, 2007). Defended Commission's Decision issuing certificate to allow WilTel to build infrastructure.

People of the State of California v. BC Hydro, 9th Cir. Obtained dismissal of BC Hydro from energy rate setting case under Foreign Sovereign Immunities Act.

Verrips v. City of Oakland, Alameda Co. Sup. Ct. Settled neighbor's opposition to residential project.

Donahue Schriber Realty Group, L.P. v. City of Sacramento, Sacramento Co. Sup. Ct. Settled adjacent shopping center owner's opposition to commercial project.

Smart Growth Adelanto v. City of Adelanto, San Bernardino Co. Sup. Ct. Defending City's approval of commercial project and review under CEQA (pending).

Speaking Engagements

Legally Defensible Review Under CEQA, Lorman Education Services, September 19 and 30, 2008

CEQA Update, Berkeley Extension, September 3, 2008, October 20, 2007, March 2, 2006, March 3, 2005 (annual course)

Practice Skills, ELI Western Boot Camp, April 25, 2008

Legally Defensible Review Under CEQA, Lorman Education Services, January 30, 2008

Environmental Liabilities in Business Transactions, ELI Western Boot Camp, May 23, 2007

Water Supply Assessments - Recent Developments, CLE International California Water Law, April 12, 2007

CEQA Decisions & Judicial Trends, California Bar Association, Environmental Section, October 20, 2006

The California Electronic Waste Recycling Act, California Bar Association, Environmental Section, October 22, 2005

Chemical Regulations, ELI Western Boot Camp, June 28, 2005

Articles

California Air Pollution Control Officers Association Releases Guidance on CEQA & Climate Change, January 10, 2008

VIEN V. TRUONG

California Bar License # 262017

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, 2002
Rhetoric major (and Education minor), *Honors*.
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EXPERIENCE

- Green For All – Oakland, CA.** (10/2008 – Present)
Senior Policy Associate
- Lead and manage the policy advocacy efforts in targeted states.
 - Collaborate with governors, state legislators, employers, labor unions, and statewide organizations in developing and implementing policies that encourage the growth of green businesses and green construction, and increase the amount of jobs within the state that pay prevailing wages in green economy.
 - Work with state partners to develop state-specific policy proposals regarding state best practices.
 - Work collaboratively with national partners pursuing similar policy goals within states.
 - Support local and federal policy advocacy efforts to stimulate the growth of green businesses, green construction, and green-collar jobs that pay family-sustaining wages for workers.
 - Research and draft studies on best job creation and job training practices.
 - Provide technical assistance, policy analysis, and research to public and private stakeholders, including labor unions, employers, state legislators, community based organizations, and community colleges.
 - Manage day-to-day operations of organization's state policy team.
- University of California, Berkeley School of Law – Berkeley, CA.** (6/2008 – Present)
Associate Attorney
- 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.
 - Devise legal solutions for the clients and the practicum alongside supervising attorney/professor.
 - Teach introductory classes, such as classes on corporate formation and client interviews.
 - Provide technical assistance and support to professor, clients, and students as needed.
- 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.
- Insight Center for Community Economic Development— Oakland, CA.** (9/2005 - 5/2006)
Law Clerk
- Conducted market feasibility studies, designed program components, and created program budgets.
 - Wrote and published *Highlights of California Law Changes* advising organizations of new policies.
 - Researched and wrote memoranda answering issues faced by community based 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.
 - Supported attorneys work in helping clients advocate for redevelopment plans and development projects.
- State of California Senator Joseph Simitian - Sacramento, CA.** (1/2005 - 7/2005)

Vien V. Truong

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.
- 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, advocates, and constituents to reach meaningful compromises on bills.

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 Mayor Jerry Brown.

Clarita Career College — Santa Clarita, CA.

(3/2004 - 8/2004)

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

- Designed and implemented curriculum and received American Bar Association accreditation.
- Wrote all of the template lesson plans, tests, and handouts for all legal assistant modules.
- Interviewed, trained, and supervised legal instructors.
- Chaired the Legal Assistant Advisory Board. Led bi-monthly faculty meetings.

HIGHLIGHTED AWARDS

- U.S. Congress. Certificate of Special Congressional Recognition. Congresswoman Barbara Lee. 2008.
- U.S. House of Representatives. Congresswoman Jackie Spier. Certificate of Congressional Recognition.
- California Secretary of State, Debra Bowen. The Great Seal. 2008.
- California Legislature. Assemblywoman Fiona Ma, Majority Whip. Certificate of Recognition. 2008.
- City and County of San Francisco. Certificate of Honor. San Francisco Board of Supervisors. 2008.

HIGHLIGHTED PRESENTATIONS

- North Carolina Sustainable Energy Association, Green Jobs For All (February 2009) *Generating Economic Opportunities for Low-Wealth & Minority Communities*.
- East Bay Alliance for a Sustainable Economy (EBASE) Town hall. "Building Oakland for Everyone: A Summit on Jobs, Housing, and Justice." (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
- 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

Sean Heron

SUMMARY OF QUALIFICATIONS

- More than 20 years experience in affordable housing, community development and urban planning.
- Proven leadership in affordable housing policy and development.
- Experience in construction project management.
- Familiarity and expertise with land use development process.
- Commitment to community engagement.

PROFESSIONAL EXPERIENCE

10/07 – Present Senior Policy Analyst

Oakland Housing Authority - Oakland CA

The Oakland Housing Authority serves more than 14,000 low-income households, nearly 10 percent of the households in the City of Oakland, with average annual incomes of under \$15,000. Responsible for managing the Moving To Work Demonstration Agreement with HUD, evaluating and designing new programs and policies, and building strategic partnerships with community based organizations to train and support the leadership development of OHA tenants and program participants.

10/06 – 9/07 Consultant

Providing project management, strategic communications and grant writing services to a variety of non-profit organizations and county government clients.

9/98 – 2/06 Executive Director

East Bay Housing Organizations - Oakland CA

EBHO is a nonprofit membership organization dedicated to the preservation, protection and expansion of decent, affordable housing in Alameda and Contra Costa counties.

- Played a leadership role on numerous committees and taskforces regarding affordable housing policy in Oakland and the East Bay.
- Developed successful partnerships with labor, business, local government, faith-based groups and community organizations.
- Played a leadership role in the adoption of a jobs-housing linkage fee in Oakland.
- Led a multi-organization effort and successfully negotiated an unprecedented agreement to make 27 percent of the units affordable in the Uptown Development in Oakland.
- Developed an innovative program to expand and support faith-based leadership in affordable housing efforts.
- Developed model community education tools, including Affordable Housing Week and the Affordable Housing Guidebook, which have been adopted by organizations throughout the state.
- Expanded EBHO's staff from one to five positions.
- Expanded EBHO's geographic reach and programs beyond Oakland to jurisdictions throughout Alameda and Contra Costa counties.
- Developed a diverse and stable source of financial support from corporations, foundations, government contracts, membership dues, and event sponsorships.
- Implemented a strategic planning process, and developed new administrative systems and personnel policies to match the organization's growth.

9/97 - 7/98 Staff Director

Los Angeles Blue Ribbon Citizen's Committee on Slum Housing - Los Angeles, CA

Conceived and developed the initial policy framework to improve housing code enforcement as part of a M.A. thesis project. Recommendations focused on re-designing the city's code enforcement responsibilities to improve housing conditions for low-income tenants. The BRC, comprised of academics, business and civic leaders, adopted the policy recommendations and led a successful campaign to address substandard housing conditions in the City of Los Angeles.

- Designed the policy objectives to reform housing code enforcement in Los Angeles.

- Designed key elements of the inspection program, including new policies and procedures, adopted by the City.
- Consulted with Council Members, City Attorney and Housing Department staff to discuss progress of the new ordinance.
- Met weekly with stakeholders on program design. Worked with tenant groups to secure city funding for an innovative model partnership with city inspectors.
- Successfully negotiated with the major landlord trade association to gain its support for new inspection program.

1/96 - 6/98

Project Manager

California Mutual Housing Association - Los Angeles, CA

CMHA provides organizing support, technical assistance and development consultant services to low income housing cooperatives, mutual housing associations and tenant associations.

- Designed CMHA's project management and construction management services.
- Designed training materials, and led and facilitated workshops for low income, Spanish-speaking tenant associations.
- Served as construction manager for two of CMHA's most successful tenant-controlled developments: Mission Plaza Apartments (132 units) and Comunidad Cambria (40 units), each with \$2 million construction budgets.

11/93 - 9/95

Consultant

- Conceived and managed the conversion of a vacant office space into a new 1,200 S.F. live/work unit.
- Managed the replacement of a 150 linear foot vaulted sidewalk structure.
- Developed the scope of work for the seismic upgrade of a four story un-reinforced masonry SRO.

4/91 - 11/93

Construction Project Manager

Tenderloin Neighborhood Development Corporation - San Francisco, CA

TNDC is a non-profit developer of affordable housing in the Tenderloin neighborhood of San Francisco.

- Managed general rehabilitation and seismic retrofit projects for three buildings (250 units), each with individual construction budgets of approximately \$2 million.
- Developed feasibility studies, pre-development budgets, construction programs, and development budgets.
- Selected and managed the work of architects, engineers, and environmental consultants. Directed the bidding, negotiation and administration of construction and environmental abatement contracts.
- Prepared value engineering studies to reduce costs and project impacts to tenants.

7/89 - 7/90

Housing Rehabilitation Program Assistant

Bernal Heights Community Foundation - San Francisco, CA

- Administered the Rental Rehabilitation Program and a single family/owner occupied rehabilitation program.
- Met with clients, reviewed project feasibility, prepared loan packages, conducted building inspections, consulted with architects and engineers, prepared specifications, and managed projects during construction.
- Designed new program outreach materials to increase the number of residents served by the program.

COMMUNITY SERVICE

11/07 – Present

Member, Board of Directors

Merritt Community Capital Corporation - Oakland, CA

7/91 - 2/94

Member, Board of Directors

YouthBuild San Francisco - San Francisco, CA

9/84 - 5/85

Group Leader/Counselor

Cassidy Lake State Prison - Chelsea, MI

Camp Waterloo State Prison - Waterloo, MI

EDUCATION

1997

M.A. Urban Planning (Degree awarded 2001)

University of California, Los Angeles - Los Angeles, CA

1988

B.A. Social Sciences/Urban Studies

University of Michigan - Ann Arbor, MI

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		

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

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

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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