

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO. 1215

MINUTES

1.1 CALL TO ORDER - The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, January 21, 2010. President Kathy Martins called the meeting to order at 7:36 pm.

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, Brenda Carr and Mel Medeiros, were present.

2.0 MINUTES FROM THE PREVIOUS MEETING –

Director Wright made a motion to approve the minutes from meeting number 1213 of December 17, 2009 and work session No. 1214 held on January 5th, and 6th 2010. Director Medeiros seconds, the motion carries unanimously.

3.0 COMMITTEE REPORTS -

3.1 Community Engagement Committee

President Martins stated that the committee meets the second Wednesday of every month. Their committee will be sponsoring the first “Meet and Greet” of the year before the board meeting on February 18, 2010. The Sheriffs Department will be present to speak and give information about how to create neighborhood watch groups. There will be a free dinner and all residents are encouraged to attend.

Martins noted that the next Earth Day Celebration will be April 17, 2010, at Mervyn Morris Park in San Lorenzo. Participants who work a minimum 2.5 hours will be able to participate in the picnic and events held after the clean-up. There will be the Prescription Drug Drop Off from 9:00-11:00 at this event. There will be entertainment for adults and children at this event and all residents should spread the word, and are welcome to come out and participate.

The Administrator noted that both the Earth Day event and the Meet and Greet will be advertised in our upcoming newsletter.

3.2 Economic Development Committee.

Resident Kathie Ready gave a report on the committee. She stated that it meets on a quarterly basis. The Chair of the committee is Bill Lambert of Alameda county. The Lorenzo Theater is being purchased by the Redevelopment Agency and should close within the next two (2) weeks. Cherryland is trying to put a moratorium on building in their area for a year. Anyone who is interested in this should go to the next Unincorporated meeting and/ or Planning Commission meeting.

The Committee discussed the Chamber of Commerce expansion. The new web site will be up and running within the next month. The problem is that the Castro Valley Chamber has delayed this for so long that some of the incentives for San Lorenzo, Ashland and Cherryland business persons will expire, (free membership for a year, etc.) prior to this website being active.

President Martins noted that redevelopment gave \$60,000 of San Lorenzo's redevelopment money to the Castro Valley Chamber for this expansion. Director Medeiros added that he has talked with several business persons in San Lorenzo and the other unincorporated areas and many of them have yet to be approached by the Chamber. This begs the question as to what the chamber is doing with all of this money? President Martins said that this issue will be brought up again at the next redevelopment meeting on March 3, 2010.

Ready stated that Lambert reported on the vacant lot at 997 Grant. He said that he is trying to convince the property owner to either sell the property or develop it as commercial. It is zoned for commercial only.

Ready also said that Code Enforcement was discussed at length at the meeting and the county is oversaturated with violations and not enough personnel to enforce the unincorporated areas.

3.3 EBMUD (East Bay Municipal Utility District) Committee- Director Medeiros reported that there is an aquifer that runs under San Lorenzo all the way to San Jose. EBMUD had sent him a letter regarding pumping water out of this aquifer and testing it, as part of their East Bay Groundwater project. They periodically test this water for quality and have assured that the only time they would be using the aquifer water is during a drought. However, he is still concerned that San Lorenzo will eventually no longer be drinking EBMUD water; it will all be from the aquifer. The quality of water is quite different and even though he met with a contractor who assured him they are only testing for the groundwater project he is cautious about EBMUD's intentions.

Resident Keith Barros states that he does not trust EBMUD. He offered to help Medeiros in his research/fight with EBMUD about San Lorenzo's drinking water. He is concerned about EBMUD's practice of capping off the circulation lines. If San Lorenzo is made to drink aquifer water it will be muddy, and of very poor quality. He encouraged other residents to pay attention to this issue.

Medeiros clarified Barros concerns. He said that he used to work as a water inspector for EBMUD. In the past there were main breaks under the creek at Via Catherine and Bockman. They put "blow offs" (dead end pipes) in these areas of the creek. This prevents the water from circulating in that area in and around Bandoni, Keller and all the way to the San Lorenzo Park (Duck Pond). This affects the quality and the contamination levels of the water and is a concern if aquifer water is used for drinking water.

3.4 KIPP School Update.

President Martins stated that the Administrator got an email from Jason Singer the Director of KIPP Academy regarding their plans for renovations/building at the site and the

mitigation plan. In this email he stated that the time for comment on the EIR had passed and that KIPP would be going forth with the renovations/building at the San Lorenzo site. The Administrator had asked Singer to be present at the Board meeting to further discuss the issue, however he did not respond. Martins stated that the consensus of the Board is that Singer has not followed through with his promise to keep the issue open to the community and to allow for input regarding ongoing community concerns. KIPP had two meetings at the very beginning of this process, however nothing since that time.

Gene Calderon, staff from Alice Lai-Bitker's office addressed the issue further. He stated that San Lorenzo Unified School District (SLZUSD) was supposed to be the lead agency for this issue. KIPP pulled out of the county process, which was within their rights, and was approved to go forth without the county by the SLZUSD board last year. Since that time, and due to the amount of public concern, the Supervisor's office and the Alameda County Public Works department became involved and KIPP agreed to get final approval through the SLZUSD for their renovation/building application. This has not happened. KIPP got its final approval through its own board, but not the SLZUSD. Calderon stated that his office has asked county counsel to review KIPP's actions to see if they went through the process legally. The Supervisor is planning to meet with County Counsel about this next week. Calderon agreed that KIPP is putting up a hard stance and has not followed through with promises of community input, a traffic study and more.

3.5 Youth Advisory Group

Director Medeiros reported that there are two groups working in our area, the Youth Collaborative and the FYI (Furthering Youth Inspiration). These organizations are made up of kids 14-19 year in age, who do a variety of things, mentoring other youth, homework clubs, outreach etc. The groups started in the Ashland area and are currently involved at Edendale and San Lorenzo High. They are trying to expand into Arroyo High School and Bohannon Middle School and Medeiros is helping them to get more of our youth involved.

Upcoming events include a You-Tube Contest for the San Lorenzo Earth Day Celebration on April 17, 2010 and a youth dance put on by FYI, in our Community Hall in February. Medeiros stated that the groups are very well organized and he is excited to see them recruiting students throughout the San Lorenzo area.

4.0 COMMENTS FROM PUBLIC AGENCIES

4.1 CHP- Sgt Perea reported on the San Lorenzo statistics as follows:

December 09	San Lorenzo	Total in Unincorporated
Collisions	12	107
Tickets	29	1004
Storage/Impounds	5	85
Recoveries	1	10
Reported Stolen	0	9
DUI	2	74

These stats are taken from all of San Lorenzo, not just the San Lorenzo Village area included in the Association.

Perea stated that they are trying to address traffic complaints and concerns by utilizing a new special enforcement unit called SCU. They are taking two of their officers and moving them into specific areas where they will specifically enforce traffic complaints, speed, school zones, and the running of red lights. You will begin to see more of a CHP "presence" in the San Lorenzo community.

Perea said that the CHP will be working with the CEC to coordinate another free child car seat event in the Homes Association parking lot in the near future.

4.2 SHERIFFS DEPARTMENT- Deputy Paul Liskey left crime statistics for the entire year of 2009 for residents.

Liskey reported that they recently discovered two (2) large marijuana groves in Castro Valley near Lake Chabot Rd. There were 740 plants confiscated and about 700 pounds of dry product. They have also been busy with the "Avoid the 21 Campaign" and the Holiday Crime Suppression Unit, both of which yielded a high number of arrests throughout the unincorporated area.

The Sheriff's department employee's are relocated to help with warrant sweeps during the Court furlough days. Alameda County Court furlough days are in accordance with the Judicial Council's approval of court closures on July 29, 2009 pursuant to Government Code section 68106. Court furlough days occur the third Wednesday of each month during the period September 2009 through June 2010. They will also be running another Citizens Academy in the Spring.

Several residents were concerned about the crime statistics in San Lorenzo and the home burglaries that seem to be on the increase. There has been a steady increase in San Lorenzo since November 2009. It was reported that there were thirteen (13) in November, and eighteen (18) in December. One resident mentioned that his son got caught up in a home invasion that occurred on Keller Ave. Apparently the owner came home to find some youths robbing his home, and was knocked out by the suspects, who then got away. His son happened to be driving in the area at the time of the crime and because he got upset when the officers stopped him, he was detained as a suspect for the crime. He has since been released but the resident was concerned about what the sheriffs are doing about these crimes. He was told by an officer that the crimes are being done in broad day light between the hours of 10am to 2pm.

Deputy Liskey stated that they have some special units working on these home burglaries and are increasing patrols. He noted that any suspicious activity should be reported. He also encouraged neighbors to participate in a neighborhood watch group and said that residents should come to the next meet and greet or contact his office at 510-667-7770.

President Martins stated that the Sheriffs Advisory group meets here every month. It is usually the second Monday of every month, from 4-6 pm. The week sometimes varies; residents can contact the Association office for the date of the next meeting. The sheriff and all the heads of the crime departments are present and residents can voice their concerns. There are also new stickers for the neighborhood watch signs that Alice Lai Bitker's office is distributing. She encouraged residents to attend the next "Meet and

Greet” where the Sheriffs office will be speaking to this very issue of neighbor hood crime and watch groups.

Director Carr addressed the resident who was concerned about his son’s arrest in relation to a home burglary. She thanked the resident for speaking to the issue and suggested that their son participate in the upcoming Sheriff’s Citizens’ Academy. This may help him establish a better understanding of the law enforcement agency in our area.

4.3 Supervisor Lai- Bitker– Staff member, Gene Calderon, announced that Alice Lai Bitker will not be running for re-election, however she is still committed to the community and all the projects she has started. On February 4, 2010 from 6:30 pm to 7:30 pm she will host her State of the County address. It will be held in the San Leandro Library and should be an informative event. He invited all residents to attend.

Calderon stated that his office counted the current neighborhood watch signs in the San Lorenzo area. There are 98 signs which they will be replacing. They have ordered 150 and will get more if needed. Residents should contact his office if they are interested in acquiring one of these signs.

4.4 Zoning Enforcement Report – Alameda County Zoning Officer, Lora Hogan, left the report for December 2009. She stated that if residents have any concerns about neighbors, junk or blight they contact her office.

Director Wright asked about a house on Via Pastiempo and what the status was on its enforcement. Hogan stated that the house in question is set up for a hearing within 30 days.

4.5 Public Comment-Items Not on the Agenda-

A young resident from Via Del Prado, Matthew Stuber, read his statement that he is against drugs and does not believe that there should be marijuana clinics in the area. His belief was that drugs are bad, “no matter what”.

Resident Joyce Barros gave her minutes to her husband Resident Keith Barros who was concerned about the conduct of Association board members at a past work session he attended.

Resident Sam Shepherd spoke to the issue of the FEMA flood insurance. He mentioned filing a class action suit. Present Martins had suggested that at a previous board meeting and agreed with Mr. Shepherd's statement.

Director Medeiros noted that the county has assumed the lead on this issue and suggested that he follow up with Alice Lai Bitker’s office regarding his concerns. Director Medeiros also suggested the resident contact Representative Pete Stark’s office because they are trying to get the regulations imposed by FEMA changed.

5.0 FINANCIAL REPORT

5.1 Approval of December 2009 Expenditures, including payroll-

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

6.0 COMMENTS FROM BOARD MEMBERS

Director Carr reported that she is putting together some governing binders that will have all the important documents which pertain to how the association operates. Her objective is to have two (2) binders available in the Association office for residents to review.

Carr also stated that she looked at Supervisor Lai Bitker's web site and wanted to thank all the residents who are sitting on the various committees the Supervisor is involved in. She would like to invite these residents to attend the Associations meetings as well.

Carr asked for a copy of the taped minutes from the work session for December 17, 2009.

Director Medeiros thanked staff person Kathleen Harrigan for putting him in touch with Oro Loma. They had some emergency food packets that they were willing to give away to the San Lorenzo food pantry. The packets were very nutritious and perfect for those residents without access to a kitchen or an oven to heat their food. Medeiros also announced that he has the list of residents on the FEMA map and another list of civil engineers who will do surveys for residents to try and get them out of the flood zone.

Director Wright thanked everyone in attendance. She encouraged residents to attend the next unincorporated meeting as well as Supervisor Lai-Bitker's State of the County Address on February 4th. She reminded everyone about the "Meet and Greet" on February 18th and encouraged them to attend.

President Martins thanked all in attendance.

In response to Director Carr's request, the Administrator responded that the Board does not take action at work sessions, therefore no minutes are maintained for those meetings. Only the agendas with occasional summary notes are kept.

7.0 OTHER BUSINESS (MOTIONS MAY BE REQUIRED)

7.1 Appoint Board Member Arthur Wydler to replace Richard Ogg who resigned last month.

President Martins said they the board had received four (4) applications from residents. Three choose to come to an interview with the Board. All three candidates were well qualified and it was difficult in choosing among them. After much consideration, the Board choose Mr. Wydler to replace Mr. Ogg. President Martins thanked all the residents for participating.

Director Medeiros makes a motion to appoint Arthur Wydler to the seat vacated by former board member Richard Ogg, Director Wright seconds. The motion passes unanimously.

7.2 Expansion Plans for 1048 Grant Ave.- The Administrator noted that Tom Clements had an application into the county to add an additional 472 square feet (sf) to the Heidi House on

Grant Ave., and another 82 square feet for a back patio. The new addition would be used as a meeting place. The county wants comments within the next 15 days.

Director Medeiros made a motion to table the discussion until the board has an adequate time to view the plans submitted. Director Carr seconds.

Discussion: The Administrator indicated there was not adequate time at the work session to show the plans, however, because it was a standard addition she did not believe it would produce any concerns or opposition.

Resident Richard Ogg asked whether you can alter a historic house. The Administrator noted that you can as long as the applicant meets with county codes. She noted that the addition is to the back of the residence and does not appear to create any major aesthetic change.

Resident Kathie Ready stated that the Heidi house is not officially on the historical registry. You must treat it as a home. The board should get their comments into the county in a timely fashion. Even if it is tabled tonight, they should consider looking at the plans after the meeting and getting their comments in.

The Vote to table the item was as follows:

Ayes: Carr, Medeiros, Wydler

Noes: None

Abstain: Martins, Wright

The motion carries to table the item until such time as the board has adequate time to review the plans submitted.

7.3 Massage Parlor Update

The Administrator asked that Deputy Paul Liskey give an update on this item. Liskey noted that when the fire department made an inspection at both of the San Lorenzo sites recently, they found a young lady who had locked herself in one of the buildings. Liskey said that the Alameda Planning Department will be asking both of these businesses to remove their applications from the process.

Liskey reported that he is working with the county on changing the wording in the ordinance as to how the issuing of permits is done with these types of establishments. Most start up their businesses and run for several months to years prior to being asked to apply for any permits. Once they are caught, they can continue their businesses until the required conditional use permit process is exhausted or approved.

Director Carr asked what types of permits are required. Liskey stated that they have to have a county business permit, a conditional use permit and a massage permit from the Sheriffs' office. All these must be in order to be in compliance with state laws. Liskey noted that the application for a Conditional Use permit for these two establishments was just done over a month ago, after they were already open for business for several weeks. No massage permit had been given to these establishments by the sheriffs' department. These permits are not given until a business has acquired the conditional use permit.

7.4 Report on Executive Session from January 5 regarding assessment dues-

The Administrator reported that a homeowner requested to meet the board in an executive session regarding his delinquent assessment that had not been paid for over six (6) years. The homeowner asked that the board waive interest fees and the board approved his request.

8.0 ADMINISTRATOR'S REPORT

8.1 Other Informational Items- None

9.0 LIENS AND VIOLATIONS REPORT-

December 2009		
Number	Violation	# of Letters
1/19	Inoperable Vehicles in driveway	3
2/22	Recreational veh/trailer in driveway	0
6	Lack of Gen Maintenance	1
10	Lawn Height	4
13	Holiday Lights	0
14	No signs	0
15	Building Exterior	0
18	Lean/miss fence	0
20/7	Unpaved parking	1
21	Working on vehicles	1
23	Dogs/Cats more than 2	0
24	Barking dogs	1
25	Prohibited animals	0
26	Excessive noise	1
27	No Home Business	1
28/99	Other/ comments	1

Number	Violation	# of Letters
30	Multiple Violations	3
31	Plans needed	0
	Total	17

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

10.0 HEARINGS AND VARIANCE ISSUES (Requires recommendation motion)-

10.1 Hearing Dispositions-

1. 18083 Via Segundo- Excessive work on cars- *Fine, \$100 and review in 30 days*
2. 17158 Via Alamitos- Yard Maintenance- *Yard cleaned up, but monitor next 30-60 days*
3. 17032 Via Pasatiempo- Yard Maintenance- *Fine, send to collections*
4. 17336 Via Julia- Revisit Yard Maintenance- *Fine \$100*
5. 1818 Bandoni- Inop/Stored Vehicle- *Violation cleared, close*
6. 1717 Bockman- Yard Maintenance/debris- *Violations cleared, close.*
7. 16017 Nielson Ave-Inoperable/Unlicensed Vehicle- *Violation(s) cleared, sofa in driveway, asking owner to remove or will pursue fines.*
8. 16173 Via Lupine-Revisit front yard maintenance- *Fine and collections*

Director Medeiros makes a motion to approve the variances as read, Director Wright seconds the motion carries unanimously.

10.2 Variances- None

11.0 PUBLIC COMMENT

Resident Kathy Ready urged the board to review the plans proposed by Tom Clements for the Heidi house prior to the 30 day comment period expiring. She noted that his plans to renovate/remodel this house by 400 plus feet are much less dramatic than his former application wherein he wanted to add 12 homes to the back of this same property.

12.0 ADJOURNMENT - President Martins adjourned the meeting at 9:40 pm

RESPECTFULLY Submitted,

Margaret Wright
Secretary-Treasurer

Recorded & Transcribed By: Kathleen Harrigan,
Reviewed By: Nancy Van Huffel, Administrator and Kathie Ready, Resident