

**Dimond Improvement Association**  
Board of Directors Meeting - August 11, 2022

**Board Members Present:**

Kevin Whittinghill; Ryan Romaneski; David Gross; Victoria Wake; Chris Harper; Michaela Sangalli Guiliano; Lindsey Berking; Julie Johnson; Heather Harris; Bret Peterson; Alex Park; Judy Klinger; Jay Ashford; Erica Perez; Zandile Christian; Chris Palomarez; Charlie Deterline; Phyllis Martinez; Anoush Jackson-Satler

**Board Members Absent:**

May Seto Wasem; Alton Jenks; Marty Wunsch

The meeting was convened at 7:05 p.m.

**1. Agenda approval.**

**ACTION:** MOTION by JAY to approve agenda, as amended. CHARLIE Seconded.  
UNANIMOUS APPROVAL

**2. Minutes approval.**

**ACTION:** MOTION by CHRIS to approve the minutes as amended. Seconded by JUDY.  
UNANIMOUS approval.

**3. Chair's report.**

We will move to a quarterly WIP report going forward. RYAN reminds people to use the form if you need to add something to the agenda.

**4. Treasurer's Report:**

JULIE: KDC is doing great, nearly reaching its goal. We've moved from a committee-based budget to a line-item budget based on specific tasks, so that the budget carries over regardless of the committee makeup.

RYAN notes that the first 2 grants from the City have been secured; the graffiti abatement grant has not yet been secured. The money allocated for public art is a release from restricted funds

5. **For the good of the order.**

CHRIS H: there is a new headmaster at Head Royce, who started July 1. Her name is Rachel Skiffer.

JUDY: We need cardboard for Bienati Overlook

CHARLIE offered to provide cardboard from his work, using his van; the cardboard would need to be picked up from their Oakland "Hub," across the street from the CVS.

VICTORIA reports on future opportunities:

(1) Shell station electric vehicle charging. VICTORIA has been in touch with the marketing person who is interested in working with us;

(2) La Hacienda restaurant now has a taco truck on MacArthur and High; we could consider having this truck at events, thereby supporting local merchants

JUDY suggests holding our meeting at local establishments (i.e., Grand Lake Kitchen)

6. **District 4 report.**

No report this week; turnover seems to be an issue, and they are likely busy with Sheng Thao's campaign.

7. **Apartment building / retail development at 2114 MacArthur Blvd**

Ben Ochstein is present, representing the developer group. He gives a brief overview of the project:

There is 3500 square feet of retail space at bottom floor, which would accommodate up to 4 businesses. There will be lots of open communal space for residents to hang out.

There are family-friendly sized units (3BRs), and also studios, 1BR, and 2BR units. A 1 to 1 parking ratio is planned. 15-20% of the units will be designated affordable housing.

The architect liked the reclaimed wood look of Grand Lake Kitchen, and they hope to incorporate it in the building design. They also want to include a mural on the back of building (facing Dimond St.)

The BOARD engaged in a brief Q&A session with BEN. He confirmed the following through the Q&A:

- developer is looking for 1-4 tenants for the commercial space, possibly a restaurant use
- the height will be 5 stories residential, over 1 commercial; 44 units total.
- no exact timeline on construction; developer expects 6-12 months for City approval
- developer is hoping for a clean bill of health on the environmental remediation of the old cleaners contamination by the end of the year.
- the unit breakdown is: 19 1BR, 12 2BR, 5 3BR, and 3 studios
- developer is uncertain what can be achieved regarding a stoplight or a “bulbed out” walkway, given that it is CITY property.
- no parking for commercial tenants; the parking will be underground.
- building will be certified as a “green building”

After BEN leaves, RYAN asks individual BOARD members to voice their support / issues / concerns about the project.

Multiple BOARD members expressed concern about (i) the height of the project, (ii) the aesthetics of the design not being a “good fit” with the rest of the neighborhood, (iii) maximizing the number of trees in the development, (iv) lack of parking for the commercial tenants, and (v) the retail “mix” of the commercial tenants.

BOARD members expressing approval for the development want to make sure the developer is on board with the Business Improvement District (BID), and that we write a letter of support for the project to help with the City approval process.

RYAN will be sending around a form and asked for everyone to fill out their top three priorities concerning the development.

**ACTION:** A MOTION is made by BRET to APPROVE a draft letter in support of the project. SECONDED by LINDSEY.

DISCUSSION: some BOARD members wondered what is the point of sending the letter now?

pros: + it would show good faith support and build a positive relationship with the Developer

+ we're not committing to anything in this letter other than showing our support for the project

cons: - would waiting a month do any harm?  
- we need to hear from the membership

VOTE: YES 16 NO 2 ABS 1  
MOTION APPROVED.

**ACTION:** A MOTION is made by JUDY to AMEND the previous MOTION so that, pending discussion with the DEVELOPER, the BOARD should withhold the letter and use it as leverage to get the Developer to modify the project according to our input. SECONDED by JULIE.

DISCUSSION: some BOARD members point out that the Developer is going to do what they want no matter what we think about the project. The letter is more about forging a good relationship with the developer going forward. Others expressed interest in waiting another month so we could deliberate more.

VOTE: YES 4 NO 12 ABS 3  
MOTION DENIED.

## 8. **Oaktoberfest Update**

Daniel Swafford was scheduled to attend, but he did not show.

RYAN stresses the importance of volunteering at the event as a good way to keep costs down. We particularly need "event captains" (i.e., selling tickets, manning booths) RYAN is sending out a form for people to sign up for volunteering.

## 9. **CVS Litter Problem**

VICTORIA briefly summarizes the history of complaints, city enforcement, and the general ineffectiveness of this approach

**ACTION:** MOTION by VICTORIA to APPROVE a letter to CVS, pending additional comments in the coming days. SECONDED by LINDSEY.

UNANIMOUSLY APPROVED.

**10. BID Formation Study**

RYAN is tabling this item due to lack of time. (Brief discussion explaining the study areas and generally how assessments are levied)

Announcement by JAY: grant opportunities are coming up, so be thinking about if you know anyone who might be eligible or interested in receiving a grant.

**Adjournment** at 9:04 pm.