

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

**Thursday, August 6, 2009
East Bay Regional Park District,
2950 Peralta Oaks Court, Oakland, CA
(Approved September 3, 2009)**

I. Call to Order – Roll Call

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

Commissioners Present:

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

Staff Present:

Liz McElligott
Angela Robinson-Pinõn
Nilma Singh

Commissioners Excused:

Marie Cronin
David Tam
Kevin Liebig

Commissioners Absent:

Stephen Sanger

Guests:

Larry Lepore, HARD
Karl Zabel, HARD
Jim Evart, 22628 Valley View Rd, Hayward
Heather Farquhar, HAHS
Kelly Thiemann, Housing Community Development
Erica Campisi, Cherryland Community Assoc.

I. CALL TO ORDER - ROLL CALL

II. APPROVAL OF JULY 2 MINUTES – Commissioner McMillan made a spelling correction (Karl Zabel); Commissioner Sadoff pointed out the omission of his vote on the Meek Estate item on page 3; and Commissioner Wyrick-Parkinson made a spelling correction, Pardee House, on page 5 under Commissioner Report. Commissioner Loughran made the motion to approve the July 2nd Minutes with the above corrections. Commissioner Waespi seconded and the 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 reported that he, along with Commissioner McMillan had met with Rita Shue and Larry Lepore from HARD to discuss Meek Estate. Ms. Shue indicated that due to the lack of response from SHPO regarding the resubmittal, they felt that the project was ready to move forward. He had explained that this Commission felt a historical review was needed to evaluate the impact on the Meek Estate. The Chair distributed copies of his letter to SHPO, Wayne Donaldson, which he had followed by an electronic copy to Jay Correia. Although he is more involved with new listings than

modifications to existing listings, Mr. Correia noted that a 'no response' within 30 days from SHPO does not necessarily reflect that the project is exempt from CEQA. He will research further and respond in detail.

In reference to the San Lorenzo Pioneer Cemetery, the Chair stated that he with Commissioner McMillan had attempted to attend the meeting with the landscape architect and Heather Farquar at the cemetery. Per Ms. Farquar, this was a private meeting and the next public meeting was on Monday, August 3rd at the Hayward Museum. They both had attended the August 3rd meeting. One of the main concerns is water underneath the cemetery which is moving caskets underground. There is a clean-up scheduled for August 15th, 9-2pm. The next meeting with the landscape architect is on August 20th at 2pm.

Regarding signage at Alameda Creek in Fremont, the Chair explained that the Fremont Historical Advisory Board has reviewed the Henkel's Cannery EIR and has recommended historic signage describing what had existed previously as required by one of the conditions of the demolition. He has requested staff to look into this matter.

B. STAFF REPORT – Ms. Robinson-Piñon announced that Samuel Kang has been nominated as a new Commissioner representing District 5; and explained that she has not received any responses back regarding signage along Alameda Creek to-date.

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

A. Meek Estate– *The Commission will discuss proposed improvements to the site.*

Staff explained the inclusions in the Commission package. Mr. Lepore has provided a copy of the Meek Estate Historic Structure Report, copies of which are available to interested Commissioners. Staff also distributed copies of an email received from Howard Beckman this afternoon.

Larry Lepore, representing HARD, said he had re-submitted drawings, previously seen by this Commission, to staff. In response to the Commission's request at the last meeting, HARD has contacted a historical architect, Architectural Resources, to complete the CEQA process, do a preliminary review of all HARD documents, and provide a proposal/recommendation to HARD. Commissioner Sadoff thanked HARD for taking this step and further explained the purpose for his motion. Commissioner Francis noted that without HARD's involvement, the building would have been demolished.

Erica Campisi, Cherryland Community Association, stated that their Board had the first look at the architectural design and summarized their comments as follows: looks like a rest stop; although attempting to, it does not look like Meek Estate; visual concerns; architecture degrades Meek Estate value; not suitable for this area; and recommended that HARD look into HAFSA, who is also on the Design Guidelines Task Force, and a design that is totally different from the Estate but representing the community. The Board would like to see material samples. She urged the Commission to reconsider its approval until modifications have been made. The Chair requested that Ms. Campisi submit a copy of her written comments also.

Kelly Thiemann, CDBG Manager, Housing Community Development, said that she had completed the NEPA review and the initial determination was of 'no affect' which was later

modified to 'no adverse affect' (verbage provided by NEPA). No comments were received from SHPO within the 30-day comment period. Commissioner Allen asked if she had received comments from this Commission. Ms. Thiemann replied no adding that since it is federally funded, comments are generally obtained on a federal level. There is also the Citizens Advisory Commission which hears all CDBG proposals. Ms. Thiemann explained that these drawings were not available when the decision of 'no affect' was made. Commissioner Allen expressed concern with the lack of communication, the Commission's role; an environmental review decision made without complete drawings; and suggested perhaps an alternative location on site. Commissioner McMillan said that her main concern was whether or not it will result in a devaluation status from the State or National Registers. In response to the Commission, Ms. Thiemann said she does not have any historical qualifications; perhaps it was not too late to make modifications; and relocating the project site would be an additional cost (due to the location of the sewer lines...etc). Mr. Lepore added the following: as reflected in the minutes, he had made presentations in 2005 and 2006 to this Commission with almost similar plans as submitted at the last meeting; no significant changes have been made; this Commission had approved project funding for \$100,000; similarly, two presentations had been made to the Cherryland Community Association; and one alternative could perhaps be to abandon the project and utilize the proposed community center, a Redevelopment project, for meetings and weddings. Mr. Lepore stated that a prior assessment of the Meek Estate had been performed by a firm named Architectural Resources, and he was investigating the possibility of retaining the firm to assess what impacts if any would the proposed development have upon the Meek Estate. The matter was continued, to be agendized for the next meeting pending a response from Architectural Resource Group.

B. Don Castro Lake- *The Commission will hear an update on projects planned at the lake.*

Ms. Robinson-Piñon presented the staff report. Jim Evart said his property is on the southeast corner of the lake and expressed concerns regarding the lack of visitors and water in the lake. He further questioned the status of the 20-year contract funding for this project which has three years left. He is trying to work heavy equipment to remove silt through a training center and Peterson Caterpillar. The Chair indicted that silt, its disposal and costs are the main problems. Commissioner Waespi explained that the lake is closed and swim lagoon has been drained to avoid accidents since there are no lifeguards and because EBRPD has been unable to obtain permits for plumbing work.

C. 1923 Pullman Car – *The Commission will discuss progress to date on the restoration and historical evaluation of the railroad car.*

Ms. Robinson-Piñon announced that Mr. Lantry was unable to attend today's meeting. He has almost completed the exterior restoration and is now working on the painting and the interior. He was also working on the documentary (523 Form) with the consultants who will no longer be available. As such, Mr. Lantry is requesting recommendations from this Commission for any other individual(s) who could assist him. He is in Salinas until August 10th and if the Commission is interested, she could perhaps try and organize a visit. The Chair said that per Jay Correia at SHPO, there is railroad museum staff working at SHPO on railroad history and he has also recommended a firm in Davis. Chair Minard will be providing the name to Mr. Lantry. Staff added that she had also recommended the State Railroad Museum and Niles Canyon to Mr. Lantry. The commission expressed an interest in a field trip.

D. San Lorenzo Pioneer Cemetery

Ms. Robinson-Piñon presented the staff report, introduced Heather Farquhar from Hayward Area Historical Society (HAHS).

Ms. Farquhar apologized for the miscommunication for the meeting with the landscape architect. This meeting was not open to the public due to several reasons. The findings of the conservation assessment are almost complete with the exception of landscape and a presentation by Molly Lambert will occur on August 21st at HAHS, 22701 Main Street, at 2 pm and is open to the public. The Friends Group meeting is also open to the public. Commissioner McMillan added that Ms. Farquhar has put together binders of all plots including maps, number of graves, and photo documentation of every plot and headstone with names, which will be available to the public on the HAHS website. The Chair thought that it would be advantageous to everyone to have the cemetery open which will also reduce the homeless problem. In response to the Chair, Ms. Farquhar explained that Doris Marciel with volunteers had put up new wooden crosses and a memorial wall with all plot names. Contacts have been made with family members. Until the vandalism and safety factors are resolved, access is available through the school district office, the church and HAHS. They are also looking into providing tours and if this Commission is interested, she would provide one. Commissioner Allen said she would contact tour staff at Mt. View Cemetery for support and possibly a visit by them and Commissioner Francis noted that this project has been on the drawing board for a long time and thanked the Society for their work. The Chair announced the up-coming cemetery clean-up on August 15th from 9-2pm.

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

A. 238 Corridor- The Commission will hear information relating to the development of parcels adjacent to Route 238

Ms. McElligott presented the staff report and provided background history including an explanation of the materials included in the Commission package. In response to the Chair regarding the possibility of a park, she explained that the largest parcel owned by the County (on the second map) will be maintained as open space. In addition, there will be other open spaces along the trail and City of Hayward is proposing extensive open spaces as most of the properties in the fourth map would be open space. Commissioner Sadoff stated his preference for locating the trails in the riparian corridor. Commissioner Allen asked for the status of the Dry Creek property. Ms. McElligott said that it was not part of this project. A discussion followed regarding open space requirement, the possible development of some parcels, and maintenance responsibility.

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 stated that Patterson Ranch at Ardenwood had a fire and per the Fire Inspector, although the house did have sprinklers inside, the sprinkler heads had been recalled and not replaced, and does not have fire maintenance/patrol; and he had attended the County Fair.

- B. District 2: Steele** - Commissioner McMillan reported that the San Lorenzo National Night Out was held at the Church basketball court and there is a related article in today's Daily Review.

Commissioner Francis announced that HARD has voted to ban smoking at all parks.

- C. District 3: Lai-Bitker** - Commissioner Loughran reported that City of San Leandro's National Night Out on Tuesday was a big success.

- D. District 4: Miley** - Commissioner Allen apologized for being late and announced the dedication of the boathouse on Lake Merritt--the 1909 structure will now be used as a restaurant. The restoration of the building was paid for by Measure DD funds, while the building occupant the Lake Chalet restaurant will complete interior improvements to the building. August 15 & 16th is the 9th Annual Art & Soul Festival, 12-6 pm, Downtown Oakland. She was unable to attend the County Fair but thought that the Commission Directory could have been distributed at the Fair, perhaps next year with a new cover.

Commissioner Waespi announced the 65th anniversary of Hayward Area Recreational District and 75th Anniversary of East Bay Regional Park District in September. He also reminded the Commission to use the side hall door after 5 pm.

Commissioner Sadoff reported that there is a new skateboard shop on Castro Valley Boulevard and they had hosted a free BBQ and demonstration at the new skateboard park last Saturday.

- E. District 5: Carson** - Commissioner Wyrick-Parkinson reported that the 100th anniversary of the parks was very well attended at Oakland's De Femery Park; the developer for the Army Base project has been selected by the City Council and she feared that the historic warehouses will now be destroyed.

VII. ADMINISTRATIVE

A. Agenda Items for future meetings

Commissioner Allen recommended the Dunsmuir Pavilion House as a future meeting location. Since October is the 20th anniversary of Loma Prieta earthquake, walking tours will be held (showing changes as a result of the earthquake) Downtown Oakland, she suggested agendaing the matter for discussion in September. She also recommended a letter from the Commission in support of the commemoration of William Penn Mott Jr. and requested agendaing the matter. The Chair added Meek Estate and Alameda Creek signage and Commissioner Sadoff added Row Chabot.

- 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 Waespi made the motion to adjourn and Commissioner McMillan seconded. Meeting was adjourned at 5:40 pm.