

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

**Thursday, January 8, 2009  
East Bay Regional Park District,  
2950 Peralta Oaks Court, Oakland, CA  
(Approved March 5, 2009)**

**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  
MaryAnn McMillan  
David Sadoff  
Dennis Waespi  
Harry Francis  
Ellen Wyrick-Parkinson

Staff Present:

Liz McElligott  
Angela Robinson-Piñon  
Nilma Singh

Commissioners Excused:

Marie Cronin  
Julie Machado  
Stephen Sanger  
David Tam  
James Loughran

Guests:

Jesus Armas, Consultant, Sutter Medical Center  
Carl Scheuerman, Sutter Medical Center  
Bob Bosold, Sutter Medical Center  
Dav Mahadevan, Eden Township District  
Laura Brown, Carey & Company  
Jason Albright, Greenwood & Moore  
Alan English, Proj. Architect, 697 Bartlett Ave.  
Steven Forster, Proj. Architect, Concannon Winery  
Garry Drummond, Livermore Historian

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

**II. APPROVAL OF MINUTES** – Minutes of December 4 – *Commissioner Waespi made the motion to approve the Minutes as submitted and Commissioner Minard 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** – The Chair requested that Items F and D under New Business be taken out of order.

**B. STAFF REPORT** – *None*

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

**There are no old business items**

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

**F. Chair and Vice Chair Election** - The commission will elect a Chair and Vice Chair. Nominating Committee member, Commissioner McMillan recommended Commissioner Minard as the Chair and Commissioner Sadoff as the Vice-Chair for the year 2009. *Commissioner Waespi made the motion to move the recommendation and Commissioner McMillan seconded. Motion carried unanimously. Chair Allen handed over the chairing of the meeting to Commissioner Minard, the new Chair.*

**C. 4590 Tesla Road** – The Commission will discuss the partial demolition of a structure.

Ms. Robinson-Piñon presented the staff report.

Steven Forster, Project Architect, stated that the demolition structures include the existing tasting room, some storage rooms, two bathrooms, an office and machine shelter. These buildings were constructed pre-zoning since no records/permits exist. Garry Drummond, Livermore City Historian and past employees of Concannon have suggested a construction date of 1972-73. In support, Mr. Forster submitted photographs and a letter from Donna Wilcox, a past employee, which indicates that the buildings were built for wine trucks and enclosed in early 1980s and, as such, have no historical significance. Damages to the shed roof by the recent winter storms and given the quality of existing structure, it would not be practical to repair. He submitted photographs of the north elevation after the winter storm. The new structure will enhance and respect the existing buildings and the historical winery. Mr. Forster further outlined the new plans. Commissioner Allen asked for the possibility of a plaque to display the history of Concannon Winery in the proposed courtyard. Mr. Forster replied that although there is an existing plaque on the south side of the winery building, they would consider one for the new courtyard. Chair Minard suggested including the history of wine-making. In response to Commissioner Francis, Mr. Forster confirmed that none on the existing structures have any historical components. *Commissioner Sadoff made the motion to approve the demolition covered under the SDR with the recommendation of a historical display in the courtyard. Commissioner McMillan seconded and the motion carried unanimously.*

**A. Eden Township Healthcare District Medical Offices and Buildings** – The Commission will discuss the demolition and replacement of a medical office building.

Ms. Robinson-Piñon presented the staff report. The Chair stated his preference of including copies of the historical analysis in the Commission packets.

Dav Mahadevan, Chief Executive Officer, Eden Township District, described the project--the demolition of the existing buildings which have no historical significance and replacement with temporary office buildings to accommodate the displaced physicians. The Chair discussed the unusual design and style of the couplers noting that they are not present on any other commercial buildings in the Castro Valley area. Laura Brown, representing Carey & Company, explained that this is not the first structure of this type in this area and the lack of any construction date/document and photographs makes it difficult for any kind of determination. The conclusion is that these buildings were built at the same time as the Eden Hospital expansion (use of same materials) but perhaps with a different treatment to provide a distinction. The awning was also a later addition (figure

10). The Chair pointed out the lack of any mention of the Jalousie windows and expressed concern that the historical significance is more than what is being reported. He also expressed concerns regarding the presence of toxic materials. Ms. Brown said that the although Jalousie windows are mentioned, it appears that these windows were installed later as replacement windows and were not originals, and again noted the lack of any documentation. Mr. Mahadevan confirmed that the toxicity issues have been evaluated and abated. Commissioner Wyrick-Parkinson expressed soil contamination concerns and the waste of funds with temporary buildings. Commissioner Sadoff asked if a full ESA has been completed. Jason Albright replied that some soil testing has been completed; the consultants have completed all laboratory testing, assessments and abatement contracts; the historical significance discussion did not occur until recently; and the temporary buildings are an interim solution for the physicians.

*Commissioner Waespi made the motion to approve the demolition permit and Commissioner Francis seconded. The Chair made a friendly amendment to the motion to include a historical plaque indicating the existence of the Eden Hospital facility and related information. He reiterated his disappointment in the exclusion of couplers and Jalousie windows; and that there was a lot more significance than presented. Due to the lack of a second, the friendly amendment died. Commissioner Allen recommended that this report should be filed at the local libraries, museums and Hayward Area Historical Society for review by others. Although sensitive to the time constraints, Commissioner Sadoff said he supported the demolition. The Chair suggested a five year timeline for the temporary building. Mr. Mahadevan replied that there is three year timeline with two one year extensions. Motion carried with Commissioner Wyrick-Parkinson abstaining.*

**B. Draft EIR Sutter Medical Center Replacement Hospital Project – The Commission will discuss and make comments on the Draft EIR.**

Ms. Robinson-Piñon presented the staff report.

Jesus Armos, Consultant, introduced his team members, Carl Scheuerman, Bob Bosold and Steven Forster, ESA. With a powerpoint presentation, he explained that the purpose of this project is to conform to the State seismic standards by 2013 and briefly discussed the project highlights, the location of the helistop, the existing site and the surrounding areas/neighbors, new hospital layout (including walkways, access, parking...etc), timeline and the end project. The hospital opened in 1954 followed by a variety of structural modifications/amendments and, as such, the Draft EIR concludes that it is not a historical significance resource. Consequently, there are no mitigations specifically identified. Nevertheless, Sutter is proposing incorporating the history through pictorial displays and exhibit cases in heavily traveled areas. Mr. Brewster said that one heavy traffic area would be between the lobby and the cafeteria. Mr. Armos further distributed copies of a publication used by Eden Hospital for their 50<sup>th</sup> Anniversary. The Chair noted the lack of any mention of the historical significance of the Pine Cone Apartments and asked if any data is available. Mr. Brewster explained that the DEIR is focused on Eden Hospital only but field surveys indicate mid 1960s. Commissioner Allen asked if any research has been completed on the architect and/or the firm's other works and, if any, should be analyzed and recognized in the EIR. The Chair pointed out that the trees to be removed and preserved are not identified in the DEIR. Commissioner Allen recommended a similar HALS report as was recommended for the HGH Acute Care Replacement project and gave an example of the historical display at the Summit Center. Commissioner Sadoff asked if a Horticultural Report has been completed. Mr. Armos

replied that an Arborist has been retained. The Chair also recommended a Tree Replacement Plan with a 1:2 ratio. In response to Commissioner McMillan, Mr. Brewster explained that the parking will remain the same but the access road to be modified to reduce the use of the driveway as a thoroughfare between Stanton Avenue and Lake Chabot Road; and the assignment of the lower Laurel Grove as staff parking. The Chair also discussed the heavy shadows on the northerly neighbors. Mr. Brewster confirmed that discussions have occurred with the owner of the northern property.

Commissioner Sadoff stated his appreciation of a historical display and Commissioner McMillan asked if the history of the Stanton family and Chabot Creek will be included. Mr. Armos replied that they will be working with the Hayward Area Historical Society. In response to Commissioner Francis, Mr. Brewster said that the breezeway will be open but covered on top due to legal issues between the two ownerships and issues with the Fire Marshall on the original plan of enclosed hallways. Commissioner Wyrick-Parkinson recommended that the walkway be enclosed for safety reasons. The Chair noted the Washington Hospital walkway and historical displays as good examples; and expressed concern with the loss of housing due to the removal of the apartment complex.

Commissioner Allen summarized the Commission's recommendation: request for an analysis of the architect including identification of any other hospitals designed by him; historical analysis of the Pine Cone Apartment; identification of the trees that will be saved or a HALS report completed; and the suggestion of a tree replacement plan of two 24-inch box trees; and the inclusion of the history of the Stanton family in the display. *Commissioner Sadoff made the motion that the Commission direct staff to coordinate with the Chair to prepare a letter reflecting the above comments, to be submitted to the appropriate party by the deadline. Commissioner McMillan seconded and the motion carried unanimously.*

**C. 694 Bartlett Avenue** – The Commission will discuss the proposed demolition of an existing single family dwelling.

Ms. Robinson-Piñon presented the staff report.

Alan English, project architect, described the project: the applicant has owned the property for over twenty years as a rental property; the proposal is to demolish the single family dwelling, built in 1930s and replace it with a new 3-unit apartment. Repairing the dwelling would be very costly, approximately \$60-70,000. In response to Commissioner Sadoff, he confirmed that a title search has not been completed. The Chair thought that the house could have been built earlier than 1930 and recommended a full historical analysis perhaps by Carey & Company or Basin Research. Staff added that the State has a list of consultants, a copy of which she could provide. She also confirmed that this property is not on Draft Register but will check the 'windshield survey'. *Commissioner Allen made the motion for a continuance until a full historical analysis is completed. Commissioner Sadoff seconded and the motion carried unanimously.*

**D. Nomination of a Potentially Historic Resource** – The Commission will consider whether or not to support the nomination of 1923 Pullman Railroad car for the California Register.

*Commissioner Waespi made the motion to continue this item to the next meeting. Commissioner Sadoff seconded and the 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 that Washington Township Historical Society, Mission Peak Historical Foundation and Museum of Local History are joining together to restore the deteriorated and vandalized kiosk at the Higuera Building, in the Warm Springs District. The Higuera Building is one of the three adobe buildings in Fremont.
- B. District 2: Steele** – Commissioner McMillan stated that the San Lorenzo Heritage Society together with San Leandro Heritage Society will explore the re-creation of Roberts Landing, which had been a primary export site to San Francisco.
- C. District 3: Lai-Bitker** - *None*
- D. District 4: Miley** - Commissioner Allen announced the following: City of Oakland will be hosting the 6<sup>th</sup> Annual ‘Oakland Celebrates the Dream’ of Dr. Martin Luther King, Jr. on Thursday, January 15<sup>th</sup>, from 11:30 am – 1pm at Frank Ogawa Plaza followed by a series of events in January (walking tours, museum events,...etc) and February as Black History Month--detailed information is also available on the website; and to celebrate Julian Morgan’s induction into the California Hall of Fame, City of Berkeley Landmark Heritage Foundation is holding an event at Berkeley City Club on Sunday, January 18<sup>th</sup>, 5-7:30 pm; the Alameda County Historical Society will be hosting their January dinner on the 22<sup>nd</sup>; and the 75<sup>th</sup> Anniversary Calendar by EBRPD and their related events including the clean-up of Martin Luther King Park in Berkeley and suggested agendaizing the item for the next meeting.
- E. District 5: Carson** – Commissioner Wyrick-Parkinson reported that although the train station project is moving forward with improvements in the surrounding area, funding is an issue; and the Fox Theater project is almost completed. Commissioner Allen added that she will provide copies of a related article on the update of the train station project.

**VII. ADMINISTRATIVE**

**A. Agenda Items for future meetings**

**VIII. ADJOURNMENT:** There being no other business, Commissioner Allen made the motion to adjourn and Commissioner McMillan seconded. Meeting was adjourned at 5:35 pm.