

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

**Thursday, January 3, 2008**  
**East Bay Regional Park District,**  
**2950 Peralta Oaks Court, Oakland, CA**  
**(Approved March 6, 2008)**

**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  
Marie Cronin  
MaryAnn McMillan  
David Sadoff  
Julie Machado  
Harry Francis  
Dennis Waespi  
Al Minard

Staff Present:

Liz McElligott  
Angela Robinson-Pinõn  
Nilma Singh

Commissioners Excused:

James Loughran  
Stephen Sanger  
David Tam  
Ellen Wyrick-Parkinson

Guests:

Alan Frank, Livermore  
Lucia Soares, prop. owner at 22319 Meekland Ave.  
B.J. Coleman, prop owner at 21026 Montgomery St  
James Coleman, prop owner at 21026 Montgomery  
Phyllis Montez, prop owner at 975 St. James Ct  
Ralph Watkins, prop owner at 21003 Mission Blvd  
Sandra Kramer, prop owner at 959 St. James Ct  
Jaime Hernandez, prop owner at 927 St. James Ct  
John Langon, 20026 San Miguel project applicant

- II. APPROVAL OF MINUTES ~ Minutes of December 6** – Staff pointed out two minor typo corrections and Commissioner McMillan made a correction on page 3, #D: 1941 to read 1841. In reference to the December 6<sup>th</sup> Workshop Minutes, Commissioner Sadoff made a correction on page 2, 4<sup>th</sup> paragraph, last sentence to read: “.... there is no mechanism to remove a property at this time but could be in the future if agendized.” *He made the motion to approve both sets of Minutes as modified and Commissioner Francis 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.** James Coleman, a Montgomery Street resident, requested clarification on the Ordinance and expressed his concern regarding his placement on the List. Chair Allen and Commissioner McMillan described the public hearing and noticing processes.

- IV. CHAIR and STAFF REPORT(S): These items include information and discussion by the Commission:**

- A. CHAIR REPORT** – *No report.*  
**B. STAFF REPORT** – *No report.*

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

- A. Update on the Status of 21019 Baker Road** – Staff read the up-date. John Langon, applicant, pointed out that there is no historical value as determined by Carey & Company and the matter will be heard by the Planning Commission in February.
- B. Update on the Status of 1129-1143 Grove Way** – Staff provided an up-date and in response to Commissioner McMillan, added that she was not sure if the applicant had secured a building permit and/or the Code Enforcement status. Commissioner Minard asked for the status of the living area above the garage. Staff said she will check on both issues and report at the next meeting.
- C. 22538 Bayview Avenue** – Commissioner Machado asked why only a recommendation for a peer review was made instead of a request. She expressed concerns regarding the scheduling noting that this had been the Commission’s prior concern. Commissioner Minard also discussed his scheduling concerns and felt that this Commission is being ignored. Applications should be on hold until this Commission has had an opportunity to comment and thought that it would be beneficial to meet with the Planning Commission to discuss applications. The Chair agreed. Ms. McElligott explained the application intake and scheduling process adding that the Department is currently working on the awareness of the List/Ordinance. Commissioner Cronin recommended writing a letter and the Commission agreed.

Commissioner Waespi arrived.

- D. Draft Letter of Support for Olivina Winery Gate** – Commissioner Minard made the motion to approve the letter as submitted and Commissioner McMillan seconded. Motion carried unanimously.
- E. Update on 278 Hampton Road** – Commissioner McMillan asked if a historian could perhaps prepare a historical plaque. Staff thought that the Commission could recommend this but could not require this. The Applicant is moving forward with the application. Commissioner Machado stated that there is a vandalism/homeless problem on site with three fires. The Commission requested a full report and the attendance of the project planner at the next meeting.

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

- A. Commissioner Vacancies - The Commission will discuss recruitment for the PRHC.** The Chair asked for recommendations adding that a Commissioner from Berkeley/Albany area would be helpful. Commissioner Minard recommended Tim Swenson adding that he will check into it. At the request of Commissioner Cronin, staff will send a letter to the Board of Supervisors.
- B. 20026 San Miguel – The Commission will review a demolition request.** At the request of the Chair who had not been available at the December meeting, Commissioner Sadoff led the discussion. Mr. Langon complained that although he had requested, he had not received any notification for this meeting. He described his project and the steps the project has gone through--Planning Commission and Board of Supervisor’s approval. Although per Carey & Company’s report, there is no historical significance, the property has been placed on the 50 List, a contradiction. Commissioner Sadoff reiterated his prior suggestion of removing one of the San

Miguel properties. Mr. Langon felt that the 50-year threshold is not fair to the applicants who spend so much money on the preparation of a historical report and instead suggested an architectural report. Commissioner McMillan asked for the location of his property on San Miguel Street. Commissioner Minard replied that it was at the end of the historical district and provided electronic photographs. Commissioner Waespi stated that he had worked with the Subcommittee, made a site visit today, and agreed that Mr. Langon's property was outside the district and not of any historical significance. Commissioner Sadoff recommended that this property be de-listed as it has gone through all the steps/approvals. *Commissioner McMillan made the motion that this property be de-listed and Commissioner Cronin seconded. Although Commissioner Machado agreed with the motion, she felt that this, 'the bypassing of this Commission', continues to be a problem and Commissioner Minard agreed. Motion carried 5/2 with Commissioners Machado and Minard dissenting.* The Chair pointed out that the List is not a formal document but still in draft form; and thanked Commissioner Minard for providing electronic photographs especially for the North County Commissioners.

- C. 22319 Meekland Avenue – The Commission will discuss the inclusion of this property as a Structure of Merit in the proposed Historic Preservation Ordinance.** Commissioner McMillan lead the discussion on this item as the Chair was not familiar with this application due to her unavailability at the December meeting. Lucia Soares, property owner, explained that she had purchased the property approximately year and a half ago, to be used as a construction yard. The small building in the front has no running utilities, has no historical significance and/or value, and is not up to code. She submitted photographs noting that only one side is adobe while the others are stucco, and further described the condition of the inside. Ms. Soares also complained of lack of notification and requested that the property be de-listed. Commissioner McMillan pointed out that this property was placed on the list by the architectural historians. The Chair thought that the adobe style could perhaps be historical but did not think that the Commission had sufficient information; the property to remain on the draft List in the interim and a historian to evaluate the historical significance, if any. Ms. Sandra Kramer requested timelines. Commissioner McMillan suggested checking for the reasons with the historian who had initially added this property on the List. Commissioner Cronin also recommended a site visit by the Subcommittee. Commissioner Cronin recommended that the property owners submit a letter to this Commission either in support or in opposition, to be kept in their files.

Another St. James property owner expressed concerns regarding her property adding that she did not appreciate being told what she can or cannot do with her property, especially when she had not been notified. Ms. Coleman, property owner at 21026 Montgomery Street, also expressed her displeasure on being on the list. She suggested notifying the property owners and getting their input, and asked for the availability of the List. Commissioner Machado explained that benefits which included tax credits and Commissioner McMillan added that the Commission can only advise so to what improvements can be done to maintain the historical significance. In response to the property owners, staff also explained that the draft List is available at the Planning Counter and Planners have been asked to refer to the List if a Demolition Permit is being sought. The Draft List is available on the Planning Department website.

- D. The Alameda County Register – The Commission will discuss the list of properties recommended for the register.** The Chair announced that there will be future public hearings to continue the dialogue with the property owners.

Allen Frank stated that he had submitted a letter from the State Preservation Officer stating that the Railroad right-of-way, now called the Niles Canyon Right-of-way is eligible to be included in the National Register and requested inclusion in the County Historical Register. A survey is being conducted on the entire canyon including artifacts dating back to 1865. Staff noted that the letter was included in the Commission package and the Chair requested that the matter be agendaized at the next meeting for action. A discussion followed and Commissioner Minard asked for the possibility of including all railroads/bridges as one district and not individual site. He requested Mr. Frank to submit all related materials as soon as possible and to check with staff and the SHIPPO website. The Chair requested that a motion be deferred until the Commission had met with the Consultants.

In response to staff's request for clarification on the Lists, a discussion followed regarding the different Lists and the format of the February 7<sup>th</sup> regular Commission meeting. Staff explained and clarified the different lists contained in the Commission package. Commissioner Machado asked that only two lists be considered: the 50 DPR and the 235 list and the Chair suggested using color coding. Commissioner Minard summarized that the final list of 235 will include the 50 DPRs.

The Chair stressed the importance of the presence of the consultants at the next regular meeting, before the next public meeting, to provide detailed clarifications/answers. Another goal is to have railway districts. Ms. McElligott pointed out that limiting to 50 properties is based on the budget constraints and a check could be made whether funds are available or not.

The Commission agreed to have the regular meeting from 4-6pm with an hour for dinner and the workshop at 7pm.

The Chair stated that she would like to continue with the Informational Folder and requested a copy of the related newspaper article.

- E. February 7 Public Meeting – Staff will discuss the upcoming meeting, and review outreach lists and draft agenda.** The Chair announced that the workshop will be held at 7 pm at the Winton complex and Mr. Bazar will provide a timeline. Staff added that notices will be mailed out to all the owners of the 50 properties, to both physical and mailing addresses. Commissioner Minard requested that notification include property owners within 200-300 feet radius. Staff replied that this will be done if possible. Commissioner McMillan pointed out the need for written clarifications on what the property owners can/cannot do. Commissioner Sadoff recommended a precise list instead of a report and Commissioner Minard suggested inclusion of a list of incentives, especially the Mills Act Contract and recommended that the Commissioners also familiarize themselves with the Contract. The Chair requested staff to provide Commissioner Minard with the background information that was provided to the Commission earlier in the year. Commissioner Waespi, however, felt that a link be provided on the postcard and copies of the draft ordinance be made available for mailings if requested. Perhaps, copies of the Ordinance from other jurisdictions will be helpful also. Staff indicated that copies are available at the local libraries.

**VIII. COMMISSIONER REPORTS** – Deferred to the next meeting.

- A. District 1: Haggerty** - Commissioners Cronin and Minard
- B. District 2: Steele** - Commissioners Francis, McMillan and Machado
- C. District 3: Lai-Bitker** - Commissioners Loughran and Sanger
- D. District 4: Miley** - Commissioners Allen, Sadoff and Waespi
- E. District 5: Carson** - Commissioners Tam and Wyrick-Parkinson

**IX. ADMINISTRATIVE**

- A. Agenda Items for future meetings**

**X. ADJOURNMENT** - Please contact staff at 670-5400 if you are unable to attend or will be late to this meeting.

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