

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

**Thursday, October 7, 2004
(Approved December 2, 2004)**

FIELD TRIP

Time: 3:30 to 4:00 p.m.

Commissioners met at project site:

278 Hampton Road, unincorporated Cherryland area of Hayward, CA

REGULAR MEETING

October 7, 2004

Time: 4:15 to 5:30 p.m.

Location: Carriage House located at the Meek Mansion Estate
240 Hampton Road, unincorporated Cherryland area of Hayward, CA

I. Call to Order – Roll Call

The meeting was called to order at 3:45 p.m. by Vice Chair, MaryAnn McMillan. No Quorum.

Commissioners Present:

Annalee Allen
Cecilia Weed
James Loughran
Julie Machado
MaryAnn McMillan
Harry Francis

Commissioners Excused:

Abe Friedman
Maryalice Faltings
David Sadoff
Stephen Sanger
Dennis Waespi
Ellen Wyrick-Parkinson

Staff Present

Lisa Asche
Nilma Singh

Guest:

Randi Gerson, Mercy Housing System
Phil Chen, property owner of 278 Hampton Road
Mark Hulbert, Preservation Architecture, Oakland
Erica Campisi, President, Cherryland Comm. Assoc.

II. APPROVAL OF September 2, 2004 MINUTES – Commissioner Allen made a correction on Page 4, under District 4, last sentence of the second paragraph to read, "...Julia Morgan's birthday in January, 2005". Commissioner McMillan made the following corrections to the last two sentences on page 2: William E. Meekland to read William Meek; Hinkley's report be replaced by Corbett's report and deletion of the words "...and a diary...". Approval of the September 2nd minutes was continued to the October meeting due to the lack of a quorum.

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. 16438 and 16450 Kent Avenue, Kent Gardens Senior Housing Project – Randi Gerson, representative from Mercy Housing System, described the project. This will be an 84-unit affordable senior housing with HUD funding. Currently, the site was vacant, awaiting County approval. No concerns have been raised by the neighbors. Commissioner McMillan asked if the units will be offered for ownership or will they be rental units. Ms. Gerson replied that the cost will be 30% of the resident’s income. Staff added that an EIR is the next environmental report followed by the NEPA study and that perhaps the Commission would appoint a sub-committee and do a site visit in future. Commissioner Loughran asked for the purpose of the sub-committee. Commissioner McMillan replied that the sub-committee would respond to Corbett’s report and to the EIR. Commissioners Machado, McMillan, Francis and Loughran volunteered. In response to Commissioner Allen, staff said she will check whether Section 106 is relevant.

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

A. Brown House at Ardenwood Historic Farm – No report. Commissioner Allen inquired about the deadline set for the EBRPD. Staff stated that the District was given until end of December to submit their application to the City of Fremont and drawings to the PRHC and further added that the Chair was working directly with County Counsel on retrieving the funding back from the District in case they do not meet this timeline.

B. Drawbridge – No report.

C. 278 Hampton Road, unincorporated Cherryland area in Hayward – Commissioner Francis felt that existing main dwelling should be saved as much as possible and asked the new owner, Mr. Chen, what portion will not be moved. Mr. Chen explained that the smaller additions will not be re-located since the new plot is only 6,000 square feet but will preserve as much as possible. Commissioner Allen appreciated his restoration efforts but said she was concerned with vandalism, the sheds and flammable materials inside. Although there was fencing in front, the rear was easily accessible. She recommended removal of these materials and other trash. Commissioner McMillan asked for the possibility of extending the fence to the rear. Mr. Chen replied that he had installed the front fencing on his own initiative and was willing do as much as possible. Commissioner Allen requested clarification on the NPO procedure.

Erica Campisi, President of Cherryland Community Association, said she has previously raised the historical significance of the dwelling and requested clarification from Mr. Chen on his proposal. Commissioner Machado asked if the pepper tree would be saved and Mr. Chen replied no. Commissioner Machado recommended that staff request a tree and archeological study as part of this application.

A discussion followed on Corbett’s report. Commissioner Allen asked for the process to request an up-date of his report and Commissioner Machado asked if Mr. Corbett had completed a title search. Staff stated that the Commission could write a response and Commissioner Cronin added that Mr. Corbett had not completed a legal title search. Commissioner Cronin pointed out the phrase ‘falling down’ on Page 2. Staff noted that Mr. Chen has hired Mark Hulbert from

Preservation Architecture to do an evaluation and Ms. Campisi has submitted her report to the Planning Department. Commissioner McMillan thanked all including Mr. Chen and Mr. Hulbert.

D. Cedar Grove Church, 2060 S. Livermore Avenue – No action or report required until DEIR is released.

E. Historical Review, 5328 Proctor Road, Castro Valley – No report. The owner and developer of the property passed away and this project is now in an indeterminate state of action.

F. Niles Canyon Scenic Corridor – Staff announced that the Protection Plan has been completed and the Cities of Fremont and Union City as well as the San Francisco Public Utilities Commission and East Bay Regional Park District are reviewing it. The Commission will receive a copy of the Protection Plan for their review and comment by the next meeting and will be on the November 4th meeting for full discussion and action.

G. County Preservation Ordinance Development – Staff announced that a draft RFP has been completed by staff and is being reviewed by the Planning Director and Sandi Rivera, Assistant Planning Director. It should be available for review before the next Commission meeting. Commissioner Machado asked if the proposal includes a formal process for Demolition Permits. Staff replied yes. Commissioner Machado asked if Mr. Corbett is still under contract to complete the East County Historical Survey. Staff stated that Mr. Corbett will have the Preliminary Survey completed by March of 2005 and will also be presented to this Commission.

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 – Commissioners Cronin and Loughran said that they had not attended the last meeting. Staff announced that she and Commissioner Sanger had attended the meeting. A Sub-committee has been formed to investigate why the matter failed in Contra Costa County and passed in Monterey County. The next meeting is scheduled for October 20th at the Public Works Auditorium from 3:30 – 5:30 p.m.

C. Street/Building Naming or Changing - Commissioner Machado stated that no information has been submitted. Staff suggested that perhaps the Commission could write a Memo of Understanding requesting to see all applications before the next meeting.

VIII. COMMISSIONER REPORTS –

A. District 1 – Commissioner Weed announced that California Historical Society held a conference in Fremont including tours of the historical parts of the town.

B. District 2 – Commissioner Francis stated that talks were on-going with the School District on the mini skateboard park that would implement youth programs. Meetings were also in progress regarding a sports park located on the east side of Redwood Road. In response to Commissioner McMillan, he indicated that funding will be through HARD. Commissioner Allen

requested status of the litigation process on the Alcorn property. Commissioner Francis replied that the project has been put on hold.

Commissioner Machado discussed the controversial issue surrounding the new proposal for Centennial Park in Hayward. A portion of the park has been sold for development of new homes. A discussion followed. Commissioner McMillan suggested that Commissioner Francis find out who the property owner is.

C. District 3 – No report.

D. District 4 – Commissioner Allen announced the dedication of the new Middle Harbor Shoreline Park in the Oakland Estuary adding that this Commission will be receiving invitations. She recommended a field trip. This park is not included in the County Directory and, if up-dated, she suggested that the year 2000 on the cover be removed and this park be added.

Commissioner Allen also announced that Dennis Ovensoky's new book, *Alameda County: Then and Now*, will be available shortly and she will have a copy for the Commission by the next meeting. There was also a new book on Chinatown. National Trust Report's last bulletin indicates a focus on African American historical properties. Information and referrals could be submitted to her.

E. District 5 – No report.

IX. ADJOURNMENT: There being no other business, meeting was adjourned at 5:35 pm.