

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

**Thursday, August 4, 2005**  
**East Bay Regional Park District,**  
**2950 Peralta Oaks Court, Oakland, CA**  
**(Approved November 1, 2005)**

**I. Call to Order – Roll Call**

The meeting was called to order at 3:35 p.m. by Commissioner Friedman, Chair.

Commissioners Present:

Abe Friedman  
Marie Cronin  
Maryalice Faltings  
David Tam  
Julie Machado  
Dennis Waespi  
Ellen Wyrick-Parkinson  
Annalee Allen  
MaryAnn McMillan

Staff Present:

Lisa Asche  
Nilma Singh

Commissioners Excused:

Cecilia Weed  
Harry Francis  
David Sadoff  
Stephen Sanger  
James Loughran

Guests:

Chris Bazar, Planning Director  
Steve Buckley, Asst. Planning Director  
Alex Amoroso, Asst. Planning Director  
Amy Paulsen, LSA  
Phil Kerr, Olsen Company

**II. APPROVAL of July 7<sup>th</sup> MINUTES** – Approval of Minutes was continued to September 1, 2005.

**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):** Chris Bazar, Planning Director, introduced Alex Amoroso, Assistant Planning Director, and discussed policies, procedures, process/referral timeline of the Planning Department in relation to cultural resources adding that inventory control and project specific review are critical. He agreed that an open dialogue between this Commission and Planning Commission should occur in the near future, and with the consultants. The Chair felt that a commitment was needed in pursuing this process and having an up-dated ordinance that clearly defines this Commission’s role. He agreed to a discussion with the Planning Commission as to why PRHC views have not been considered in project discussions. Commissioner Machado reiterated the same and Commissioner McMillan asked why a process/procedure has not been worked out since both bodies have been in existence for some time. Mr. Bazar felt that all bodies were now more conscious of historical issues and felt that a meeting with Planning Commission would be helpful. He also suggested that perhaps County Counsel could attend some PRHC meetings for legal issues to meet nexus and consistency. The Chair thought that perhaps a joint session between the two Commissions be held first followed by a small group

discussion. Ms. Asche read the names of the subcommittee members. Commissioner Faltings agreed with the Chair adding that perhaps the Chairs for both Commissions meet with a structured agenda. Commissioner Machado suggested that a sub-committee member could attend the session also. The Chair agreed.

Commissioner Wyrick-Parkinson said that PRHC needs to be referred as soon as an application is submitted and felt that this Commission should be represented at the Board of Supervisor's hearing. Commissioner Allen thought that City of Oakland procedures could be used and either Commissioner Wyrick-Parkinson or she could provide examples.

Mr. Bazar also discussed the 50 year guideline adding that most houses in San Lorenzo were over 50 years old. Commissioner Allen said that the Commission should be more concerned with the State Registrar instead of the National Registrar.

The Chair requested Ms. Asche to schedule a meeting and commended her for doing a great job.

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

**A. Historical and Cultural Resource Survey for East Alameda County** – Ms. Asche said that copies of the East County Preliminary Historic Survey were distributed at the last meeting. Commissioner Faltings felt that perhaps a better statement of the East County was needed as the report fully discusses the chicken ranches as part of Castro Valley and not the East County as a whole. This has ignored or “short-changed” the importance of the Viticulture industry in Livermore area. Commissioner McMillan expressed concern with discussed Page 51 of the survey. Staff replied that Carey & Company will address this.

**B. Delco/Alcorn Property, 4653 Malabar Avenue, Castro Valley** – DEIR being prepared.

**C. 341 Kilkare Road** – No report. DEIR not initiated to-date. Field Trip will occur at a later date.

**D. Cedar Grove Church, 2060 S. Livermore Avenue** – DEIR being prepared.

**E. Historical Review, 5328 Proctor Road, Castro Valley** – No report.

**VII. NEW BUSINESS** –

**A. Olson Town home and Retail Mixed Use Project (TR-7623, ZU-2209 and GPA-135)** – Staff introduced Mr. Buckley who presented the project adding that the comment period on the Initial Study has been extended to August 8<sup>th</sup>. Comments from Planning Commission, San Lorenzo Home Association and other written comments have already been received and this matter is being referred to this Commission for consideration and input in reference to the cultural/historical significance of the shopping center located on the north side of Bockman Road. He introduced Amy Paulsen, LSA, EIR Consultant and Phil Kerr, Olson Company, who were also available for questions. The main issue was the 50 year age threshold of the commercial building. Commissioner McMillan said she lives in this area and agreed that the building was dilapidated and out-dated with no historical significance. Commissioner Wyrick-Parkinson suggested maintaining some low and medium density housing. Mr. Buckley pointed out that although the General Plan includes low density, currently there is no residential use on the property. Commissioner Allen commented that perhaps there was a historical significance before the warehouse was built and would like to see that addressed in the EIR. Commissioner

McMillan agreed adding that Bockman Farm was located on the south side of the road. Commissioner Machado asked that the consultant include this component in the title search and research on the architect of the building. The Chair thanked Mr. Buckley for the early referral.

**B. Highland Hospital Proposed Master Plan** – Ms. Asche said that she emailed the Request for Proposal by GSA to the Commissioners who had email addresses. Mr. Amoroso added that feedback on the exemption has been requested. Mr. Sorensen, Agency Director and Jim Gilford, Redevelopment, were working with GSA. Commissioner Allen reported that Oakland Heritage Alliance is also monitoring this project and she will forward any forthcoming information. She also suggested that the State Office of Historical Preservation be contacted for guidance on CEQA issue and how other jurisdictions have handled this issue. A discussion followed on the historical parts of the hospital. The Chair stated that this Commission would like to be kept up-dated.

### **VIII. SUBCOMMITTEE REPORTS –**

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

**B. Proposition 12 Funding Re-allocation** – Ms. Asche pointed out that a criteria list was distributed to the Commission at the last meeting which incorporated both the State and the PRHC requirements. At that time, staff felt that press release would be the most expedient way of opening this process up to all potential individuals or groups that have projects meeting the criteria. However, since this Commission would like to have a contractual agreement with the new receiver of these funds, it would have to be posted on the GSA website and proceed through that process. Therefore, staff would have to initiate this. The Chair asked if there was a list of potential projects. Ms. Asche replied that because there appears to be many individuals vying for this money, the subcommittee felt the RfP process would be the most even approach to select a new project or project(s). The subcommittee will select project(s) using the criteria identified within the RfP. Once the RfP is released, two pre-contract meetings must occur which will involve the subcommittee to host. The Chair requested staff to email the RfP to him before it is posted on the website.

Staff also announced that EBRPD has also officially abandoned the Brown House project.

### **IX. COMMISSIONER REPORTS –**

**A. District 1** – Commissioner Faltings reported the following: Alameda County Historical Society held their quarterly meeting in Livermore followed by a tour at Ravenswood, which was a success; LAPRD has a new 7-acre park, Holdenner Park, adjacent to the Zumbach property development. The park will have no formal programs or improvements other than picnic tables and trash cans. A connecting trail will bisect the park and may be named after Lou Lawson. The LARPD is also working with the Tri-Valley Conservancy District to list the Olivina Stone Gate on the State Registrar. She submitted copies of materials on the Gate for staff to distribute to Commissioners for the next meeting.

**B. District 2** – Commissioner Machado said that Hayward Area Historical Society has scheduled historic walks on the prospect area of Hayward Hills on Saturday, August 27<sup>th</sup> and September 17<sup>th</sup> at 10:00 am.

Commissioner McMillan discussed the Bockman Road project. The residents did not want 99 homes in this area but scaled down. Some of the concerns raised were safety factors and overcrowded schools.

**C. District 3** – No report.

**D. District 4** – Commissioner Waespi reported that HARD rededicated Castro Valley Center. Mr. Lepore, Interim Park Superintendent with HARD reported that the District will be considering bids at the next board meeting for the renovation of the northwest area of Meek Estate. The Meek mansion will be turned over to Hayward Historical Society sometime in the future.

Commissioner Allen reported that her book on Historical Oakland postcards has been published and will be available in bookstores in September and also at the Art and Soul Festival held during the Labor Day week-end. Oakland Heritage Alliance and City of Oakland will hold a tour on August 14<sup>th</sup> of the historical Pill Hill area.

**E. District 5** – The Chair reported that City of Piedmont will be celebrating its Centennial Year in two years and he will be providing up-dates. Any ideas/thoughts would be appreciated. Commissioner Allen suggested that the Commission be placed on the mailing list to receive the quarterly newsletter from Gail Lombardo. The Chair agreed and said he would have us put on the mailing list.

Commissioner Tam discussed the 1947 political movie, Thieves' Highway, starring Richard Conte, on investigation of early post-war Altamont Highway available through the Pacific Film Archive. In response to Commissioner Allen, he also described the Berkeley Historical Society Walking Tours.

Commissioner Wyrick-Parkinson reported that most environmental issues have been cleared on the Central Station project and ground-breaking will occur soon. The Fox Theater project is also moving along.

Commissioner Tam noted the passing of Mark Weinberger, Berkeley attorney who worked on wildlife habitat/open fees from the Altamont landfill. Commissioner Wyrick-Parkinson noted the passing of Willie Keys who had worked on environmental issues including clean air in West Oakland. Commissioner Machado reported on the passing of Mr. Fenton. The Commission agreed to adjourn today's meeting in their memory.

**X. ADMINISTRATIVE**

**A. Agenda items for September 1, 2005 meeting** – Commissioner Tam asked to be excused from the September 1<sup>st</sup> meeting. No items for the September 1<sup>st</sup> meeting were presented by the Commissioners.

**X. ADJOURNMENT:** There being no other business, meeting was adjourned in the memory of Mr. Weinberger, Mr. Keys and Mr. Fenton. Meeting was adjourned at 5:30 pm.