

CALIFORNIA TRANSPORTATION COMMISSION AIRSPACE ADVISORY COMMITTEE MEETING

Thursday, May 16, 2002
10:00 a.m. - 11:40 a.m.

Teleconference
877-776-0513 – Code 661190

MINUTES

The special meeting of the California Transportation Commission's Airspace Advisory Committee was called to order at 10:00 a.m. on May 16, 2002, by teleconference.

Those in attendance were as follows:

Committee Members: N. Gruen – Chair (San Francisco), B. Hauf - Vice Chair (San Diego), W. Grieg (San Francisco), R. Payne (San Francisco), G. Moss (Los Angeles), W. Mosher (San Francisco)

Commission Staff: K. Jacobs (Sacramento)

Caltrans Staff: S. Atkins (Sacramento), B. Wilson (Sacramento), S. Ikeda (Sacramento), Doug Sibley (D-4), Marta Bayol (D-4), Mark Shindler (D-4), Bob Macpherson(D-4)

Guests: Phil Neville (Oakland Housing Authority), Rick Mariano (RS Mariano Interests), Shad Small (Oakland Housing Authority), Jesse Wu (Bridge Housing Corporation), Jon Gresley (Oakland Housing Authority), Lydia Tan (Bridge Housing Corporation), Pete Nichol (Bridge Housing Corporation)

Those absent: Commissioner Lawrence, John Glassmoyer, Michael Ross

Recused: Jack Nagle recused himself.

The meeting adjourned at 11:40 a.m.

Proceedings:

Item 1. Introductions/Committee Business

At 10:00 a.m. Roslyn Payne requested to speak to Bill Hauf regarding her concerns because she had to leave the meeting until 10:30 and wanted to be sure that her comments were discussed.

Each person introduced him or herself and provided brief background information.

Item 2. Direct Sale to Oakland Housing Authority

First item discussed was the AAC displeasure with the Department calling a special meeting. Bill Hauf asked, when the Department knew that this item would need to go before the Commission at the CTC's June 2002 meeting. Lydia Tan, of Bridge Housing Corporation, said that they found out in February or March that there is a meeting of the tax controller on July 16, 2002, that would require Oakland Housing Authority to acquire the property by the end of June. All the AAC members are very annoyed that the Department waited to bring the item to them when it could have been brought forward at the regular April meeting. Department staff commented the agreement on the replacement site was not in place at the time of the April AAC meeting. The Department's choice, at that time, was to bring an informational item, which was not fully developed to the Committee, or wait until a complete package could be presented. The Department chose the latter.

Bob Macpherson, District 4, provided a historical background on the current facility and mentioned that there is an estimate of the cost of remediation work in a range between \$300,000 to \$900,000, and the Department has proposed a contribution capped at \$300,000, for the remediation costs of aerial deposited lead only. Jesse Wu from Bridge Housing Corporation then discussed what the new facility would be like once Oakland Housing Authority (OHA) starts construction. 110 rental units (75% of the area), 137 parking spaces, 3,200 square feet town area community use, 7,000 square feet retail space, and 13,000 square feet of green space.

AAC members had difficulty in determining where the new park and ride lot would be located. The Department is to provide better maps that will allow for a visual site inspection comparison for this transaction, and all future transactions.

Roslyn Payne told the Committee that she had talked to Dennis O'Brien, board member of Bridge Community Housing. Dennis is a former member of the AAC and until she spoke to him she was unaware that Bridge was a part of this transaction.

Roslyn was concerned that there was no reference to a title report. Phil Neville, from the Oakland Housing Authority, reported there is not a current title report because the OHA has been unable to get one, as a parcel has not yet been created. Bob Macpherson added that the nineteen parcels, which comprise the existing park and ride lot, have been in State ownership since the early 1950's and the State has the title policies issued at the time of acquisition.

Wylie Grieg asked why there isn't a more current appraisal that the one provided is 9 months old? He also went on to say that he doesn't see how they can say it looks fine without recent comps. Bill Hauf agreed.

Roslyn doesn't want to throw out the baby with the bath water but what's been presented is inadequate. All the committee members agreed. Roslyn said that she would volunteer to meet with the Department and OHA to make a site visit, in the meantime, the Department will put together another package for all of the members that will have a new

appraisal, better maps, and provide better detail regarding the property switch. The Department will need to provide additional information regarding the “new” site that will satisfy the needs for a park and ride facility.

The Committee and the Department agreed to; 1) Department staff to organize and put new documents together and send the package to all the AAC members and Kathie Jacobs; 2) once the new package has been distributed, the Department will call Roslyn Payne to set a date and time for her to make a site visit; 3) after her site visit, Roslyn will prepare a recommendation to the AAC; and 4) after Roslyn gives her recommendation to the AAC, Kathie Jacobs will make the arrangements to get the votes from the members.

Roslyn told the Department that she would need the new documents at least 2 to 3 days prior to her site visit.

Nina stated that she believes the AAC should have a resolution that will direct the Department to provide full and complete packages. Nina also inquired why this matter had not been brought to the April meeting as an informational item. The AAC could then have discussed its concerns and the information it would need to make an informed decision. The department would have sufficient time to provide this information in a timely manner. Bill Hauf stated that when the Department has knowledge of a request that'll need to go before the AAC and they don't share that knowledge and call an emergency/special meeting their request would be rejected.

Roslyn Payne wants it put into the minutes of the meeting that the AAC would reject having emergency/special meetings unless the Department has first brought the informational item to a regular AAC meeting to discuss the item and/or transaction. During the discussion at the regular meeting the AAC will choose a time and date to have a special meeting to complete the discussion/transaction in regards to AAC business.

Wylie Grieg suggested that perhaps there should be a rotating ombudsman. Roslyn disagreed stating that there isn't anything that goes before the AAC that doesn't have a long time frame and the items have time to go before the AAC at regular meetings.

Walt Mosher wants to make sure that he gets a decent map with street names.

The meeting was adjourned at 11:40 a.m.