

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO. 1223

MINUTES

1.1 CALL TO ORDER - The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, May 20, 2010. President Kathy Martins called the meeting to order at 7:37 pm

1.2 SALUTE TO THE FLAG – President Martins led the Board and the audience in the pledge of allegiance.

2.3 ROLL CALL – Directors Kathy Martins, Mel Medeiros, Margaret Wright, Brenda Carr and Art Wydler were present.

2.0 MINUTES FROM THE PREVIOUS MEETING –

Director Medeiros made a motion to approve board meeting No. 1221 of April 15, 2010 and work session No. 1222 on May 3, 2010 Director Wright seconds, the motion carries with 4 ayes (Martins, Wright, Medeiros and Wydler) and one (1) abstention (Carr).

3.0 COMMITTEE REPORTS

3.1 Community Engagement Committee-

President Martins reported that Earth Day went very well with over 200 participants. A lot of trash, debris and graffiti was removed from several designated San Lorenzo areas and she thanked all who participated. Staff from Supervisor Lai Bitker's office were acknowledged as well as the Alameda County Sheriffs Department. The event ended with a barbeque for all participants and a You-Tube contest which had 14 entries. It was a very successful event.

The committee is preparing to host another Women's Resource Night in September. President Martins reminded those in attendance that the committee meets the second Wednesday of every month at 6:30 in the David D. Bohannon room, new members are always welcome.

Cory, the manager, for the Farmers Market in San Lorenzo asked homeowners and residents to attend the market in the old Mervyn's square area every Saturday from now through November. They need more participants to keep the market coming back to San Lorenzo every year.

3.2 EALI Governance Committee- Director Wright stated that the meeting was mostly a discussion about what went on at the NAG meeting. (Neighborhood Action Group). The Climate Action Plan was discussed as well as the unincorporated web page that will encompass give links for meetings and other information in the unincorporated areas of San Lorenzo, Cherryland, Ashland and Castro Valley.

3.3 Library Committee/100s Anniversary- President Martins reported that the Library held two public meetings. The first meeting dealt with providing information and the second had more community input. The participants were divided into 4 different teams to discuss possible renovations for the San Lorenzo Library. More will be discussed in item 3.5 under the redevelopment committee report.

On October 2, 2010 there will be a huge celebration for the Alameda County Library's 100th anniversary. The San Lorenzo library was the first library opened in the county and all the festivities will be on the San Lorenzo Homes Association property. There will be live music, entertainment, food and more. President Martins invited all residents to attend.

3.4 Neighborhood Advisory Group (NAG)- Director Wright reported that the committee talked about the wording of the Climate Action Plan. Resident Keith Barros asked someone to report on what the climate action plan is and what the potential problems are with the plan.

Resident Kathie Ready reported that the Climate Action Plan was an attempt by the county to comply with new environmental standards. The problem with the plan is that it makes it difficult for San Lorenzo to attract new businesses based on the new "standards" it would impose on any new businesses that would come into the area. For example, any businesses with 50 or more people would be required to put in male and female bathrooms with showers in their establishment as well as areas for bicycle storage. This would impact the businesses able to come into our area, and prohibit many businesses that we want to attract. Ready stated the plan is over 138 pages and has some very "tricky" wording. Residents should become aware of what is being proposed as an ordinance via the county from this plan. The wording is geared more towards other areas outside of San Lorenzo, and does not have our areas best interests in mind with respect to businesses. There will be an updated version of the plan coming out soon.

3.5 Redevelopment Committee

President Martins reported that the meeting was well attended and revealed some exciting new information about where redevelopment funds are being allocated for our area. The Bohannon corporation was present and reported on its progress for the Village Square area.

The streetscape on Hesperian Blvd is set to start its design process in July 2010. The Redevelopment Committee allocated 7 to 10 million dollars for the renovation of the San Lorenzo Library. The Homes Association is donating some of its land to the project. There are still some design issues, parking issues and other issues that the committee will continue to discuss as time goes on. The Bohannon Organization is willing to donate some of its land where "Lamps Plus" was and allocate that area for the library's expansion, as well as to create a "town square" where the Farmers Market and other events can be held.

The Redevelopment Agency has purchased the Lorenzo Theater and the redevelopment group will be donating 1 million in funds to fix the roof of the theater and the marquee. The next redevelopment meeting will be held on July 7, 2010 in the Homes Association hall.

3.6 Unincorporated Meeting- Director Wright reported that one of the items on the agenda was the proposed crematorium on Lewelling that is being revisited. The county will be coming back to the unincorporated committee with more information in the upcoming month. The census in Alameda County has a 71% response. Census workers are now going door to door to try and contact the rest of the population that has not responded to the original request for information. The Climate Action Plan has been extended for 6 months and it will be reviewed and worked on for the next few months. The unincorporated meeting meets the fourth Wednesday of every month.

3.7 Youth Advisory- Medeiros was not able to attend the meeting due to medical reasons. He will update the community at the next meeting.

4.0 COMMENTS FROM PUBLIC AGENCIES

4.1 CHP

Officer Casey Price was present and reported the following statistics:

	San Lorenzo	Alameda Co. Total
Collisions	13	117
Tickets	70	1645
Storage/Impounds	3	74
Recoveries	0	4
Reported Stolen	1	4

Officer Price stated that there will be extra enforcement for seat belts this coming month with their “click-it or ticket” program. A resident asked if there is still enforcement in and around Arroyo High School. Officer Price stated that they have enforcement at Grant and Channel and are actively writing tickets in this area. For any traffic concerns call 510-581-9028.

4.2 SHERIFFS DEPARTMENT

Sgt Bret Schuyler left crime statistics for the audience. He reported that his department was involved in several events during the past month. San Lorenzo’s Earth Day, the Arroyo High School Car Show and the Arroyo High Pow Wow event. The also did “shoulder tap” operations at several of the local markets in the area to detect alcohol sales to minors. On June 6, 2010 the Cop Shop will be having its annual flea market in San Lorenzo at the old Mervyns parking lot. Booths are still available.

President Martins thanked the Cop Shop again for its participation in Earth Day. They provided easy-ups, helped cook for the barbeque and patrolled the areas to help pick up trash and bring water to volunteers. They were a very important component to this events success.

4.3 Supervisor Lai- Bitker– Staff member Gene Calderon reported that this coming Tuesday, May 25th, his office is hosting a safety fair with Hayward Area Recreational District (HARD), promoting anti- violence. They will be meeting at Via Carmen and Via Caretta where a solar light has been donated. There will be free food and a ribbon cutting. All residents are invited to attend.

The county budget will affect the entire county. The Sheriffs office is looking at cutting officers, as well as other departments and services will be cut.

It was questioned as to whether the Cop Shop would be cut. Calderon was unclear, but it is one of the services that is being looked at. Director Medeiros encouraged residents to call for service whenever they suspect a crime. The more service an area requests, the more likely it is to get the enforcement it needs in that area.

President Martins noted that the Cop Shop is an important part of our community and does more than just support our community events. Their deputies are the first on scene when there is a crime and they are instrumental in keeping our community safe and a nice place to live.

4.4 Zoning Enforcement Report – A copy of the report was left by the county for those in attendance.

4.5 Public Comment-Items Not on the Agenda-

5.0 FINANCIAL REPORT

5.1 Approval of April 2010 Expenditures-

Director Wright makes a motion to approve the expenditures for April 2010. Director Medeiros seconds, the motion passes unanimously.

6.0 COMMENTS FROM BOARD MEMBERS

7.0 OTHER BUSINESS (MOTIONS MAY BE REQUIRED)

7.1 Hayward Airport Update, Bob Bauman- 8 pm timed agenda-

President Martins introduced Bob Bauman with City of Hayward Public Works who thanked the board for giving them the opportunity to give an update on the airport. He introduced Lloyd Parkings to give an informational update.

Parkings stated that the airport operations has been decreasing in the last few years. He went over the statistics of airport operations and the noise related to the airport. In the past few years they have been catering to more corporate airport jets, rather than single engine planes. They do not charge airport landing fees, so this attracts more of these corporate jets. These jets do create more noise versus the single engine planes.

Noise problems were discussed. Parkings said since 1999 there has been a significant decrease in noise. Some of this has to do with the types of engines in the aircraft. They are much quieter and more efficient. Technology changes have made a huge impact on the noise and efficiency of these aircrafts. He stated that in the last several years the complaints for noise excess have been on the decrease for the airport. The airport is trying to work with the community and combat any complaints that are issued. The worst offenders are the transient aircraft from other areas who are not aware of the special procedures related to noise issues. The airports plan is to educate more through local community forum groups to discuss how to decrease noise. They are also using fixed based operations, (a mini- airport terminal) where they will leave flyers regarding the noise ordinances. They also fine, however they have had no fines for violations since 2008. They have had noise excess, but no actual violations that could be fined since that time.

There are two big developments on the south side of the airport . One is Budfield aviation which has been in the development for about 5 years and the second is the California National Guard Redevelopment plan. The Guard has left the airport and they are working with the City of Hayward to return it back to the city. A developer has been named to develop the area and is already in the process of making changes. The West A street extension has been cancelled.

They are also looking into ways of making the airport safer. They are looking at putting an engineered material arresting system (EMAS) at the end of the run way, which is similar to what trucks have on the freeway to stop them in an emergency situation. They have also discovered three (3) trees that propose a problem to the air flight in San Lorenzo. One abuts the golf course.

Resident Kathie Ready asked what type of trees they are and cautioned the airport to get approval for the removal of any trees that are in the right of way of the county.

Resident Kathy Arritola asked what number to call to report a noise complaint. Parkings did not have that information, but stated that there is a web site to go to. It was noted from a resident that the complaint number is 510-293-8692.

A resident from Via Chiquita stated that there is an ongoing problem with a noise that sounds like a rocket taking off . It happens randomly from 12 am to 5 am. He also asked whether the decrease in noise complaints is just residents giving up due to frustration about anything being done.

Resident Ernie Delligati asked what other developments will be happening in the next 10 years. Parkings stated that he has already stated what the major developments will be. They will be shifting some runways related to the developments and adding the EMAS, but other than that nothing is planned.

Resident Lisa Gudjohnsen stated that she was upset that the number for the noise complaints was not readily available. She stated that one of the reasons that the noise complaints have

decreased is because of the fact the residents do not feel the complaints are being followed through with.

Resident Keith Barros stated that it did seem odd that the number for the noise complaints could not be given out readily. Either the airport is unprepared or afraid to give out the number.

Parkings stated that they are going through some changes and contacting the website for the City of Hayward at www.hayward-ca.gov is the best way to get a quick response. Complaints are responded to within 48 hours. It was stressed that when you make complaints give specifics, time, date, what was heard and where as much as possible to get the complaints addressed appropriately.

7.2 7-Eleven Proposal for Bockman/ Via Chiquita- The Administrator reported that the Association became aware a few weeks ago that 7-Eleven wanted to build a 3000 square foot market in the area. The market would be open 24 hour and would sell beer and wine until 2 am.

It is the only retail facility that has submitted an application into the site for over three (3) years. However, the vision for the community was not necessarily to have a 24 hour store in the area. Prior discussion with the residents had expressed interest in a market that was open only until 9 or 10pm and a small coffee shop.

Several Association board members walked the area and handed out over 700 flyers to residents about the proposal. In addition, the Administrator contacted the 7-11 representative to see if there was any flexibility regarding the hours of the store. The representative indicated if the community does not want the store to come into the area, they would not move forward with the project. The Association does not have ultimate authority over businesses but always makes a recommendation to the County Planning staff regarding the suitability of a proposal.

The Administrator stated that the office had received over 50 responses via email, phone or walk in that were mostly negative about the 7-Eleven. The concerns were that it would be open 24 hours and that it would be selling liquor until 2 am. This is a residential area and the impact of lighting, noise would be very problematic for those close to the area. There was only one person who responded thus far who was in favor of the project.

The floor was opened for discussion:

Resident Marge Johnson stated that she is already picking up litter from the children going to and from Del Rey and Bockman schools, a 7-Eleven would exacerbate the problem. She is also concerned with the fact that there are no crosswalks in the area. The store would increase foot traffic and this could be dangerous without this crosswalk to slow traffic in the area. There is also nothing fresh sold at 7-Eleven, most of it is junk food and not beneficial to the kids or the residents in the area.

Resident Kelly Pina asked how long ago the Association was informed about this. The Administrator noted that she did not have the actual date, but it was about 2 weeks ago.

Resident Norm Forbert stated that if this 7-Eleven is approved you will have several of these type of stores within 1 mile from schools. Royal Sunset is currently 1 mile from the 7-Eleven on Hacienda, Bay School would be 6/10ths of a mile from the proposed site on Bockman, Del Rey would be 2/10ths of a mile and Bohannon Middle School and the Adult school would be less than ½ of a mile away from the new site on Bockman. He did not think that a store which sells alcohol and mostly high calorie food would be a good addition for the students who are travelling to and from school. He would like the Homes Association to take a stand and reject this proposal.

Resident Keith Barros stated that the same area had a shooting several years back and he did not think a 24 hour 7-Eleven which sold alcohol until 2am would be good for the area.

Resident Don Clowser said that he remember when the people in the area did not want the townhouses to come in. He said that residents were fighting to bring business into that area. However, he did not remember them requesting a establishment that was open 24 hours or one that would sell alcohol until 2am.

Resident Greg Starke said that he was against the proposal. He noted that more could be done to get the word out to the community, especially in this high tech society we live in. If the board is against this proposal, then residents could be informed via email and should be notified immediately when any new proposals come before the Association.

Linda Pratt from COMPRE stated that her agency is opposed to this application. However, she was waiting to hear from the community and is pleased that they are opposed to the business due to its sale of alcohol. She encourages everyone to support the change in the alcohol ordinance on June 7, 2010, which will require businesses who sell alcohol to be 750 feet (versus the current 500 feet) from any school, park or area where youth congregate.

Resident Kathie Ready stated that anyone who is interested in getting a particular business into the area or preventing 7-Eleven from coming in should email Bill Lambert, who is the economic development person the redevelopment agency has hired. His email is Bill.lambert@acgov.org . The board at the time of the construction of the townhomes fought hard to keep at least 5000 square feet of retail in the development. She would like to see a business come into that area but one that is more in line with its residential climate.

Resident Lisa Gudjohnson was opposed to the 7-Eleven and suggesting someone contact Zorba's Deli to see if the owner was interested.

Director Wydler stated that he felt the Association acted as quickly as it could to deal with this. He and other board members distributed over 700 flyers to residents. They also distributed the flyers to businesses and at the Farmers Market. He agreed that communication is important, however, if the Association was to mail information to all its members every time there was an important issue, it would cost over \$3000 for each home and homeowner to be notified.

Director Wydler said his representation as a board member is that he is to represent the members. He did not feel that his opinion mattered because he does not live in the area. The majority of the

people have voiced opposition, and thus he needed to represent their interests as a board member. His vote was to oppose the 7-Eleven coming into the Bockman/ Via Chiquita.

Director Wright stated that she lives in the area and has heard that the majority of the members in the area are opposed to this business, she is also will do everything she can to oppose its application.

Director Medeiros stated that he also lives in the area and when handing out the flyers regarding the proposal, talked to many people. The vast majority was opposed to a 24 hour 7-Eleven. He is also opposed to it.

Director Carr stated that she joined the board to represent the community. She will do what she can to continue to invite more community input in all area. The majority of the community does not want this business as it intends to operate and she opposes it application.

President Martins stated that she has been against the application from the start. It is too near schools and is not what we want to promote as a business in our community. The board of zoning adjustments (BZA) is slated to hear the issue next Wednesday, May 26, 2010, and she is in agreement with the rest of the board members to oppose the application as it goes before the BZA.

Director Medeiros makes a motion to oppose the application of the 7-Eleven at the corner of Bockman and Via Chiquita, Director Wright seconds, the motion carries, unanimously. The Board instructed the Administrator to let the appropriate people know of the Association's objections.

7.3 Ethic Code of Conduct for Directors- See Attachment B - President Martins stated That several months ago they discussed developing an ethics policy for the board. They have been working with an outline and have made several changes based on board member's input, as well as suggestions from the Association's attorney. President Martins discussed the changes and a final draft was given to all residents in attendance.

Director Wright makes a motion to accept the final draft of the Ethic Code of Conduct, Director Wydler seconds. The vote was as follows:

Ayes : Martins, Medeiros, Wright, Wydler.

Nayes: Carr.

8.0 ADMINISTRATOR'S REPORT

8.1 Other Informational items- The Administrator stated that the county budget will lose 152 million this fiscal year. She stated that California has lost 1 million jobs out of the 8 million that have been lost across the country. Property taxes are down -2.9 % which has also affected the county income. The governor's proposal to cut Cal Works will affect many. This is a program that puts people to work and if people are not working they may be doing other "unlawful" things. The District Attorney's office stated that criminal filings are up 15 percent. This is a very bleak picture.

9.0 LIENS AND VIOLATION REPORT.-The Administrator noted that there were no liens released since last month's board meeting

Number	Violation	# of Letters
1/19	Inoperable Vehicles in driveway	30
2/22	Recreational veh/trailer in driveway	11
6	Lack of Gen Maintenance	22
10	Lawn Height	88
13	Holiday Lights	10
14	No signs	0
15	Building Exterior	2
18	Lean/miss fence	0
20/7	Unpaved parking	9
21	Working on vehicles	1
23	Dogs/Cats more than 2	0
24	Barking dogs	0
25	Prohibited animals	1
26	Excessive noise	1
27	No Home Business	0
28/99	Other/ comments	7
30	Multiple Violations	24
31	Plans needed	0
	Total	206

10.0 HEARINGS AND VIOLATIONS REPORT

10.1 Hearing Dispositions

1. 16035 Via Primero- Holiday lights /stored vehicle – ***Fine, vehicle still there***
2. 16141 Via Primero- Yard Maintenance/ No landscaping- ***Owner contacted the HOA, giving 30 days to correct and re-seed lawn***
3. 17042 Hesperian Blvd- Yard Maintenance-***Violation still continues, fine***
4. 672 Paseo Del Rio- Yard Maintenance- ***Violation still continues, fine***

5. 16148 Via Conejo- Revisit status of landscaping in front yard-**Owner came in and submitted plans, revisit in 60 days to review status.**
6. 16047 Via Paro- Multiple violations-Unpaved parking/debris/lawn tall-**Still violations, Fine**
7. 16162 Via Arriba- Multiple violations/lights up/debris in driveway-**Still violations, fine**
8. 16145 Via Alamos- Unpaved parking/debris in driveway/lawn tall-**Still violations, Fine**
9. 15976 Via Alamos-Yard Maintenance-**Owner has corrected violation, closing**
10. 17097 Via Piedras- Yard Maintenance - **Referring to county for status of house/owner and Revisiting in 30 days.**
11. 17069 Via Media- Yard Maintenance- **violations cleared, closing.**
12. 17641 Via Arriba- General Maintenance of property- **giving owner 30 days to correct violation and if will fine if violation not corrected.**
13. 590 Hacienda-Revisit status of driveway/unpaved parking/fence- **Owner contacted Association Is having new fence installed, will revisit within 30 days.**
14. 17462 Via Julia-Tall Lawn-Fine, and refer back to the county
15. 17255 Via Carmen- Inop/Stored vehicles-**Owner did contact us and provided registration and owner is getting new car covers-revisit in 30 days**
16. 1598 Via Escondido-Inop/Stored vehicle-**Violation continues, fine**
17. 1851 Bockman-Multiple violations/SUV inop in driveway /debris at front and side of property-**Debris cleared, but inoperative vehicle still in driveway, fine**
18. 16187 Via Karl- Lack of front yard maintenance-**Hearing letter came back, check with county and will do title on address and revisit in 30 days**
19. 2140 Via Amigos- Trailer/parking on unpaved area/lawn tall-**Lawn mowed, trailer to be Removed by June 1, 2010 or owner will be fined.**
20. 16173 Via Lupine- Revisit property for fine status.-**Continued to June 2010 owner unable to Attend meeting**
21. 16028 Via Segundo-Revisit property for fine status-**Working with owner to become current on all association accounts.**
22. 17336 Via Julia-Revisit property for fine status-**working with owner to correct violations and will revisit to review fine amount**

10.2 Variances approved/disapproved at work session

1. 15556 Lorenzo Ave- Paint color of house-REVIST- **Continued, owner not present**

Medeiros makes a motion to approve the hearing and variance dispositions, Carr seconds,

The motion passes unanimously.

11.0 PUBLIC COMMENT

Resident Keith Barros asked that the newsletter request homeowners provide their email to the homes association so that information can be provided to them. The Administrator noted that this has already been done but suggested a reminder be put in the next "Village Voice" that is handed out to residents at each Saturday's Farmers Market..

Resident Marge Johnson suggested that at the next Earth Day that the Association coordinate a tree planting campaign.

12.0 ADJOURNMENT 10: 01 pm

Director Martins adjourned the meeting at 10:01 p.m.

RESPECTFULLY Submitted,

Margaret Wright

Secretary-Treasurer

Recorded & Transcribed By: Kathleen Harrigan,

Reviewed By: Nancy Van Huffel, Administrator, Kathie Ready, Resident