

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

**Thursday, October 1, 2009**  
**East Bay Regional Park District,**  
**2950 Peralta Oaks Court, Oakland, CA**  
**(Approved November 5, 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  
Marie Cronin  
David Sadoff  
Ellen Wyrick-Parkinson  
Samuel Kang  
MaryAnn McMillan  
Dennis Waespi  
Al Minard

Commissioners Excused:

Harry Francis  
Stephen Sanger  
David Tam  
Kevin Liebig  
James Loughran

Staff Present:

Liz McElligott  
Angela Robinson-Pinõn

Guests:

Woodruff Minor, Architectural Historian  
Teresa Nazareth, 3306 D Street

**II. APPROVAL OF MINUTES** - The Chair made a correction (second sentence) on his report under Commissioner Reports to replace ‘HARB’ with ‘Historical organizations in Fremont’. Commissioner Sadoff pointed out that the last paragraph under Old Business (C) regarding Pullman car was misplaced. Staff will double-check last month’s agenda. *Commissioner Allen made the motion to approve the September 3<sup>rd</sup> Minutes with the above corrections and Commissioner Sadoff 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. 3306 D Street-** *The Commission will discuss an historical evaluation of the property. Ms. Robinson-Pinõn presented the staff report.*

Mr. Minor, in addition to his report, added that sometimes in the 30-40’s, the five acre parcel was subdivided including the subject parcel. The house was no longer standing when he became involved in this project and, as such, he had to depend on the re-

produced photographs. These photographs, per the owner Ms. Nazareth, are older than 2008, perhaps 2004. Based on these photographs, his conclusion is that the house did not possess any architectural significance nor would it have been eligible for the California Register criteria A, B or C. The Chair asked if it could have been locally significant. Mr. Minor replied that it would be based on the criteria and that he had not pulled copies of the deeds. Nevertheless, the Assessor's records show that it was built in 1933 and the first owner was a federal employee. He was not aware of any other event or person associated with this property based on the level of his research. Commissioner McMillan made a correction on Page 8, second paragraph, of the Historical & Architectural Review--...Castro laid the plat of the town of Hayward" should read San Lorenzo. Ms. Nazareth described the series of events since she had bought the property at an auction--the building had been stripped leaving just the shell of wall; the property had a yellow tape around it; a permit had been obtained initially for repairs followed by a demolition permit. But all work (foundation, construction, funding...etc) was stopped due to a review by this Committee. The Vice-Chair explained that the purpose of his motion for a historical assessment was to check for any ownership significance, a title search. And in response to Commissioner Waespi, Mr. Minor said that although his fee for this report was \$2,800, a comparable report on a single property usually costs about \$7,500. A discussion followed regarding the cost range, title searches and the variance process followed by a description of events that have occurred since her purchase of this property by Ms. Nazareth. Staff, at the Chair's request, explained that the setbacks are subject to the Fairview Specific Plan (7 feet side yard). *Commissioner Waespi made the motion to accept Mr. Minor's report and Commissioner McMillan seconded. Motion carried with Commissioner Wyrick-Parkinson abstaining.* Ms. Nazareth requested the Commission not to require such reviews for any similar dwellings that have no historical significance in future. The Chair explained that the historical significance sometimes is not revealed until a detailed research is completed.

**B. San Lorenzo Pioneer Cemetery-** *The Commission will hear updates on efforts to maintain and restore the cemetery.*

Ms. Robinson-Pinõn presented the staff report and distributed the agenda from the September 23<sup>rd</sup> meeting along with copies of HAHS presentation. The Chair requested that staff provide an explanation of any abbreviations used in reports (at the initial use), asked if Caltrans had been contacted and what the next steps are regarding the water damage and soil deterioration at the grave sites. Staff replied that once the MOU is executed by the Hayward Area Historical Society (HAHS), a Master Plan will be produced after 120 days, to be considered by the Board of Supervisors.

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

Ms. Robinson-Pinõn presented the staff report and in response to the Chair, added that she was not sure if Kyle Wyatt and Tara Randall were SHPO staff.

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

**A. Cull Canyon Reservoir-** *The Commission will discuss the condition of the reservoir.*  
Ms. Robinson-Pinõn presented the staff report.

Hank Akerman, Public Works Flood Control District, explained that the District has \$500,000 annually for clean water projects. This reservoir is in Zone 2 which covers Castro Valley, San Lorenzo and parts of San Leandro and it would cost approximately \$12m to remove the sediment, \$400-500 thousand annually for upkeep. Per the State Department of Dams, the Reservoir Dam is seismically unsafe, and improvements would cost \$8 million. If controlled silting is allowed, grant funds may be obtained for some restoration. Mr. Akerman distributed a map of the view looking up into the reservoir. Commissioner Allen noted that the website is misleading and suggested perhaps a letter to the District. A discussion followed regarding silt removal, the method of removal, the cost and process. Commissioner Sadoff felt that the Commission could weigh the possibility of trails and asked if this could be considered a wetland. Mr. Akerman replied that perhaps it could be one but eventually the silt would dry out. If a wetland is created, the District would have to manage and maintain it. No action would allow the natural process to occur (perhaps five years) which is the current plan due to lack of funding. The reservoir does not provide any flood control. Commissioner McMillan requested clarification on the locations and the relationship between the reservoir, Cull Creek and the swimming lagoon (and its water source). Commissioner Sadoff requested that this Commission be up-dated occasionally.

**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 Cronin reported that City of Dublin has purchased the old Dublin Center with plans to replace it with a historical park, to be opened by Spring of 2010.

The Chair reported that the preservation of the Higuera Adobe kiosk by three historical societies is facing funding issues and the Chinese bunk house project is on-going.

- B. District 2: Steele** - Commissioner McMillan thanked Commissioner Allen for organizing last month's tour of the Dunsmuir House and announced that she had attended the Broderick-Terry duel re-enactment by the History Guild of Daly City/Colma.

- C. District 3: Lai-Bitker** – *None*

- D. District 4: Miley** – Commissioner Sadoff announced that he and Commissioner Waespi had attended the ground-breaking of Holland Park (163<sup>rd</sup> and East 14<sup>th</sup> Street). The site will be used as a park and for a youth center for the Ashland area and a new gymnasium for Edendale School. Commissioner Waespi provided an up-date on ERAF park funds. Commissioner Allen reported the following: the up-coming 20<sup>th</sup> anniversary of the Loma Prieta Earthquake on October 17<sup>th</sup> with a commemoration at the Cyprus site, a history room at the library, walking tours and an update for the Oakland Heritage Alliance lecture series; detailed information can be obtained from the city website, [www.oaklandnet.com](http://www.oaklandnet.com); Alameda County Historical Society Fall Dinner on October 28<sup>th</sup> with Jerry Kent as the guest speaker; and a new Arcadia book: "Jewels of Oakland and Berkeley" She also distributed a copy of the Oakland Heritage Alliance newsletter; pointing out the upcoming lecture by Woody Meyers (page 8).

- E. District 5: Carson** - Commissioner Kang reported that there is an issue developing regarding the new hotel developments along Bay Street in Emeryville.

Commissioner Wyrick-Parkinson stated that the train station project is on hold due to lack of funding; and the Raymundo Park historical house renovation is also awaiting funding, and provided a brief up-date on the West Oakland Army Base project.

**VIII. ADMINISTRATIVE**

**A. Agenda Items for future meetings**

Commissioner Allen requested an up-date on the Highland General Hospital. The Chair reported that the signage along Alameda Creek is no longer an issue as there is no funding. Commissioner McMillan requested that the Ordinance be agendized.

**X. ADJOURNMENT:** There being no other business, Commissioner Waespi made the motion to adjourn and Commissioner McMillan seconded. Meeting was adjourned at 5:15 pm.