

MINUTES
ALAMEDA COUNTY PARKS, RECREATION AND HISTORICAL
COMMISSION

Thursday, December 3, 2009
East Bay Regional Park District,
2950 Peralta Oaks Court, Oakland, CA
(Approved January 7, 2010)

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

Commissioners Absent:

Marie Cronin
Stephen Sanger
David Tam
Kevin Liebig

Guests:

Ann Ludwig, GSA
Larry Lepore, HARD

Staff Present:

Liz McElligott
Angela Robinson-Piñon
Nilma Singh

I. CALL TO ORDER - ROLL CALL

II. APPROVAL OF MINUTES – Commissioner Sadoff made a motion to approve the November 5th minutes with a typo correction on page 2 by Commissioner McMillan. Commissioner Waespi seconded and the motion carried with Commissioner Wyrick-Parkinson 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. *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. Highland Hospital- *The Commission will comment on the findings of a historical assessment of the Highland Hospital campus and will hear an update on the planning and construction of the Acute Care Tower.*

Ms. Robinson-Piñon presented the staff report and introduced Ann Ludwig of the County's General Service Agency. Ms. Ludwig provided a brief history of the project, an update and future project processes. Since there are a number of mitigation and improvement measures that this Commission would be interested in, she provided an update on the work to-date. She also discussed the preparation of the HABS (Historic American Buildings Survey) documentation, copies of which was submitted to this Commission. This documentation will be finalized pending comments from this Commission per the requirements of the EIR. Upon completion, the final assessment will be distributed to the State and other local interested agencies. Also, as part of the EIR, the Improvement Measure included an evaluation of the existing buildings not included in the acute tower replacement project. Additional funding for this evaluation will be from City of Oakland Redevelopment Agency, approved by a committee of this Agency for \$250,000--pending final approval by the City Council. The draft study will be completed by March, 2010 and presented to this Commission for comments. Another mitigation measure was the preparation of permanent interpretative display, signage and plaques. The County Arts Commission has incorporated historical elements into the Highland Hospital Public Art Master Plan. The Commission is currently pre-qualifying artists and the second step is the solicitation. Ms. Ludwig submitted a flier from the Arts Commission with additional information (www.acgov.org/arts/html/opportunities.html) for pre-qualification list...etc). The solicitation information will be brought before this Commission also. The two contracted Historic Resource Consultant firms will identify the deconstruction, salvage and re-use opportunities and design. The design will be presented to this Commission before any approval.

Commissioner Allen clarified that a committee of the Community Economic Development Agency heard the funding proposal yesterday and a decision will be made at the December 8th Council meeting. Since there is insufficient turnaround time for a support letter to be submitted by this Commission, she suggested attending the Council meeting on behalf of the Commission in support. She also requested clarification on the mechanism for reviewing the pre-qualification applications. Ms. Ludwig replied that although there are different evaluation committees, she will check into this and will pass the information to staff. The Chair asked if historical photographs will be included in the display and clarification on the distribution of the HABS documentation. Ms. Ludwig replied yes adding that hard copies will be filed with the State Historic Preservation Office and other local locations (libraries and historical societies) and staff will be provided with a digital final copy. Commissioner Wyrick-Parkinson stated that she had worked initially at HGH Hospital and would like some of the young artists, especially of West Oakland, to be involved. Commissioner McMillan requested clarifications on the buildings to be demolished and those retained, and the status of the existing ornamentations. Ms. Ludwig replied that the buildings to be demolished are identified with slashes (Survey, Identification Information, page iv) and the ornamentations will be re-used for maintenance of the existing buildings (buildings 3, 4 & 5) and also incorporated in the new design. Commissioner Allen added that the neighbors have expressed a desire for open space/park. *Commissioner McMillan made a motion that Commissioner Allen attend the Oakland City Council meeting on December 8th on behalf of this Commission and Commissioner Francis seconded. Motion carried unanimously.*

B. Demolition Forms- *The Commission will discuss the creation of a form that will be used to evaluate demolitions for properties over 50 years old.*

Ms. Robinson- Piñon presented the staff report and, in response to the Chair, explained that currently, the Planning Department refers all demolition applications to this Commission as

there is no process defined the County's Ordinance. The Chair stated his support for the form used by San Francisco as it includes reasons for relocation and the Resource section; and further suggested a separate category for modifications/permits. Commissioner Sadoff recommended adding the word 'best' on the signature line ("...is true and correct to my best knowledge.") and replacing 'i.e.' with 'e.g. on the second page (PART II, #9). Commissioner McMillan suggested providing additional details in #2 and #6 (PART II) and requested clarification on #6 (one and one-half stories). A discussion followed regarding number of stories, basements...etc. Staff indicated that she will check with the Building Department on the definition of a story. The Chair also suggested that perhaps Planning Department could maintain a list of properties that have a historical analysis completed.

C. Meek Estate- *The Commission will hear an update on the West Terrace Project.*

Ms. Robinson- Piñon presented the staff report. Commissioner Loughran appreciated the 'fresh approach'. Larry Lepore, HARD, provided detailed voting results on the project and added that the new architect firm will be drawing a new conceptual plan for the area. Commissioner McMillan suggested perhaps a similar design as the water tower for the restroom unit.

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

A. 20265 Mission Blvd. - *The Commission will discuss a proposed demolition of a structure over 50 years old. **This item was continued.***

B. 18651 Via Toledo - *The Commission will discuss a proposed demolition of a structure over 50 years old.*

Ms. Robinson- Piñon presented the staff report. Marita Hawryluk, Redevelopment Agency, provided a brief history and distributed a large map. The property has only been used as a church (deeded as such) and, if purchased, a 'quit claim' will be filed. The Agency is looking at potential uses such as a park or a fire station noting that the community, through surveys and public hearing, overwhelmingly support a park/open space. In response to Commission, she confirmed that HARD will be responsible for park maintenance, the availability of Redevelopment funds for this purchase; it is a R-1 District, and demolition will most likely begin soon upon completion of paperwork. Commissioner Waespi expressed an interest in the cross and the Chair suggested perhaps having the materials made available for sale to the public. A discussion followed regarding material salvage, deconstruction and dismantling processes. Commissioner Wyrick-Parkinson requested that Ms. Hawryluk provide information as to location and availability of the salvaged materials and the method of public notification. In response to the Chair, Ms. Hawryluk stated that references to salvage companies/historical demolition contractors can be submitted to staff. Commissioner McMillan made corrections on the DPR Form, Page 5, line 2 the name DeSoto Rancho should read 'Soto Rancho' and that Barbara was the sister of Guillermo Castro. *Commissioner Loughran made the motion to approve the demolition and Commissioner Waespi seconded. A discussion followed regarding the motion to include deconstruction, the additional cost of this process; and salvage of materials if feasible. The motion was modified to reflect approval of the demolition and encourage the Agency to use the broadest discretion to salvage the materials where possible. Motion carried unanimously.*

C. Alameda Boys' and Girls' Club- *The Commission will discuss the proposed development of a facility for the organization.*

Ms. Robinson-Piñon presented the staff report and Commissioner Kang provided a brief background history/information and discussed the Eastbay Express article. In response to Commissioner Allen, Commissioner Kang said he did not know what the plans are for the old building or the new location. Commissioners McMillan and Allen both expressed concern with the lack of information and Commissioner Wyrick-Parkinson expressed concern regarding the Commission's support for a non-historical building/project. Commissioner Loughran noted that this project would be a joint venture of City of Alameda and the School District. Commissioner Wyrick-Parkinson also agreed that additional information is needed--copy of the proposal. The Chair asked if there is a timeline for the WW funds. Commissioner Kang replied that EBRPD will be voting on the WW funds prior to the next Commission meeting next month. A resolution in support, pending final location, would be appropriate. Commissioner Loughran re-iterated the concern of lack of information. Commissioner Sadoff said he liked the project and asked if this would be discretionary funds dispersed to City of Alameda. Commissioner Kang replied yes. A discussion followed regarding possible motions. *Commissioner Kang made a motion that the Commission express via written letter of support the use of WW funds for the construction of Alameda City Boys & Girls Club pending the receipt of information including a staff report and location of the facility that meets the satisfaction of the Chair. Commissioner Wyrick-Parkinson seconded. While stating support for the project, Commissioner Waespi noted that the Measure was voted for open space initiative and further explained the distribution of the Measure funds. He had a lot of questions and hence needed a lot of additional information to support the motion. Commissioner Allen concurred. Motion carried 5/2/2 -- Commissioners Sadoff, Wyrick-Parkinson, Francis, Minard and Kang voted yes; Commissioners Allen and McMillan abstained and Commissioners Waespi and Loughran dissenting.*

- a. **Dry Creek Cottage-** The Commission will discuss the potential impacts of the proposed Masonic Homes Development on the Dry Creek Cottage.

Ms. Robinson-Piñon presented the staff report. At Commissioner Allen's recommendation, this matter was continued to the next meeting

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 listed the Fremont holiday activities: Patterson House tours open the next two week-ends, Shinn House tour this weekend; and Niles Essanay Silent Film Museum.
- B. District 2: Steele** – Commissioner McMillan provided a list of parks in San Lorenzo: SL Comm Park; Mervyn Morris Tennis Court/skateboard park; Tot Town, Little League Park and the East Bay Trails.

Commissioner Waespi said that he had attended the HARD meeting regarding Meek Estate.

- C. District 3: Lai-Bitker** - Commissioners Loughran stated that the San Leandro Historical Society discussed recommendations for the WW \$4 million bond fund at the last meeting and two other meetings for further discussions will be held.
- D. District 4: Miley** - Commissioner Allen announced the upcoming City of Oakland's Holiday Parade through the historic downtown this Saturday, December 5th and distributed fliers on 'East, Shop & Explore', details at www.OaklandGrown.org; and a SF Chronicle article on Niles.
- E. District 5: Carson** - Commissioners Kang reported that City of Emeryville, Parks & Recreation Department at the November 7th meeting laid out their Strategic Park Plan: the current population of 10,000 is expected to increase by 60% in next 22 years and the goal is to have 3 acres for every one thousand new residents--a park within five minute walking distance of every single residence.

Commissioner Wyrick-Parkinson provided an up-date on the proposed train station and the West Oakland Army Base projects funding issues (stimulus and community funds respectively).

VII. ADMINISTRATIVE

A. Agenda Items for future meetings

- X. ADJOURNMENT:** There being no other business, Commissioner Allen made the motion to adjourn and Commissioner McMillan seconded. Meeting was adjourned at 5:45 pm.