

**MINUTES**  
**ALAMEDA COUNTY PARKS, RECREATION AND HISTORICAL**  
**COMMISSION**

**Thursday, January 6, 2004**  
**East Bay Regional Park District,**  
**2950 Peralta Oaks Court, Oakland, CA**  
**(Approved April 7, 2005)**

**I. Call to Order – Roll Call**

The meeting was called to order at 3:50 p.m. by Commissioner McMillan.

Commissioners Present:

Abe Friedman  
Annalee Allen  
James Loughran  
David Sadoff  
Julie Machado  
Ellen Wyrick-Parkinson  
Annalee Allen  
MaryAnn McMillan  
Stephen Sanger  
Harry Francis  
Dennis Waespi

Commissioners Excused:

Cecilia Weed  
Marie Cronin  
Maryalice Faltings

Guests:

Rodrigo Orduna, Planner  
Diane Althoff, EBRPD  
Michelle Starratt, HCD  
Randi Gerson, Mercy Housing

Staff Present:

Lisa Asche  
Nilma Singh

**II. APPROVAL of December 2<sup>nd</sup> MINUTES** - Commissioner McMillan made the motion to approve the December 2nd Minutes as submitted and Commissioner Francis seconded the motion, which passed unanimously.

**III. OPEN PUBLIC FORUM/PUBLIC PRESENTATIONS** – None.

**IV. INFORMATION AND CORRESPONDENCE** – A folder of newsletters and other mailings from various government agencies and private organizations will be circulated for the Commission’s review. Commissioners may bring up any information item of interest to the Commission. No action may be taken on these items.

**V. STAFF REPORT(S):** No report.

**VI. NEW BUSINESS** –

**A. Agenda Items and Future Meeting Locations** – Staff stated that last year the Commissioners were interested in updating the By-Laws. The Chair suggested moving this item to April and setting aside an hour for discussions.

**B. Waterfront Action** – Commissioner Allen said a schedule of the up-coming spring activities will be available in the near future.

**VII. OLD BUSINESS** – All old business will include information, discussion and/or action by the Commission.

**A. Re-allocation of Proposition 12 funding (formerly called Brown House at Ardenwood Historic Farm)** – The Chair announced that he and Ms. Asche had met with County Counsel and they have been advised to work with the Park District to re-allocate the fund. He was also in receipt of a letter from the Park District reminding the Commission of the time frame. Commissioner Sanger suggested that copies of the letter be made available to the Commission before an action is taken.

Staff introduced Diana Althoff, EBRPD, who thanked the Commission for the allocation of funds adding that currently, it was difficult to justify the expenditure. The matter was heard by the Resource Cultural Board who recommended either to abandon the project due to the overall cost or to refer the matter to the newly formed Fremont/Ardenwood Historical Commission, who will not hear the matter before March. Hence, if this Commission wanted to re-allocate the funds, the District was willing to work with the Commission.

Al Minard, City of Fremont and also a member of the Historical Board, thought that it would be ‘sad’ if the Brown House could not be saved. He agreed that the cost has increased. If it is not maintained, it will be demolished and he felt that there was a need to preserve. And, meanwhile, the cost will continue to increase.

The Chair said that it was a disappointment. Although this Commission had spent many hours working on this project, there have been no new facts for about two years. But he was appreciative that the District was willing to work with the Commission to re-allocate the money to another project.

Commissioner Sanger indicated that the subcommittee will bring other project suggestions to the Commission for fund re-allocation. The Chair asked Commissioners to submit their suggestions to the staff or the subcommittee for a discussion at the next meeting. A lengthy discussion followed regarding re-allocation of funds, suggestions of other potential projects, time-frames and submission to the Board of Supervisors. Commissioner Sanger recommended that Prop 12 Guidelines should be followed and the subcommittee could look into this. Commissioner Allen agreed adding that she would like to see the guidelines before making recommendations. Ms. Asche indicated that she would email/mail the guidelines. In response to Commissioner Faltings on the locations of projects, Commissioner Machado explained that projects could be located in unincorporated areas, park and historical areas and on county-owned land. Commissioner Sanger also suggested a mechanism for public to make recommendations. Staff provided her email address, [lisa.asche@acgov.org](mailto:lisa.asche@acgov.org). Commissioner Wyrick-Parkinson said she agreed with the Daily Tribune article. She was disappointed as a lot of Commission time had been spent on this matter and further suggested that the funds could be spent on Remando Park. Commissioner Sanger summarized that the subcommittee would review the guidelines and submit potential projects at the next meeting.

**B. 16438 and 16450 Kent Avenue, Kent Gardens Senior Housing Project** – Ms. Asche introduced Rodrigo Orduna, staff planner, Michelle Starratt, HCD and Randi Gerson from Mercy Housing. Comment period would end on January 18<sup>th</sup>. Commissioner Sadoff requested clarification on the county’s ability to present overriding considerations.

Rodrigo Orduna, staff planner, while stating that Mr. Corbett's report states indicates a historical significance, this Commission could indicate the level of significance. Comments on the alternative considerations are due by January 18<sup>th</sup>.

Ms. Starratt outlined the history of the property and funding information. This was one of the two nurseries remaining. Nursery operation had ceased in 2001 and a Demolition Permit had been obtained last year. The EIR states that this was known as the Kuramoto Nursery and the business was sold before the sale of the property. Ms Gerson added that this matter had been presented to this Commission in November, Mercy Housing is the developer and there had been four community meetings to-date. Commissioner Machado said she appreciated the project and although there was historical significance, mitigation has been suggested and further asked if it was per case law. Ms. Asche replied that documenting through photographs was not considered mitigation per the Montgomery Wards case. A discussion followed on appropriate mitigation measures. Ms Gerson stated that since history is important and the widow of the owner's son is alive, she could be honored for her role. --?-- agreed that photographs and documentation were insufficient mitigation measures. Ms. Starratt pointed out that the building would sit about 160 feet from the property line with a similar design as existing with a planned garden. Commissioner McMillan suggested utilizing panel sections in the design of the gardens and perhaps contributing funds. A discussion followed on different suggestions of utilizing the mitigation funds including how case law has found favorable to use the funding towards a project that benefits the greater community. Ms. Starratt replied that donated funds (mitigation money) would remain in the Ashland area. Ms. Gerson added that their agency would be amenable to providing funding to mitigate the loss of the historical nursery. Commissioner Sanger asked Ms. Gerson what the total project costs are. Ms. Gerson replied approximately \$13 million. Commissioner Sanger asked if asking for one tenth of one percent of the project cost would be a fair and acceptable request to which she replied yes. Commissioner Sanger made the motion that the Commissioner accept the existing mitigation measure identified as A-1a to A-1d identified in the DEIR and add Measure A-1e where one tenth percent of one percent of the project cost be used to contribute towards finalizing the preliminary survey on historical properties in the Ashland area and to also include another Measure A-1d where the project should be renamed the Kuramoto Senior Housing Gardens in honor of the previous nursery operators. Commissioner Faltings seconded the motion. The motion passed unanimously.

- C. **Drawbridge** – Continue to March 3, 2005 meeting.
- D. **278 Hampton Road, unincorporated Cherryland area in Hayward** – No report.
- E. **Cedar Grove Church, 2060 S. Livermore Avenue** – No report.
- F. **Historical Review, 5328 Proctor Road, Castro Valley** – No report.
- G. **County Preservation Ordinance Development** – Staff announced that the RFP is ready and the notice for a consultant will be posted on the County website on Tuesday. Deadline for submission is January 8<sup>th</sup>. The next meeting was scheduled for January 23<sup>rd</sup> at 2:00 pm at the Planning Department. A Subcommittee was selected of Members McMillan, Machado and Sanger. Commissioners Machado and Sanger said that they would not be able to attend

#### VIII. SUBCOMMITTEE REPORTS –

- A. **Fairmont Hospital/White Cotton Cottage** – No report.

- B. Advisory Committee to Investigate Options for funding Protection of Agricultural and Open Space Lands in Alameda County** – Staff announced that the next meeting was on January 31<sup>st</sup>, 2005. Commissioner Sanger said he would have an up-date at the next meeting on the polling/survey.
- C. Street/Building Naming or Changing** – Continued to February 3<sup>rd</sup> meeting.

**IX. COMMISSIONER REPORTS –**

- A. District 1** – Commissioner Faltings announced the grand opening for the public of the Robert Livermore Community Center on Saturday, March 26<sup>th</sup>. She also stated that the Gordon Neilson house has been bought by the Cedar Grove Church and vines have been planted.
- B. District 2** – Commissioner Francis, in respect to the Centennial Park, stated that the HARD General Manager was willing to provide a presentation on the details, at the next meeting if the Commission agreed. Commissioner Allen suggested a field trip for the next meeting in February and the Chair agreed adding that a presentation could follow in March.

Commissioner McMillan announced that San Lorenzo and Ashland/Cherryland area were considering incorporation for the third time.

Commissioner Machado announced that “East Bay Then and Now” was now available at the bookstores. New books on Hayward and Oakland Hills, mostly photographs, have now been published by Arcadia Books.

- C. District 3** – Commissioners Loughran – no report.
- D. District 4** – Commissioner Allen added that Arcadia Books has also published a book on Oakland’s Chinatown which was now available. She further announced other new books (History of Alta Bates Medical Center) and distributed newspaper articles on events in Oakland and a copy of Berkeley Daily Planet, pointing out that the Commission does not have a representative from Berkeley. The County Historical Society will host a celebration (an annual meeting) on January 20<sup>th</sup> Berkeley City Club. City of Oakland will be celebrating Martin Luther King’s birthday on January 11<sup>th</sup>, from 11 am to 1pm, at Frank Ogawa Plaza which included walking tours. Under Proposition 40, 33 grants have been approved and two Alameda projects received approval for the grants. She also reminded the Commission of the up-coming field trip to the Fox Theater in February and in response to Commissioner Machado, added that for a minimum cost, parking was available in the Sears parking lot.

Commissioner Sadoff announced that he with Clyde Morris, Don Edwards S.F. Bay National Wildlife Refuge and \_\_\_ Edwards, Santa Clara County, would be reviewing files and asked for any suggestions and particulars.

- E. District 5** – Commissioner Wyrick-Parkinson provided an up-date on the rehabilitation of the old Central Station which had the option for the public to either lease or purchase housing. 10% of the housing will be available for the low-income families.

The Chair provided details and extended an invitation to City of Piedmont's yearly celebration of Martin Luther King's birthday. He reminded Commissioners Faltings, Loughran, Machado, Sadoff to discuss options/ideas with County Supervisors for the funding of Brown House alternative projects. Commissioner Harris noted a newspaper article, an interview with Commissioner Cronin, on the Brown House. Commissioner Sanger reminded all of the Brown House Act when talking to reports. The Chair also reminded staff to provide the Commission with information (on what?) by Monday.

- X. ADJOURNMENT:** There being no other business, Commissioner Sanger made the motion to adjourn in the memory of Martin Luther King and Bob Matsui and Commissioner McMillan seconded. Meeting was adjourned at 5:25 pm.