

MINUTES
ALAMEDA COUNTY PARKS, RECREATION AND HISTORICAL
COMMISSION

Thursday, March 1, 2007
East Bay Regional Park District,
2950 Peralta Oaks Court, Oakland, CA
(Approved April 5, 2007)

This meeting is dedicated in memory of Commissioner Cecilia Weed who passed away on
February 10, 2007

I. Call to Order – Roll Call

The meeting was called to order at 3:40 p.m. by Commissioner Sadoff, Vice-chair.

Commissioners Present:

Annalee Allen
MaryAnn McMillan
James Loughran
David Sadoff
Julie Machado
Harry Francis
Ellen Wyrick-Parkinson
Dennis Waespi
David Tam

Commissioners Excused:

Marie Cronin
Stephen Sanger
David Furst

Guests:

Erica Campisi, President,
Cherryland Homeowners Association

Staff Present:

Lisa Asche
Alex Amoroso
Nilma Singh

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.

II. APPROVAL of FEBRUARY 1st MINUTES – Commissioner Allen made the motion to approve the February 1st Minutes as submitted and Commissioner Loughran seconded. Motion carried unanimously with Commissioner Francis abstaining.

III. OPEN PUBLIC FORUM/PUBLIC PRESENTATIONS – Erica Campisi, President of Cherryland Homeowners Association, requested a status report on 16918 & 16921-41 Harvard Avenue (ZU-2219 & -20) and 278 Hampton Road. Staff replied that the ZU-19-20 application was filed by Randy Jones but there has been no new information/action. He is aware of the historical structure on site and that a historical report will be required.

IV. STAFF REPORT(S):

A. CHAIR REPORT – No report.

B. STAFF REPORT –

- **5328 Proctor Road, Castro Valley, CA** – *Staff will update. (Information)*- Staff noted a newspaper article regarding this item in the Circulation File and reported that the EIR consultant contract scheduled for the BOS agenda on February 27th was removed indefinitely at the request of the property owner. The Vice Chair pointed out that the newspaper article also reflects that is for sale for \$5.7 million.
- **278 Hampton Road** – *Staff will update. (Information)*- Staff reported that the Building Department inspector confirmed in a February 7th letter, the residence and other structures were unsafe due to the recent fire and should be demolished. However, the project Planner states that despite the recent fires that destroyed remaining historic integrity, this project is still considered incomplete as additional information is needed from the applicant such as a new and accurate site plan and project proposal before the project can proceed through the CEQA process. Once the project submittal is complete, the planner will determine the appropriate CEQA action (i.e. a Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR)) which will fully address the demolition of the historical structures and declare appropriate mitigation measures. If an EIR is determined, a PRHC meeting will be utilized as a Scoping session for the EIR. Commission Machado initiated a discussion that given the history of the site and application, if the EIR could address the mitigation measures using general punitive guidelines based on other cases where something of this magnitude has occurred. Commissioner McMillan distributed a newspaper article on the recent fire which lead to further discussion and dismay with the events leading up to the recent fire. Ms. Campisi added that in a discussion she had with Mr. Chen, the property owner, he is awaiting loan approval but is in litigation with the bank over this matter. The recent plan discussed between Ms. Campisi and Mr. Chen is to remove the big trees but save the pepper tree in the front of the property and use this space as an open area. However, these plans have not been submitted to the Planning Department.
- **Heide House, 1048 & 1054 Grant Avenue, San Lorenzo** – *Staff will update. (Information)*- Staff reported that Beth Greene the planner for this project. The Planning Commission will hold a Preliminary Plan Review hearing on March 19th to discuss the proposed number of units and site plan. No action will be taken on this matter at this hearing. The applicant is aware that he needs to provide a historical analysis of the site. Once the analysis is completed and submitted to planning staff, the matter will be placed on a future agenda with this Commission. Also, if the planner determines the project warrants an EIR based on the historical analysis, a PRHC meeting will be utilized for a scoping session.
- **Historic Preservation Ordinance** – *Staff will provide a project update based on information provided by consultants. (Information and Discussion)*- Staff reported that she with Mr. Bazar, Planning Director and Mr. Amoroso met with Mr. Sugaya on Monday to discuss the project deliverables and timeline. Based on this discussion with Mr. Sugaya, staff reported that the field survey for Castro Valley encompassed approximately 2,000 properties and information from the other surveys has been entered into a comprehensive database. Consultants do not anticipate going back to the field to verify all the properties unless the properties are related to the 50 DPR properties that are ultimately selected. For the April meeting, a initial draft list of 20-30 properties that may warrant the DPR status shall be available to the Commission for their review. The Commissioners shall review the list and initiate selection of up to the 50 properties from the list or may submit additional properties not appearing but may deserve status. The remaining

properties proposed for DPR research should be submitted to the Commission in May or June. An outline of the Preservation Ordinance should be ready for the April meeting for review and input. The Scope of Work does not include the consultants to provide CEQA work so before the survey and ordinance is presented to the public, that determination shall need to be made. Staff is currently working on the CEQA portion. The estimated completion date is by the end of 2007. Commissioner Allen asked staff about the remaining budget and Mr. Amoroso provided a budget up-date.

- Although not agendized, Ms. Asche passed a copy of the Niles Canyon Scenic Corridor Protection Plan to the Commissioners. She reported that this document has gone through a series of amendments based on Caltrans' comments. Staff finally received the go ahead to submit the Protection Plan to District 4 and the State for their final review and signature which will finally designate this stretch of Highway 84 as a Scenic Route. The Plan identifies two programs: 1) to possibly minimize the size and weight of trucks currently using the corridor to bypass the weigh station on northbound I-680; and 2) that all project applications located in the corridor will be distributed for review and recommendation to a subcommittee comprised of a planning commissioner from each jurisdiction. Poppy signs should soon be sprouting in the canyon.

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

- A. Nielson-Ferro Barn, San Lorenzo** – *Karl Zabel, HARD, will provide an update on the application to the State for Proposition 40 funds and request the Commission to support this project. Note: Daily Review article enclosed in packet. (Information and Action)* – Mr. Zabel was not available to attend this meeting in order to submit the Proposition 40 application to the State by today's deadline. Commissioner McMillan provided an update.

VI. NEW BUSINESS – All new business will include information, discussion and/or action by the Commission - **No New Business.**

VII. SUBCOMMITTEE REPORTS - The following 2007 subcommittees will discuss and determine their operation process, select a Chair and identify a location place to conduct meetings as necessary.

- A. Parks and Recreation:** *Commissioners Francis, Furst, Loughran, McMillan, Sanger, Tam, Wyrick-Parkinson.* Commissioner Tam reported that EBRPD is now actively soliciting for possible open space acquisition projects and he had attended the meeting of the District's Legislative Committee of the Board. He also recommended a subcommittee meeting and stated a willingness to convene. Commissioner Machado suggested the Proctor Road chicken ranch. The Chair recommended a phone conference and the Commission concurred for Monday, March 5th at 9 am. The Chair will coordinate further with staff if needed.
- B. Legislative and CLG Status:** *Commissioners Allen, Sadoff, Sanger.* No report.
- C. Historic Preservation Ordinance:** *Commissioners Allen, Machado, McMillan, Sanger.* Reported under Staff Report.
- D. Fairmont Hospital/White Cotton Cottage:** *Commissioners Machado, McMillan, Wyrick-Parkinson.* No report.

- E. **Highland Hospital Master Plan:** *Commissioners Allen, Loughran, Wyrick-Parkinson.*
No report.

IX. COMMISSIONER REPORTS –

- A. **District 1** – No report.
- B. **District 2** – Commissioner Francis reported that the CV skateboard project is out for bids. Commissioner McMillan, in reference to the Bockman Road project, stated that the south side has been leveled and the north side has graffiti; a San Lorenzo teacher has purchased the old Bockman House and has installed a new roof and paint work. Commissioner Machado reported that the Hayward City Manager, Jesus Armas, has indicated that he will be leaving in June.
- C. **District 3** – Commissioner Loughran stated that the downtown San Leandro project is almost complete and further described the improvements installed to-date. San Leandro also has a new Mayor, Tony Santos.
- D. **District 4** – Commissioner Allen announced the following: a walking tour of Mt. View Cemetery is scheduled this month; the first Measure D monies have been allocated to the Grand Lake project and a related structure report is available on their website, and that the Tilden park carousel will not be in operation until fencing has been installed around it. She would like to keep track of this issue and will continue to provide up-dates. Commissioner Machado recommended that the item be agendized and suggested inviting a representative from the responsible agency. She felt that the context statement needed more work and requested an up-date on the web-directory. Mr. Amoroso replied that written comments submitted by Commissioners McMillan and Machado have been forwarded to the consultants and Ms. Asche added that Ms. Janie Chambers is in the process of scanning the directory.

Commissioner Waespi announced that the new Alameda County Waste Management Authority building at 1535 Webster Street, Oakland, has been renovated as a green certified building and the 4th platinum building in California and dedication is scheduled for March 26th; the new Juvenile Hall facility is green certified silver. He also indicated his pleasure of serving with Commissioner Weed who will be missed.

- E. **District 5** – Commissioner Tam stated that EBRPD Board Legislative Committee contact person is Dave Collins, distributed brochures on regional park system and historical sites, and Berkeley recreational areas. He has been currently involved in lawsuit against expansion of a landfill in the Potrero Hills and he can be emailed for details.

Commissioner Wyrick-Parkinson suggested that a letter requesting an up-date on the Amtrack train station could be submitted to the developers.

X. ADMINISTRATIVE

- A. **Agenda Items for April 5, 2007** – Commissioners to identify items or projects for the April agenda.

Staff reminded those Commissioners who had not submitted their Ethical Training Certificates to please do so.

Commissioner Sadoff announced that the Draft CV General Plan prominently mentions this Commission in Section 5.4, the Historical and Local Cultural Resources and further distributed copies of the Section. Although he was not aware of the timeframe/deadline, he recommended an Adhoc Subcommittee. Mr Amoroso replied that the deadline is April and suggested that the matter could be agendized for the next meeting for written comments. Commissioners Sadoff, Waespi, Machado and Loughran volunteered for the subcommittee.

- XI. **AGENDA PENDING FILE:** These items are pending further action and will be placed on a future agenda when project information becomes available.
- A. **5328 Proctor Road, Castro Valley, CA** - The EIR consultant contract approval scheduled to be heard on 2/27 has been removed from the Board of Supervisors' agenda under the direction of the property owners. The proposal in its entirety is on hold indefinitely.
- B. **16918 and 16921 through 16941 Harvard Avenue, unincorporated Cherryland area in Hayward, ZU-2219 and ZU-2220** – No report.
- X. **ADJOURNMENT:** There being no other business, Commissioner Waespi made the motion to adjourn and Commissioner Loughran seconded. Meeting was adjourned at 5:35 pm.