

**MINUTES**  
**ALAMEDA COUNTY PARKS, RECREATION AND HISTORICAL COMMISSION**  
**Monday, July 12, 2010**  
**East Bay Regional Park District,**  
**2950 Peralta Oaks Court, Oakland, CA**

**I. Call to Order – Roll Call**

The meeting was called to order at 3:10 p.m. by Commissioner Minard, Chair.

Commissioners Present:

Al Minard  
Stephen Sanger  
James Loughran  
David Sadoff  
David Tam  
Tony Koep  
Ellen Wyrick-Parkinson  
Mary Ann McMillan

Staff Present:

Angela Robinson- Piñon  
Andrew Young, Planner  
Nilma Singh

Commissioners Excused:

Samuel Kang  
Audree Jones-Taylor  
Maryalice S. Faltings

Commissioner Absent:

Harry Francis  
Marie Cronin  
Pilar Lorenzana-Campo

Guests:

Vito Tragni, property owner of 22243/47 N. 6<sup>th</sup> St  
Castro Valley

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

**II. APPROVAL OF MINUTES** – *Commissioner Tam made the motion to approve the March 4<sup>th</sup> Minutes as submitted and Commissioner McMillan seconded. Motion carried with Commissioner Sadoff abstaining.*

*Commissioner Sadoff made the motion to approve the April 1<sup>st</sup> Minutes as submitted and Commissioner Loughran seconded. Motion carried with Commissioner Tam abstaining.*

*Commissioner McMillan made the motion to approve the June 3<sup>rd</sup> Minutes as submitted and Commissioner Loughran seconded. Motion carried with Commissioners Sadoff, Wyrick-Parkinson and Tam 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** – Chair Minard reported that Commissioner Faltings could not attend today’s meeting because of the change from Thursday to Monday but will be in attendance at the next regular meeting; and announced that he will be making a presentation in support of Niles Canyon Railroad nomination for the National Register on Friday, July 30<sup>th</sup>.

**B. STAFF REPORT** – Ms. Robinson- Piñon distributed copies of the board letter from County Administrator regarding the budget for the 2010-1011 fiscal year, and reported the following: she had attended the last San Lorenzo Pioneer Cemetery meeting, distributed copies of

the agenda and MOU, added that the County and the Hayward Area Historical Society (HAHS) have reached a tentative agreement (MOU) on the on-going maintenance and preservation efforts, and the agreement will be reviewed by the HAHS Board on Tuesday, July 13<sup>th</sup>; and the Redevelopment Agency was authorized by the San Lorenzo CAC to use up to \$1 million towards preservation of the exterior of the San Lorenzo Theater and its further deterioration, RDA is seeking proposals from historian architects for review of compliance with Secretary of the Interior's standards; *and* she had also attended the meeting on June 24<sup>th</sup> of the Fairview residents regarding the extension of horse riding trails to connect to Bay Area Ridge Trails which was also attended by HARD and EBRPD--more details to follow. Commissioner Sadoff asked for the next San Lorenzo Pioneer Cemetery meeting. Staff replied September 15<sup>th</sup>, 3-4 pm. Other topics discussed at the last meeting were using the cemetery as a work-training opportunity and beautification efforts as part of the Ashland Beautification Program. Saturday, August 21<sup>st</sup> is Open Cemetery and San Lorenzo Library's 100 year celebration is on August 2<sup>nd</sup>, 10-5pm.

**V. OLD BUSINESS** – *All old business will include information, discussion and/or action by the Commission. None*

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

**A. 22243 & 22247 N. Sixth Street-** The Commission will discuss a proposed project involving a demolition and a site of archeological sensitivity.

Ms. Robinson-Piñon presented the staff report and introduced Andrew Young, project planner. Mr. Young added that this property does not appear to have any architectural merit hence does not need an architectural survey but staff is unsure about archeological finds. This Commission's recommendation will be forwarded to the Office of North West Information Center (NWIC) with a request for their opinion as to whether there are any archeological sites in this area and their recommendation on the type of survey, if any.

Vito Tragni, property owner, in response to Commissioner Sadoff, confirmed that the building's foundation is on the ground -- wood on grade. He further showed renderings and photographs, described his project and added that the existing structure is dilapidated, dry-rotted, older dwelling has been modified, and CVMAC and Planning Commission (PC) have reviewed the proposal which has been modified per PC's landscaping recommendations. Although Commissioner McMillan agreed that there is not a great need to preserve the buildings, she did note the possibility of seasonal habitation by Native Americans due to the creeks on the north and west sides. Commissioner Sadoff asked if there will be over-riding CEQA considerations if remains are unearthed since there are no archeological conditions and Commissioner Sanger asked if there will be higher levels of mitigation. Mr. Young explained that standard conditions will be included -- construction workers to report any findings which will be followed by an archeologist visit for a determination. The Chair expressed concerns regarding the diminishing number of 1910 medium-income housing and the importance of preservation; and asked if there was any possibility to relocate the existing dwelling to another area on the property. Mr. Tragni reiterated that the dwellings are dry-rotted and dilapidated with holes in the roof, and was willing to donate the structures to the County. Commissioner Tam noted that the cost of preservation cannot be put on the Applicant and asked if contact has been made with the Park District. Commissioner Loughran made a motion to approve the demolition with a condition that an archeologist be present on site during construction. In response to Commissioner Sanger regarding a timeline, Mr. Young said that NWIC has indicated that a survey be completed first before they will make a determination. Any recommendation from NWIC will be incorporated in

the Initial Study before circulation. Commissioner Loughran withdrew his motion. Commissioner Sanger made a substitute motion to move staff recommendation that the property requires no further historical review; however, further archeological review is recommended and staff is directed to conduct a preliminary archaeological review and present findings at the next PRHC meeting where a decision will be made regarding the demolition. Commissioner McMillan seconded the motion adding that pictures of the buildings and site, and copies of the staff report be filed with Hayward Area Historical Society. 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** - Commissioner Minard reported the following: the new 100 ton gravel road from the Higuera Ranch to Adobe will be worked on by volunteers, Shovels & Rakes; the City has put a bid for a new roof; Victorian Ice Cream social is scheduled for Sunday, July 18<sup>th</sup>, 12-4pm at Shinn Historical Park; Conference of California Historical Society annual meeting next year will be in Berkeley; and Maurice Marks History Room opened at the Fremont County library which has a series of tapes of his speeches. He also introduced the new Commissioner, Tony Koep. Commissioner Koep reported that the City has passed a new redevelopment zone.

**B. District 2: Steele** - Commissioner McMillan stated that \$1m will be spent on the exterior of the San Lorenzo Theater as staff has indicated and the MOU is currently at Supervisor Miley’s office.

**C. District 3: Lai-Bitker** - Commissioner Sanger said he had nothing to report but asked if there will be an opportunity for a presentation regarding the Commission Ordinance at the next California Historical Society. The Chair replied no. Commissioner Loughran reported that the official groundbreaking has occurred for the new Kaiser Hospital.

**D. District 4: Miley** - Commissioner Sadoff stated that the SF Old Mission is a great historic resource with one of the oldest structures in the area and a cemetery. He urged all to visit.

**E. District 5: Carson** – Commissioner Wyrick-Parkinson reported that the train station project is at a standstill due to funding issues; the new proposed park also has funding issues; the Fox Theater project is complete; and the City Council met this morning regarding the proposed layoff of 80 police officers and a decision will be made tomorrow.

**VII. ADMINISTRATIVE**

**A. Agenda Items for future meetings** – Staff indicated that new Ordinance meeting dates have not been set yet due to vacations and finalization of website updates and possible mediation and related costs. Seth Kaplan, Supervisor Miley’s office has recommended Urban Habitat (a community facilitation group) but it depends on their budget proposal.

**VIII. ADJOURNMENT** - *There being no other business, Commissioner Sadoff made the motion to adjourn and Commissioner McMillan seconded. Meeting was adjourned at 4:50 pm.*