

# SAN LORENZO VILLAGE HOMES ASSOCIATION

## MEETING NO.1213

### MINUTES

**1.1 CALL TO ORDER** - The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, December 19, 2009. President Kathy Martins called the meeting to order at 7:34 p.m.

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

**1.3 ROLL CALL** – Directors, Kathy Martins, Margaret Wright, Mel Medeiros, and Brenda Carr were present

### **2. 0 MINUTES FROM THE PREVIOUS MEETING –**

Director Medeiros made a motion to approve the minutes of Association Board Meeting no. 1211 from November 19, 2009, with the following **amendment “7.3 Appointment of Brenda Carr.. [vote was as follows] Ayes: Director Martins, Director Medeiros, Director Ogg; Abstain: Director Wright”**, and work session No 1212 of December 1, 2009. Director Wright seconds, the motion carries with the noted amendment, unanimously.

### **3.0 COMMITTEE REPORTS -**

**3.1 Youth Advisory Group-** Director Medeiros reported at the last meeting they discussed a new program called STARS. This is a new service for youth 12-17 years of age. Participants must qualify for Medi-Cal to be part of this service. It assists this age group in a variety of ways, from tutoring to other areas. Medeiros also met with the Furthering Youth Inspiration (FYI) group which is partnering with the Deputy Sheriffs Activities League (DSAL). They are proposing to extend their youth program from Ashland into the San Lorenzo Village area. They provide after school mentoring and homework clubs as well as other activities for youth. Medeiros stated that the youth group is going to have a You-Tube contest that will coincide with Earth Day. The group is trying to figure out even more ways to get youth involved, participation in the advisory group has diminished considerably. Medeiros also reported that the San Lorenzo Redevelopment Agency authorized \$5,000 for earth day. Medeiros will meet with FYI in January 2010 to come up with the rules and regulations for the You-Tube contest and to collaborate on more ways to get our youth involved in the community.

**3.2 Redevelopment Committee.-** President Martins announced that the Alameda County Redevelopment Agency approved \$5000 for San Lorenzo’s Earth Day which will be held on 4/17/10. Participants will be asked to help clean up designated areas and afterwards there will be free food, entertainment, a craft table for children and more. Last year there were 70 people, this year Martins said she hopes to get over 100. The event will start at 9:00 a.m. and all residents are encouraged to participate.

President Martins reported that the church property on Via Toledo and Hacienda will not be purchased by the Alameda Redevelopment Agency. The church would cost 2.2 million to purchase and another 2 million to develop. The committee voted five (5) to zero (0) to agree to get out of the contract to purchase this property. It was originally suggested that the property be bought prior to having a plan as to what to do with it. Many members on the redevelopment committee felt that it would be counter productive to purchase a property without a plan for its development in place. The property could sit vacant for months or years without this plan. The money for this property could be used in other areas that are currently in need of revitalization/ development in San Lorenzo. Martins stated that more of this would be discussed under item, 7.0 "Other Business" when they address the proposed Bohannon Plan.

**3.3 Unincorporated Meeting-** Director Wright reported that a majority of the meeting was dedicated to the census. They need bi-lingual census workers. Specifically those individuals fluent in Spanish and/or Cantonese. These are part time positions 15-20hours per week. They want persons in the community that they can trust. Anyone interested should contact Supervisor Lai Bitker's office at 510-278-0367. The positions pay \$13 to \$20 per hour.

**3.4 Library Meeting—** Director Wright reported that at the last meeting the construction for improvements to the San Lorenzo Library was discussed. The renovations will take place in starting in April and the facility will be closed for 10 to 11 weeks. The library should re-open sometime in late summer. She also indicated that the possibility of the library expansion to 10,000 feet was discussed briefly at the meeting. Since redevelopment just "saved" 4 million by not purchasing the property at Hacienda/Toledo, we could designate those funds for expansion. See item 7.2

**3.5 KIPP School Update-** Director Wright said that no meeting was held. The Administrator said that one of our homeowners brought in letters responding to the Final Mitigated Negative Declaration. The Principal of KIPP, Jason Singer, did not think they needed to have another community meeting, however the Administrator encouraged him to do so to respond to residents concerns. Singer had stated at a previous Association Board meeting that he would meet with the community to address concerns prior to the any construction. The community still has concerns.

***The consensus of the board was to direct the Administrator to write a letter asking Singer to meet with the community prior to any construction to deal with their ongoing concerns related to the Final Negative Declaration.***

Resident Ruth Kufkin requested that she get a copy of the Final Negative Declaration. The Administrator stated that she would have a copy ready by the following Monday. Any other resident who wants a copy should let her know.

**3.6 Community Engagement Committee—**

President Martins reported about their "Winterfest" activities in December. She thanked all those who helped with this event. The committee meets the second Wednesday day of every month at 6:30 pm in the David D. Bohannon Room, new members are welcome.

The next big event for the committee will be Earth Day. There will also be another “Meet and Greet” in February 2010.

**3.7 NAG Committee-** The Administrator noted that Director Wright is now the co-chair of this committee, taking over Director Bieschke’s seat on the committee. The latest update is that the county had said that the committee’s suggested wording for the marijuana ordinance could not be used. Supervisor Lai-Bitker stated that a moratorium may not be necessary, and that she would work with the two (2) dispensaries that are currently in business to deal with how they operate.

President Matins asked Deputy Liskey if he had information to discuss whether these dispensaries are currently operating legally or not. Deputy Liskey stated that according to the Attorney General’s guidelines, these two dispensaries are not operating within the guidelines. They are operating as a for “profit” business and this is out of compliance with the “not-for-profit” guidelines the Attorney General requires.

The other item discussed at this meeting related to Cherryland. Their community would like a moratorium on any new building. They are proposing to first do an inventory of property in their area and then would like a specific plan for Cherryland. There will be more to report as this issue unfolds.

#### **4.0 COMMENTS FROM PUBLIC AGENCIES**

**4.1 CHP-** Officer Rob Tuazon could not be present he left the following statistics-

<b>Statistics for November 2009</b>		
	San Lorenzo	Total in Unincorporated area
Collisions	17	118
Tickets	61	1385
Storage/Impounds	5	85
Recoveries	2	9
Reported Stolen	4	15

**4.2 SHERIFFS DEPARTMENT-** Deputy Liskey gave a report on crime statistics. He noted that motor vehicle thefts are down in San Lorenzo. He said this may be due to one of two reasons: either the person has been arrested for some other crime or may have moved out of the area. Burglaries have increased in the area. Liskey brought a list of Holiday Safety Tips for residents to review to help avoid being a victim.

Liskey said that there were over 100 children who participated in their annual Toys for Tots drive. It was a very successful event and helped many in need. He reported that the amended wording in the alcohol ordinance produced some positive changes for enforcement. His department may also get funding for more enforcement programs related to this ordinance.

**4.3 Supervisor Lai- Bitker**– Staff member, Gene Calderon , reported that both county staff and the City of San Leandro submitted extensive comments related to KIPP school’s Mitigated Negative Declaration Report. Calderon stated that KIPP did respond, but it was felt that the responses were inadequate. The analysis of traffic was especially inadequate. KIPP adopted its plan through their own board; however they did not present it to the San Lorenzo Unified School District Board. There are still many questions about the way in which KIPP is proceeding with its proposal for expansion. All of the questions and responses are available in the Final Negative Declaration Report.

Calderon announced that February 4, 2010 will be Supervisor Lai-Biker’s “State of the County Address”. It will be held at the San Leandro Library from 6:30 to 7:30 pm. He encouraged residents to attend. Calderon also urged residents to donate to the San Lorenzo Food Pantry, they are in need of donations.

The San Lorenzo office for Lai-Bitker will have limited hours during the holidays and will be closed 12/22 /09 to 1/4/10. Staff will be checking emails during this time.

President Martins reported that State Farm Insurance reviewed her application for flood insurance and denied it, stating that there did not seem to be just cause for her to purchase this type of insurance. She then requested the same insurance from another provider who rejected it for the same reasons.. Calderon noted that the Supervisor continues to work with Representative Pete Stark on this issue; however, it is a lengthy process. He said that it may come down to homeowners getting a class action suit against FEMA.

**4.4 Zoning Enforcement Report** – Alameda County Zoning Officer Lora Hogan was not in attendance. The zoning reports were left for interested homeowners.

**4.5 Public Comment-Items Not on the Agenda-** No comments

## **5.0 FINANCIAL REPORT**

**5.1 Approval of November 2009 Expenditures, including payroll-**

*Director Wright made a motion to approve the expenditures for November 2009 including payroll, Director Medeiros seconds. The motion passes unanimously.*

## **6.0 ADMINISTRATOR’S REPORT**

**6.1 Economic Development Update-** The Administrator said that she has been working with Buxton, which is a firm who recently completed an economic study on Hesperian Blvd in Hayward. She explored with this firm the possibility of extending the study another mile to include the Mervyns Square area. The firm looks at “psychometrics” for an area which analyzes shopping habits for a specific region. The firm was willing to extend its study, however, when she discussed this with the County Economic Development Director and Bohannon, there was not much interest. Apparently Bohannon has new brokers for the area and the Redevelopment Agency did not want to authorize a program for an analysis that they believe would not be beneficial.

**7.1– Bohannon Plan presented to the Redevelopment Committee—**

President Martins stated that the Bohannon Organization presented its new plan for the Mervyn's square area at the last Redevelopment Committee meeting. Luckys would stay where it is now, and expand south, where the Loard's ice cream store is located and Hesperian Cleaners. These businesses would have priority to re-locate in the development. No redevelopment funds would be used to relocate Luckys. Black Angus and Senior Housing would take up the rest of this area and there is a potential to expand the San Lorenzo Library in the plan. The proposal for the Mervyns square area would be to extend the housing adjacent to the homes already on Via Arriba with 28 new town homes. They are looking at a CVS Pharmacy as potentially one of the anchor stores for this area, a specialty market and a small restaurant. The post office would also be included in this area or in the Luckys area. The next meeting to discuss this proposal will be March 3, 2010 and President Martins encouraged residents to attend.

Resident Kathie Ready reminded residents that the Redevelopment Committee is only a "Citizen's Advisory Committee". The community can recommend anything it wants but the final vote is determined by the five members of the Alameda County Board of Supervisors, four of which have no stake in our community. She cautioned residents to be diligent in following this issue.

**7.2 Library Expansion in front of the Civic Center-Extending the library—** The Administrator reported that the expansion of the Library was discussed at the Redevelopment Committee meeting as part of the plan for the Mervyns Square Development with the Bohannon Organization. Bohannon had originally offered to give 1600 square feet of its buildings to San Lorenzo as part of its "town square" area. Redevelopment has an additional 4 million that it did not utilize in purchasing the church property at Hacienda and Via Toledo. These funds could be used for this expansion, along with some funds from Cherryland and Ashland's redevelopment. The library could be expanded out towards Hesperian where the "Lamps Plus" store was. This area could be designated as part of a "town square" area. The Administrator urged residents to attend the next redevelopment meeting on March 3, where the issue will be discussed further in conjunction with Bohannon's plans for the area.

**7.3 –Accept resignation of Richard Ogg from the Association Board seat-**

President Martins stated that the Board received a letter of resignation from Richard Ogg. **See Attachment A.**

Martins thanked Ogg from being on the Board and for contributing his time over the year .

***Director Wright moves to approve the resignation of Director Ogg, Director Medeiros seconds. The motion carries unanimously.***

**7.4 Approve replacement process for vacant Association Board seat-**

President Martins went over the process the board is considering to fill the seat vacated by Richard Ogg. **See Attachment B.** This process would be in lieu of an Association Special Election which would cost approximately 10 thousand dollars to hold. If the Board members do not agree by majority on an applicant through this process then the Association would still need to hold a Special Election to seat a new board member.

Resident Howard Beckman said that he feels there needs to be a Special Election. The opportunity for this election is important, even if no one comes forward. If the latter is the case, the board can still go forward with its proposal to interview applicants in lieu of an election. Beckman stated that the credibility of the Association is always at stake, and the process by which it operates affects this. It is almost impossible to get people involved with volunteer positions. The Association should do the right thing through an established process, even if this process is not the most practical. Beckman said that the reality is that many members feel hostile and suspicious of the Association's practices, which go back many years. He did not think that changing an established process would help these negative feelings or benefit the Association's credibility.

Resident Kathie Ready said that she agrees that a Special Election is needed. The Association members need to decide on a new board member and an election is the cleanest, most fair process in which to do this.

Resident Richard Ogg stated that it would not cost 10 thousand dollars for a Special Election if only one person was to be interested in the seat. President Martins noted that this is true; however, there is one distinction between the two processes. If the board holds its interview process and only one person is interested, they do not have to agree to seat this person. If a Special Election is held and only one person responds they must seat that person in accordance with the by-laws.

Director Carr stated that the board is hoping to help interested residents to come forward in a more informal, less intimidating process. The board hopes to create more interest with these interviews versus an election. They hope to encourage new leaders to come forward.

***Director Medeiros made a motion to accept the proposed interview process to seat a new board member to the seat vacated by Richard Ogg, and if this process does not produce a majority vote for a new member, the Association would hold a Special Election. Director Wright seconds, the motion passes unanimously.***

**8. 0 LIENS AND VIOLATIONS REPORT-**

2009		
Number	Violation	# of Letters
1/19	Inoperable Vehicles in driveway	2
2/22	Recreational veh/trailer in driveway	2
6	Lack of Gen Maintenance	5
10	Lawn Height	13
13	Holiday Lights	0

<b>Number</b>	<b>Violation</b>	<b># of Letters</b>
<b>14</b>	<b>No signs</b>	<b>0</b>
<b>15</b>	<b>Building Exterior</b>	<b>1</b>
<b>18</b>	<b>Lean/miss fence</b>	<b>0</b>
<b>20/7</b>	<b>Unpaved parking</b>	<b>5</b>
<b>21</b>	<b>Working on vehicles</b>	<b>0</b>
<b>23</b>	<b>Dogs/Cats more than 2</b>	<b>0</b>
<b>24</b>	<b>Barking dogs</b>	<b>1</b>
<b>25</b>	<b>Prohibited animals</b>	<b>0</b>
<b>26</b>	<b>Excessive noise</b>	<b>2</b>
<b>27</b>	<b>No Home Business</b>	<b>0</b>
<b>28/99</b>	<b>Other/ comments</b>	<b>10</b>
<b>30</b>	<b>Multiple Violations</b>	<b>14</b>
<b>31</b>	<b>Plans needed</b>	<b>1</b>
	<b>Total</b>	<b>57</b>

The Administrator announced that there were no lien releases in the past month.

### **9.0 COMMENTS FROM BOARD MEMBERS**

Director Medeiros stated that a lot of important things are happening in the next couple of years and he encourages people to get involved. He has also been working with the San Lorenzo food pantry to get more donations for our area.

Director Carr thanked the Sheriffs Department for all that it is doing for the children with its Toys for Tots drive. She was at the Ashland Community Center when they handed out toys this past month and they did a wonderful job. Director Carr encouraged residents to consider running for the Association Board. She noted that it is important to have another voice to fill the vacancy as soon as possible.

Director Wright thanked everyone for being present and wished Happy Holidays to everyone. She encouraged those present to get their neighbors to attend the Association Board meetings and to participate in the community.

President Martins stated that she ran for the board and then became pregnant. It has been difficult to coordinate raising young children with her responsibilities on the Board, however, it has been very rewarding. She encouraged residents to consider applying to the vacant seat and be part of the solution for a better community.

**10.0 HEARINGS AND VARIANCE ISSUES (Requires recommendation motion)-**

**10.1 Hearing Dispositions-**None for the month of December

**10.2 Variances-**

1. 15556 Lorenzo Ave- Exterior paint (already applied)-**Board denied application.**

***Director Wright made a motion to approve the hearings and variances as read, Director Medeiros seconded. The motion carries unanimously.***

**11.0 PUBLIC COMMENT-**

Resident Kathie Ready wished everyone a Happy New Year and she complimented the Association Board for all that it is doing for the community. She stated that the board has a difficult job, but they have done an outstanding job this past year.

Resident Amelia McKinney stated that this is one of her first meetings and she is looking forward to becoming involved in more meetings and with her community.

**12 ADJOURNMENT** - President Martins adjourned the meeting at 9:42pm

**RESPECTFULLY Submitted,**

**Margaret Wright**

**Secretary-Treasurer Recorded & Transcribed By: Kathleen Harrigan,**

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