

MINUTES
ALAMEDA COUNTY PARKS, RECREATION AND HISTORICAL
COMMISSION

Thursday, November 6, 2008
Lake Chabot Regional Park District,
17600 Lake Chabot Road, Castro Valley, CA
(Approved December 4, 2008)

I. Call to Order – Roll Call

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

Commissioners Present:

Annalee Allen
Al Minard
James Loughran
David Sadoff
David Tam
Harry Francis
Ellen Wyrick-Parkinson
Stephen Sanger
MaryAnn McMillan
Dennis Waespi

Commissioners Excused:

Marie Cronin
Julie Machado
Ellen Wyrick-Parkinson
Stephen Sanger

Guests:

Diane Althoff, EBRPD
Vince Horpel, Row Chabot
Alan Frank, Niles Canyon Railway
Marita Hawryluk, Redevelopment Agency

Staff Present:

Liz McElligott
Nilma Singh

I. CALL TO ORDER - ROLL CALL

II. APPROVAL OF MINUTES – *Commissioner McMillan made the motion to approve the September 4th Minutes as submitted and Commissioner Loughran seconded. Motion carried unanimously.*

III. OPEN PUBLIC FORUM - Any member of the public may address the Commission on a matter not on the regular agenda. No discussion or action may be taken on these items. *None*

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

- A. **CHAIR REPORT** – *None*
- B. **STAFF REPORT** – *None*

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

- A. **Row Chabot Update** – **The Commission will visit the dock at the Lake Chabot marina and hear an update on the EBRPD feasibility study for a new public access dock**

The Commission met at the Lake Chabot Marina. Ms. McElligott presented the staff report.

Diane Althoff, representing East Bay Regional Park District, provided a brief history and explained the three alternative layouts on display, the feasibility study, ADA access. Alternative 1, although the least costly at \$476,000 would not be ADA compliant; Alternative 2, A & B costing \$811,000; \$1,089,000; \$1, 197,000 respectively with additional work costing approximately \$400,000, would be in compliance with ADA requirements. The alternatives also include a Fish Planting Tube. In response to Commissioner Tam, Ms. Althoff indicated that she was unaware of availability of East Bay Community Foundation and Regional Parks Foundation Funds and perhaps the park district's grants manager, who handles the Parks funds/bonds, could provide details at the next meeting.

Vince Horpel, Row Chabot, also discussed the funding issues and the program. A discussion followed regarding availability of funding and additional funding required; the program and alternative sites.

The Chair requested that this matter be agendized for the next meeting for further discussions regarding project funding.

B. DPR Review Subcommittee - The subcommittee will report on its work and findings to date. The Commission may request revisions to the draft DPRs.

Commissioner Minard discussed the Subcommittee's suggestions to improve the DPRs as outlined in the paperwork submitted. In response to the Chair, Ms. McElligott explained that since the consultants are no longer under contract and there is no new funding, staff will review the suggestions. Commissioner Minard felt that this work could not be done in-house but needs a review by a historical architect and Commissioner Sadoff felt that if there are no additional funds for a peer review, then he would recommend that the Commission move forward. Ms. McElligott indicated that the suggestions will be circulated internally for discussions. The Chair suggested a month for further internal review discussions and the matter agendized next month as the first item for an update with perhaps an attendance by Mr. Bazar.

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

A. Niles Canyon Railroad – The Commission will discuss progress to date on the documentation of historic resources of the Niles Canyon Railroad.

Alan Frank, with a powerpoint presentation, discussed the history and the progress made to-date together with photographs, a detailed boundary survey (submitted a copy) and a survey of all historical sites in the canyon and its contributing assets of two/four buildings, 114 structures, 42 objects and 82 historic rail units. Two new events include the designation of Highway 84 as a scenic corridor and EBRPD has acquired properties adjacent to the railroad. Although currently they are working towards a National Register designation, they would like the County to consider declaring the entire railway as historical which could perhaps make it possible to obtain federal funds for bridge restorations. Additionally, information is being loaded on Google maps. In response to the Chair, Mr. Frank indicated that he has not contacted Hayward Area Historical Society. A book has also been published through Arcadia on the railroad history. A State grant has been obtained to design a replica at the Niles Station site in Pleasanton but funding is still being sought for construction. Mr. Frank requested

guidance for the next step and a discussion ensued regarding the lack of a formal process; continuing work on the Ordinance and adding this as a historical district; and the addition of the railroad to the draft inventory. The Chair indicated that the Commission is in support and also recommended that Mr. Frank contact the Hayward Area Historical Society. Mr. Frank submitted written materials to staff.

B. 20853 Wilbeam Avenue – The Commission will discuss a proposed demolition. The Commission will decide whether to support or to oppose the demolition request.

Marita Hawryluk, County Redevelopment Agency, provided a background summary including their purchasing process; plans for streetscape, parking concerns/issues of the area. The structure proposed for demolition is a Spanish style duplex built in 1938. In response to Commissioner Minard, she confirmed that although a preliminary title report was done, a formal research has not been completed by a historical architect. Commissioner Minard then stated that he would like a historical research. Commissioner Waespi agreed. The Chair asked for the possibility of relocating the house. Ms. Hawryluk replied that they only have relocation packages for tenants or commercial owners. All neighbors are in support of this proposal. And in response to the Chair who asked for the time frame, she added that there are several--purchasing agreement will probably be considered by the BOS in December followed by relocation processing and closing by April, 2009. Commissioner Sadoff said that as a resident of Castro Valley, he also supported the project. But, in reference to precedent setting, he recommended an abbreviated historical review to be conducted by a qualified person including a title check, photo review and any other background check for historical significance, similar to his prior recommendation at the last meeting. Commissioner McMillan recommended a chain of title search and the Chair added that she would like Redevelopment to look into the possibility of relocating the structure. *Commissioner Minard made the motion that a title report search be conducted on as many occupants as possible and an abbreviated historical review as recommended by Commissioner Sadoff. Commissioner Loughran seconded. Motion carried unanimously.*

VII. 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 - No report.**
- B. District 2: Steele -** Commissioners Francis announced that the Castro Valley skateboard project is moving forward and congratulated Commissioner Waespi on his new appointment.
- C. District 3: Lai-Bitker – No report.**
- D. District 4: Miley -** Commissioner Waespi thanked the Commission for supporting Measure WW.
- E. District 5: Carson -** Commissioner Tam reported that the City of Berkeley’s Mayor-initiated reform, Neighborhood Preservation Ordinance, did not pass with 57% voting ‘No’.

Commission Allen submitted a Real Estate magazine article on County preservation development to staff for distribution; distributed copies of Alameda County Historical Society’s Quarterly; and will provide an up-date on City of Oakland Mills Act Pilot Program approval at the next meeting.

Ms. McElligott announced that Ms. Robinson-Piñon has an addition to her family--a baby boy.

VII. ADMINISTRATIVE

A. Agenda Items for future meetings – The Chair announced that the December 4th meeting will be held at the EBRPD and noted the time for election of a new chair.

X. ADJOURNMENT: There being no other business, Commissioner McMillan made the motion to adjourn and Commissioner Minard seconded. Meeting was adjourned at 5:55 pm.