

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

**Thursday, April 7, 2005**  
**East Bay Regional Park District,**  
**2950 Peralta Oaks Court, Oakland, CA**  
**(Approved May 5, 2005)**

**I. Call to Order – Roll Call**

The meeting was called to order at 3:40 p.m. by Commissioner McMillan, Vice Chair.

Commissioners Present:

Annalee Allen  
MaryAnn McMillan  
James Loughran  
David Sadoff  
Dennis Waespi  
Annalee Allen  
Stephen Sanger  
Marie Cronin

Commissioners Excused:

Cecilia Weed  
Maryalice Faltings  
Abe Friedman  
Ellen Wyrick-Parkinson  
Harry Francis  
Julie Machado

Staff Present:

Lisa Asche  
Nilma Singh

Guests:

Jim and Virginia Baker, Homeowners, Kilkare Road  
Erica Campisi, President, Cherryland  
Homeowners Association

**II. APPROVAL of January 6<sup>th</sup> MINUTES** – Commissioner Waespi made the motion to approve the minutes as submitted and Commissioner Sadoff seconded the motion, which passed unanimously.

**February 3<sup>rd</sup> Minutes** - Commissioner Allen made the motion to approve the minutes as submitted. Commissioner Sadoff added a sentence to reflect that he had asked why Caltrans has to mitigate adverse impacts of the project under Boundary Creek. Commissioner Waespi seconded the modified minutes. Motion carried 7/0.

**March 3<sup>rd</sup> Minutes** – Commissioner Waespi made the motion to approve the minutes as submitted and Commissioner Loughran 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: 341 Kilkare Road, Sunol** – Staff presented the staff report pointing out that the home is listed in the National Register, as part of Elliston Vineyards and the report prepared by Mr. Baker is not considered as the official EIR but as background information.

Mr. Baker said he had not been aware that his house was on the Register. It is on the list as a supporting structure to the Elliston House. Many areas have been rebuilt or are crumbling down, it has a stone foundation, cost to repair would be approximately 20% more, and, as such, has to be removed. Commissioner Allen asked how the property is de-listed and thought that it was not necessary to de-list because of the renovations. She also recommended a field trip. Commissioner McMillan requested a time frame. Staff explained that delisting was determined by SHPO and the EIR process would take approximately four months. Mr. Baker also stated that the adjacent owner to the winery has indicated an interest in purchasing the house. From the three choices available which are demolish, relocate or rebuild, demolish is the cheapest alternative. Commissioner Sadoff requested staff to check the zoning for the surrounding properties. Staff will work with owners to arrange a site visit for future meeting.

**VI. NEW BUSINESS – None.**

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

**A. Boundary Creek Development –** Staff provided an up-date. Planning Commission approved the development without the Commission's recommendations. Commissioner Allen discussed the possibility of writing a letter to the Board of Supervisors and Commissioner Sadoff requested putting this on the May agenda for further discussion. The Commission unanimously agreed to agendize this matter for May and for Commissioner Sanger to draft a letter.

**B. Wood Street Development -** Commissioner Allen noted inclusion of her memo with a copy of the letter from Oakland Heritage Alliance in the Commission package. The project is a joint venture by three developers. A discussion followed. Ms. Asche confirmed that a letter, on behalf of this Commission, had been mailed out this morning. Commissioner Allen felt that this Commission needed to be informed of all future developments and requested that this matter be agendized for the next meeting. Commissioner Sanger suggested sending an email to the developers and Oakland Heritage Alliance requesting that this Commission be added to their mailing list.

**C. Drawbridge –** Commissioner Sadoff reported that he met Mr. Darek Przygoda at the Don Edwards headquarters and went thru the numerous files on the Drawbridge site. He made copies of the significant historical files and has a CD containing photographs but doesn't know where this should be archived since the county doesn't have a library dedicated to this kind of information. A discussion followed on alternatives site where this could be housed. Commissioner Sadoff pointed out that there was no solution currently. Staff indicated that perhaps copies of the photographs could be printed and framed and displayed in the lobby of the CDA office; she would check with the Planning Director. She also stated that copies of these documents and the CD could be made and sent to certain historical societies. Commissioner Sadoff agreed and gave staff the documents and CD.

**D. 278 Hampton Road, unincorporated Cherryland area in Hayward –** Staff explained that the photographs included in the package had been taken by the Zoning Enforcement staff and per Ms. Henninger, a lien could be placed on the property. The matter has been scheduled for a hearing.

Erica Campisi, President of Cherryland Homeowner's Association, said they were concerned with the condition of the property and asked if the owner was involved. Staff answered that the owner has not been in contact with the Planning Department for some time. Although the

request has been for eleven homes, the Association has agreed to eight. Staff replied that Mr. Chin, the property owner, has filed a claim against the County adding that an EIR needs to be completed. Commissioner Loughran added that Mr. Chin is working towards a 'better bargaining position'. Ms. Asche added that this matter will be heard by the Zoning Enforcement Board at the end of April. Ms. Campisi stated that they were interested in saving the native tree on the property.

- E. **Cedar Grove Church, 2060 S. Livermore Avenue** – No report.
- F. **Historical Review, 5328 Proctor Road, Castro Valley** – No report.

#### 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** – Commissioner Sanger noted the memo from EMC adding that the Task Force is proposing a 0.8% tax increase on the November 2006 election. The next meeting is scheduled for April 14<sup>th</sup> at 224 West Winton Avenue, Room 160.
- C. **Proposition 12 Funding Re-allocation** – Commissioner Sanger provided an up-date. No response has been received from the State to-date. Staff added that per Diane Althoff, the newly formed Fremont Liaison Committee decided not to continue with the project due to the high costs. It will now go before the EBRPD Board who may probably determine to abandon the project. Ms. Althoff did state that there is some Prop. 40 money available for this project and the District will renovate the building but not for public use.
- D. **County Preservation Ordinance Development** – Staff thanked Commissioners McMillan, Sanger and Allen for their participation in the selection committee. Although not official, Carey & Company gave the strongest presentation indicating they know what exactly what the county needs are and where we should be headed. And therefore, staff will be recommending contracting with this company. Final negotiations with the selected consultant will occur soon after all consultants are notified.

#### IX. COMMISSIONER REPORTS –

- A. **District 1** – No report.
- B. **District 2** – Commissioner McMillan reported that the County would like to rezone certain parcels throughout the unincorporated urban areas for emergency housing. The county has identified 126 parcels. This is a requirement of the State as part of the Housing Element. She was concerned about some of these properties being historical and how the county could ignore that aspect or find overriding considerations. Staff recommended that this Commission could play a significant role in assisting the Planning staff by designing an integrated process within the development proposal to have the historical/cultural issues thoroughly addressed with appropriate mitigation measures. McMillan stated that if the properties have a historical significance, this Commission should be included in the process.

- C. **District 3** – Commissioner Loughran stated that if the Commissioners were interested, there is an ideal restoration project of a farm house together with a subdivision on Hesperian/E.14<sup>th</sup> Street, San Leandro.
- D. **District 4** – Commissioner Allen passed a calendar of events for the Waterfront Actions She announced the following up-coming events: the Annual Horace Carpenter dinner for which she will provide details as available; dinner on April 28<sup>th</sup> with William Wong, author of China Town, as a guest speaker; a centennial celebration is being planned for the 1906 earthquake, details of which will be provided as available; and an event on art deco planned on April 30<sup>th</sup> at the Historical Ballroom in Oakland.
- E. **District 5** – No report.

Staff announced that the June meeting will be held at the same location but in the conference room. Supervisor Carson has appointed a new Commissioner, David Tam.

- X. **ADJOURNMENT:** There being no other business, Commissioner Allen made the motion to adjourn and Commissioner Machado seconded. Meeting was adjourned at 5:35 pm.