

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

**Thursday, February 3, 2011  
East Bay Regional Park District,  
2950 Peralta Oaks Court, Oakland, CA**

**I. Call to Order – Roll Call**

The meeting was called to order at 3:40 p.m. by Commissioner 3:50, Chair.

Commissioners Present:

Maryalice Faltings  
MaryAnn McMillan  
James Loughran  
David Sadoff  
Harry Francis  
Al Minard  
Audrey Jones-Taylor  
Stephen Sanger

Staff Present:

Angela Robinson-Piñon  
Nilma Singh

Commissioners Excused:

Ellen Wyrick-Parkinson

Commissioner Absent:

Tony Koep  
David Tam  
Marie Cronin

Guests:

Ann Ludwig, GSA/HGH Project Manager  
Mark Hulbert, Preservation Architecture  
Michael Kang, Smith Group Architects  
Bill Manson, Chief Operating Officer,  
County Medical Center

**I. CALL TO ORDER - ROLL CALL**

**II. APPROVAL OF MINUTES** – *Commissioner Faltings made a correction on the Meek Estate motion – Commissioner Wyrick-Parkinson had abstained and she had dissented (page 2); Commissioner Sanger made a correction regarding his attendance; and Commissioner McMillan, with two typo corrections, made the motion to approve the December 2<sup>nd</sup> Minutes and Commissioner Jones-Taylor seconded. Motion carried with Commissioners Sanger and Francis abstaining.*

**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.

**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. Highland Hospital-** *The Commission will hear a presentation on the project's progress to date.*

Ann Ludwig, Project Manager with the Alameda County General Services Agency, presented a PowerPoint which included an update on the Highland Hospital Acute Care Tower Project and discussed the following in detail: project overview, schedule, status and objectives; design developments; seismic safety; EIR (Environmental Impact Report) mitigation measures; Historic American Building Survey (HABS); display/signage/plaques; deconstruction/salvage/reuse plans; design consistent with the original plan; vibration control plan, and repair damage and historic resources preservation study/improvement measures. Commissioner Sadoff requested copies of the HABS documentation.

Mark Hulbert, Preservation Architect, discussed the following: exterior design which will be consistent with Standard 9 of the Secretary of the Interiors Standards; historical architectural details, overall landscape site plan map, courtyard historical trellis, current design 2010 map; aerial maps of the campus, north view, main entry, section through link lobby, satellite building, northwest corner, southwest corner, courtyard, acute care tower – northwest corner; southwest corner; southeast corner; and displays (gallery, conceptual diagram, designs, display areas).

In response to the Commission, Ms. Ludwig explained the parking management strategies (40 spaces with shuttle services from off-site parking); no helipad is planned and funding sources are being identified to mitigate the landslide issue which is the biggest concern. All information can be obtained from the website, [www.Highlandatr.org](http://www.Highlandatr.org).

**B. Meek Estate-** *Staff will update the Commission on the project application.*

Ms. Robinson-Piñon presented the staff report. Commissioner Sadoff expressed concern that this Commission had not been approached regarding the draft IS/ND during the comment period in January. Staff replied that the matter had been only generally noticed without presentations to any advisory bodies. Comments can still be submitted on the SDR application as an appeal. Commissioner Sadoff requested that opportunities be provided to comment on such projects in future.

**C. Historic Preservation Ordinance-** *Staff will provide an update on efforts to convene the Historic Preservation Ordinance Subcommittee.*

Ms. Robinson-Piñon said that she is still trying to secure a facilitator and the Chair added that he had called Chris Gray, Supervisor Haggerty's Office, and received a call from Liz McElligott. She is meeting with Chris Gray later this afternoon and will discuss the issue.

**D. San Lorenzo Pioneer Cemetery-** *Staff will update the Commission on items relating to the Cemetery.*

Ms. Robinson-Piñon presented the staff report adding that the MOU between the County and Hayward Area Historical Society (HAHS) has not been finalized and she was unsure of the reasons/status as it is between GSA and HAHS. The next meeting is tonight at 6pm.

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

**A. Lorenzo Theater-** *The Commission will discuss a proposal to rehabilitate the theater.*

Ms. Robinson-Piñon presented the staff report. Commissioner Jones-Taylor expressed concerns regarding loss of funding as this is a Redevelopment project. A discussion followed regarding funding issues, ownership, site visit, façade and roof repair. Commissioner Sadoff pointed out the last

paragraph on page 40 of the Turnbull Report and agreed with the conclusion on page 41. Staff indicated that this is a draft and she will request the final copy.

**B. St. John the Baptist Church-***The Commission will discuss a proposed project at the church site.*

Ms. Robinson-Piñon presented the staff report. Commissioner McMillan expressed objectivity concerns in reference to the DPR523 Form and asked what constitutes architectural elements of a Spanish Revival form. Staff noted that there had been no objections raised regarding the EIR and there are other churches/buildings of this style in the area.

John Seals, project architect, described the project in detail. The Chair stated that he had visited the site today and noted that the cutouts are not included in the plan. Mr. Seals explained that phase II includes only the reduction of two window sizes to accommodate the new roof but the northeast side where the cutouts are located is not part of the project. The Chair requested a peer review and Commissioner McMillan agreed. Mr. Seals further outlined the two different phases which includes parking, fencing, signage and outdoor meeting area (trees & trellis). Phase I is the result of County's Lewelling Blvd improvement project and Phase II is church driven. A discussion ensued regarding the cost and of a peer review, impacts if any to the community, perhaps another DPR523 and costs implications. The Chair noted that the study was done in 2004, re-iterated his request for a peer review, cost to be covered by the County. The Chair also noted that cost is not the primary consideration of this Commission, and that the church could be eligible for the State Register as it is over 50 years old, built before 1961. Commissioner McMillan disagreed with the first sentence of the last paragraph on page 2.5-2 of the Lewelling Blvd Improvement project MND/IS as there are other structures. *Commissioner Sadoff made the motion to require a focused historical evaluation conducted by an appropriate professional regarding the site building for 1) church history and its community significance and 2) architecture. The study should include an evaluation by that professional as to whether or not this building is potentially available for listing as a State of local historical resource. Commissioner McMillan seconded. Motion failed with Commissioners Francis, Faltings, Jones-Taylor dissenting and Commissioner Loughran abstaining.*

**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** – Commissioner Faltings reported that the **Detan** (?) House, donated by Jackie Williams, a Livermore resident, to LAPRD for Sycamore Regional Park, will be offered back to her or demolished.

The Chair reported that City of Fremont will use some WW funds for restoration of the Patterson House, to be completed by next year.

- B. District 2: Lockyer** - Commissioner Francis reported that the Veterans Memorial Park project in Castro Valley is moving ahead.
- C. District 3: Chan** - Commissioner Sadoff added that there are funding issues and, as such, they are selling bricks and plaques, additional information is on their website; and thanked Commissioner Jones-Taylor for hosting this meeting in a historical site.
- D. District 4: Miley** – Commissioner Jones-Taylor announced that the DeFemery Recreation Facility roof project will be completed as additional funds have been located.

**E. District 5: Carson - *No report.***

**VII. ADMINISTRATIVE**

**A. Summary of 2010 Meetings and Actions-No comments**

**B. Agenda Items for Future Meetings-No comments**

**C. Ethics Training and Form 700 Filings for 2011-No Comments**

**VIII. ADJOURNMENT** - Please contact staff at 670-5400 if you are unable to attend or will be late to this meeting.

**X. ADJOURNMENT:** There being no other business, Commissioner McMillan made the motion to adjourn and Commissioner Faltings seconded. Meeting was adjourned at 5:50 pm.