

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

**Thursday, April 5, 2007**  
**East Bay Regional Park District,**  
**2950 Peralta Oaks Court, Oakland, CA**  
**(Approved May 3, 2007)**

**I. Call to Order – Roll Call**

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

Commissioners Present:

Stephen Sanger  
Harry Francis  
James Loughran  
David Tam (arrived late)  
Julie Machado  
Ellen Wyrick-Parkinson

Commissioners Excused:

David Furst  
Marie Cronin  
David Sadoff  
MaryAnn McMillan  
Dennis Waespi  
Annalee Allen

Commissioners Absent:

Abe Friedman

Staff Present:

Lisa Asche  
Alex Amoroso  
Bruce Jensen  
Lou Andrade  
Nilma Singh

Guests:

Elizabeth F. Jeffress, student

**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 March 1<sup>st</sup> MINUTES** – Commissioner Allen made a correction on her comments under Commissioner Reports. Commissioner McMillan made the motion to approve the March 1<sup>st</sup> Minutes with the above correction. The Chair seconded and the motion carried unanimously.

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

**IV. CHAIR and STAFF REPORT(S):** These items include information and discussion by the Commission:

**A. CHAIR REPORT –**

- **Measure AA** – *Preliminary update. (Information)* – Commissioner Waespi requested an update from Mr. Andrade. Mr. Andrade, representing HARD, confirmed that the Park District has been in contact with HARD and public comments could be submitted on the use of the capita funds. HARD is looking for opportunity sites. Staff added that the Park District has also contacted the

County and related material had been included in the Commission package. At the request of the Chair, staff will check for County's amount of the 1988 Measure per capita money and how the funds. A discussion followed on the regulations, the 1988 Measure, shares, and the three planning areas excluding Murray Township and Livermore area. Mr. Amoroso stated that perhaps Mr. Rasmussen, Park District, could be invited to one of the future meetings.

**B. STAFF REPORT –**

- **5328 Proctor Road, Castro Valley, CA** – *Staff will update. (Information).* Mr. Amoroso stated that the property owner is working with a broker on the sale of the property. The broker was invited to this meeting, but since the property owner has not committed to a definite plan, he is not in attendance. Copies of the historical studies were provided to the broker. Commissioner Waespi asked why this property was not included in the DPR list provided by the consultants. Staff replied that the broker was advised of the historical significance of this property.
- **278 Hampton Road** – *Staff will update. (Information)* – Staff read a memo from project planner, Beth Greene. An extension of the demolition permit has been granted to April 9, 2007. The EIR will fully address the mitigation measures.
- **Heide House, 1048 & 1054 Grant Avenue, San Lorenzo** – *Staff will update. (Information)* – Staff noted the memo from the project planner was included in the packet. Planning Commission held a preliminary hearing on the project. Commissioner McMillan asked if the rear building will conform to Heidi House architectural features. Staff replied that new structures may compliment the architecture but should be distinguishable according the Department of Interior standards. Commissioner Machado noted that the Heidi House is not included in the DPR list by the consultants and it should be. Commissioner McMillan agreed adding that it was built in 1900's and has retained its integrity as a historical structure which would make it eligible for local or State listing.

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

- A. Historic Preservation Ordinance** – *Commissioners to review list of properties proposed by the consultants to select for DPR documentation and requirements on becoming a Certified Local Government. (Discussion and Action)*- Staff noted the inclusion of material submitted by Carey & Company in the Commission package and discussed the levels of protection, and mitigation. The Draft Ordinance is incomplete. A discussion followed regarding the list submitted by Carey & Co; the exclusion of properties already on the National and State Lists (staff could provide said properties); the Chair's suggestion of a subcommittee to work on the list/historic survey and private vs. public facilities; CLG status; billing update, the lack of the Draft Ordinance and the consultant's staffing changes. Commissioners McMillan, Machado and Waespi were elected as Subcommittee members. Mr. Amoroso recommended that the Subcommittee work on the list and forward the revised list of properties to staff. The Commission unanimously agreed with their disappointment with Carey & Co. The Chair asked if separation of the contract or at least a portion has been considered. Mr. Amoroso replied yes noting the concern with SLEB, the possibility of a significant setback and suggested perhaps inviting Ms. Carey. Ms. Asche asked for the possibility of a subcommittee meeting next meeting.

The Chair requested a **revised report and contextual statement** at the next meeting and the subcommittee to meet next week.

**B. Highland Hospital Master Plan** – *Bruce Jensen, Senior Planner, will present the preliminary Historic Resource Evaluation Summary by Siegel and Strain. (Information and Discussion) Note: a copy of the Summary is included in the Commissioners packets.* Mr. Jensen distributed two maps delineating existing and proposed changes. He highlighted the following from the Summary: Introduction – Mission Statement/Existing Campus Context and Proposed Master Plan. A Scoping meeting will be held in the 1956 Auditorium at the Highland Campus and he will inform staff of the date. Commissioner Allen requested that the Oakland Heritage Alliance (#763-9218) and Joan Pavlinec, Landmark Preservation Advisory Board be notified. A discussion followed regarding retention of some historical features, before and after photograph, LEED certified, aesthetics and the funding. Commissioner Machado expressed her concerns regarding inaccuracies in the preliminary findings of the Historic Evaluation and the suggestion that photographing and documenting only are appropriate mitigation measures when this project will be eliminating a majority of historical integrity. The Chair asked for the process of incorporating the old architecture with the new. Mr. Amoroso replied that perhaps it is connected with the aesthetics and could be reviewed in more detail as it relates to historical preservation. Commissioner Allen recommended that the consultants look at the City of Oakland Heritage Cultural Preliminary Survey. She noted that there were two Alameda County landmark buildings, namely the courthouse and Highland Hospital.

Mr. Jensen explained that the Notification of Preparation is released only if an EIR will be written for a project. Mr. Amoroso added that comments on the NOP can be submitted to staff within the next 30 days.

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

**A. Castro Valley Draft General Plan** – Lou Andrade, Planner, will present an overview of the Recreation and Cultural Resource Sections and project timeline. Commissioners to discuss and provide written comments on the General Plan to Planning staff. *(Discussion and Action) Note: Commissioner Sadoff distributed copies of the Cultural and Historical Section of the Plan to all attending Commissioners at the March meeting.* Mr. Andrade stated that seven workshop and three meetings with CVMAC have occurred for the General plan. Specific to the PRHC, he highlighted the points within Chapter 8 - Parks, Trails and Recreation, and Chapter 5 – Historic and local Cultural Resources. Commissioner Machado stated that the Commission had not received a copy of this chapter and requested staff to provide these copies by next meeting. Commissioner Allen noted page 5.2-III regarding the lack of sidewalks and curb/gutter improvements, and Mr. Amoroso explained that it was due to community resistance. Mr. Andrade identified the inclusion and recognition of the PRHC. Commissioner Machado stated that the Plan could initiate a discussion on the process for the PRHC when evaluating projects involving historic resources in section 5.23. Mr. Amoroso commented that the HP Ordinance would be the appropriate mechanism for this but the Plan does assert that a project would be subject to this process and policy to protect and preserve historic resources. The Chair noted that the list of historically significant properties identified in the Plan appears more complete than the list of the 50 DPR properties. A discussion followed regarding the broad language in the Plan and the DPR list verses the Plan list and their different

purposes. Commissioner Machado said she would like to have a formalized project review process described in section 5.23 and the historical property list identified in the Plan to be included in the DPR list. **Staff will forward the Plan list to the consultants** and request they incorporate into the DPR list. Mr. Andrade stated the EIR will be released within a couple of days. The GP will be further discussed by Planning Commission on May 7<sup>th</sup> and BOS on May 14<sup>th</sup>. Staff will distribute copies of the pertinent sections of the EIR to the Commission once it is received. Comments on the Parks, Recreation and Historical Sections should be submitted to staff by May 25th.

**VII. SUBCOMMITTEE REPORTS** – The following subcommittees will include information and discussion. No action may be taken on these items unless the item has been moved to Old Business.

- A. Parks and Recreation:** Commissioners Francis, Furst, Loughran, McMillan, Sanger, Tam, Wyrick-Parkinson. *None.*
- B. Legislative and CLG Status:** Commissioners Allen, Sadoff, Sanger. Commissioner Allen indicated her strong support for a CLG status. The Chair requested a report at the next meeting for action.
- C. Historic Preservation Ordinance:** Commissioners Allen, Machado, McMillan, Sanger.
- D. Fairmont Hospital/White Cotton Cottage:** Commissioners Machado, McMillan, Wyrick-Parkinson. *None.*
- E. Highland Hospital Master Plan:** Commissioners Allen, Loughran, Wyrick-Parkinson.

**VIII. COMMISSIONER REPORTS** – Commissioners will report on areas of concern and/or informational items concerning parks, recreation and historical preservation issues within the supervisory districts they serve.

- A. District 1: Haggerty** - Commissioners Cronin and Furst – *None.*
- B. District 2: Steele** - Commissioners Francis, McMillan and Machado - *None.*
- C. District 3: Lai-Bitker** - Commissioners Loughran and Sanger - *None.*
- D. District 4: Miley** - Commissioners Allen introduced an article on the 9<sup>th</sup> Avenue terminal project which identifies a new use, wine storage and tasting, which is currently being evaluated and reported that the Waterfront Action Group is hosting a Horace Carpenter Dinner in May. An up-date on the carousel will be provided at the next meeting
- E. District 5: Carson** – Commissioner Wyrick-Parkinson stated that the Wood Street Train Station project is in progress. The Chair, on behalf of Commissioner Tam, reported the following: Berkeley Landmark Preservation Commission meets tonight and it will be the last meeting for Berkeley Architectural Heritage Association President, Leslie Hemmington, whose second term expires this year; Mayor Bates and five other City Council members are drafting language for a Berkeley measure that would weaken the Landmark Preservation Ordinance and Committee. This may be on a special election in February 2008.

**IX. ADMINISTRATIVE**

- A. Agenda Items for May 3, 2007** – Commissioners to identify items or projects for the May agenda. Commissioner Allen asked for the possibility of having only the HP Ordinance on the next agenda. In the event of lengthy agendas, the Chair recommended that items could be tabled or have extended meetings.

**X. ADJOURNMENT:** There being no other business, Commissioner Allen made the motion to adjourn and Commissioner Machado seconded. Meeting was adjourned at 6:00 pm.