

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO. 1203

MINUTES

1.1 CALL TO ORDER - The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, July 16, 2009. President Wulf Bieschke called the meeting to order at 7: 35 p.m.

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

2.3 ROLL CALL – Directors Wulf Bieschke, Kathy Martins, Margaret Wright and Richard Ogg were present, Director Mel Medeiros, was absent.

2. 0 MINUTES FROM THE PREVIOUS MEETING –

Director Wright made a motion to approve board meeting no. 1201, regular meeting on June 18, 2009, and work session 1202 on July 7, 2009. Director Martins seconds, the motion carries unanimously

3.0 COMMITTEE REPORTS

3.1 San Lorenzo Initiative Committee-

President Bieschke reported that the committee discussed three items on the agenda. The first item was “livability” and what makes a community livable. The committee discussed developing a “walking school bus” for San Lorenzo school children. The idea is that groups of children walk to school together, escorted by adult volunteers at various corners/areas in the neighborhood all the way to their respective schools. They have already established one in Hayward which the committee will be visiting to get more ideas on how it works. All adult volunteers are checked out and finger printed who participate.

The next item on the agenda was the graffiti and blight in the area. The committee is looking at developing a “graffiti brigade” to help clean up the community on an ongoing basis. They would try to get the Redevelopment Agency to pay for the graffiti removal material. Supervisor Lai Bitker’s office is also looking at getting the CAC to pay for new neighborhood watch signs, and to install them at no cost.

The last agenda item discussed getting the San Lorenzo Youth more involved in community activities. Director Medeiros has been leading this campaign. He is working on getting youth involved in an art contest where the winning design would be used at some of

our local businesses. The theme would be based on helping 'Keep San Lorenzo Clean'. The winning design would be displayed on restaurant napkins in various businesses.

Bieschke also reported that the San Lorenzo Farmers Market is losing its vendors. Part of the problem is the cost of insurance for the vendors. They are looking at getting a local insurance broker to help some of these vendors so they can continue to participate and attract other vendors. The group has also looked into getting some art vendors to participate.

3.2 Community Engagement Committee-

Director Martins thanked the committee for putting on the Fourth of July event. It was the first for San Lorenzo and the event went better than they expected. The committee is now turning its energy to the Children's Annual Halloween Party. The event will be held on Saturday October 24, 2009 on the Association grounds and volunteers are needed to help.

Director Martins said the committee is also asking the Redevelopment Agency for money to help budget another "Clean-up" day in San Lorenzo, similar to the one hosted on earth day. Women's Resource Night will be held on September 21, 2009. The committee is looking at female owned businesses. This will give a chance for the businesses to network and all of San Lorenzo is invited to come in and participate. The Community Engagement Committee meets the second Wednesday of every month at 6:30 pm in the San Lorenzo Community Hall.

3.3 Library Advisory Meeting-

Director Wright reported that they have not had a meeting this month. She will report back at the next Association Board Meeting.

3.4 Unincorporated Meeting-

Director Wright reported that the meeting was held after the County Budget meeting and Supervisor Miley was not in attendance. They discussed the County and State budget crisis. Alameda County Public works will have a lot of funds taken from it if the State takes the gas tax money. There will be another Unincorporated Services Meeting on July 22, 2009, discussing the Marijuana Ordinance and proposed changes. Each of the County Board of Supervisors has been asked to attend again. Director Wright encouraged residents to attend; the community needs to be heard on this issue.

3.5 Sheriff Advisory Meeting-

Director Wright said that much of the meeting was a report on the various marijuana groves in the area and how they are dealing with these. Captain Amaral did compliment the Association on its Fourth of July event.

3.6 Redevelopment Meeting-

President Bieschke stated that the committee discussed the agency purchasing the church on Via Toledo and asked to get input on what they could do with it. The purchase contract is not out yet and residents will have several months for input. There was no news about the status of the San Lorenzo Theater.

President Bieschke reported the committee is looking into the purchase of 250 new neighborhood watch signs that will be vandal and/or graffiti-proof. There is no current report on the status of the Bohannon project at the old Mervyns Square area. Bohannon is working with site planners and will come back to the Association when they have something concrete.

4.0 COMMENTS FROM PUBLIC AGENCIES -

4.1 CHP

No officer was present, however the following statistics were left for residents:

	San Lorenzo	Alameda Co. Total
Collisions	21	135
Tickets	64	1525
Storage/Impounds	7	85
Recoveries	0	15
Reported Stolen	1	15

4.2 SHERIFFS DEPARTMENT- Deputy Liskey reported the crime statistics for the unincorporated area for June 2009. He noted that vehicle theft is on the rise again. There were 16 for the month of June in San Lorenzo alone. He will be looking into this and see how his department can better educate homeowners as well as enforce the area.

Liskey said that the Sheriffs Department was recently awarded a grant to purchase off road vehicles. This will aid the officers when they have to get to places that a car cannot. His department was involved in several marijuana grove busts in Castro Valley and other rural areas in the past month, these vehicles will help with the ongoing patrol of these areas.

Liskey reported that his department participated in the recent "Run to the Lake" in Castro Valley on July 12th. There are also several important upcoming events. One of which has already been mentioned, the Marijuana Ordinance meeting in the Association Hall on July 22, 2009. Liskey urged residents to attend and give their input. This is an important issue that will impact the entire area. On August 4, 2009 the Sheriff's will host its "Annual National Night Out" at St. John's Community Church. There will be a free spaghetti dinner and a chance to get out an meet your law enforcement individuals as well as your neighbors. The Cop Shop will also be hosting another flea market on Sunday August 30, 2009. For booth information contact the Cop Shop at 667-7770. There will also be a prescription drug drop off at this event.

Deputy Liskey stated that there were several incidents in San Lorenzo this past month that he had inquiries about. One was an incident on Via Lucas where a resident was hit on the head with a pipe. The victim of this crime does not want to pursue and has refused to give any information. There was another incident on Lewelling Blvd where an individual was pistol-whipped, however once again the victim does not want to pursue this further. He also stated that the signs that are up all over San Lorenzo that say "WILL BUY YOUR HOUSE etc..." have been taken down by several officers. The problem with prosecuting the agency promoting this is that unless the officer actually sees them put up these signs they cannot arrest or prosecute. He is working with county counsel on options of enforcement.

Deputy Liskey also noted that there was a shooting that took place on June 22, 2009 at the Association's Community Hall. He asked the investigating officers to report on the incident.

Detective Dave Blanchard and Sergeant Colby Stacia from the Alameda County Gang Suppression Unit reported on the incident. They said that they have spoken with 50 witnesses and are still having difficulty with cooperation. They are working daily to solve this crime, but to date they do not have anything substantial. One juvenile put his fist through the Association Hall window and is being prosecuted. The event occurred sometime after 9:30 pm when the event was winding down. It appears there was a physical altercation and then someone started shooting randomly into the crowd. The shooters were believed to not be in attendance at the party, but came into the parking lot at the or near the time the party was winding down. Both victims who were shot were not harmed seriously and have recovered. One was shot in the back, the other in the leg.

Sergeant Stacia stated that the incident does not seem connected with the event that was going on at the time at the Association Hall. He noted that there was another incident in San Leandro about 40 minutes prior to this incident; however they do not seem connected.

There was a question as to how many persons attended the event at the Association Hall on that date. Stacia noted that they estimated 150 people; however the Administrator stated that the guard at the event reported a little under 100. Stacia suggested that any future events that have a substantial amount of attendees be reported to his department's dispatch to create a patrol check. This may help keep the area safer and deter another incident.

Director Martins thanked the officers for their quick response and for the way they handled the situation.

4.3 Supervisor Lai- Bitker— Staff member, Gene Calderon, reported that the San Lorenzo Youth Development Committee will meet from 4-6 p.m. on Monday, July 20th. The Unincorporated meeting will host a special meeting about the Medical Marijuana Ordinance. As previously reported by Director Wright, all Supervisors have been invited to attend. Residents are invited to give input to the final changes that have been proposed by county staff.

The BMX track has been stalled again due to the Skywest Homeowner's Association. It will go before the San Lorenzo School Board on August 4, 2009 for approval.

The KIPP Charter School is attempting to close the pathway which residents use to access the Bay Trail at the end of Grant. Calderon stated that KIPP can apply through the county to do this, however they must go through the proper process and did not do so. Lai Bitker's office has received several complaints and is now involved. They are drafting a letter to go out to approximately 500-plus residents in the area to get their input. They want KIPP to be held accountable for what it is trying to do. President Bieschke urged the Supervisor to tread lightly on this subject, residents in the area have had access to the trail for years and it is used often.

Director Martins asked what can be done to get the BMX Track approved. Calderon suggested that residents and/or Board Members attend the School Board meeting and the send letters and or attend the next Hayward Area Recreation Department's (HARD) Board meeting. The issue may need to come back to the Association if it is not approved at the next HARD meeting.

4.4 Zoning Enforcement Report – Alameda County Enforcement Officer Lora Hogan, left a report on the back podium. Lora reported about what her agency does and gave a brief update on her activities for June 2009.

4.5 Public Comment-Items Not on the Agenda—Mr. Gomes reported that there was a shooting at the Association Hall in 1992 or 1993 at a similar function. He urged the Association to discontinue renting the hall to outside residents. He questioned how renting out this facility was benefiting the members.

5.0 Financial Report—

5.1 Approval of June 2009 Expenditures, including payroll.

Director Martin makes a motion to approve the expenditures for June 2009, Director Ogg seconds, the motion passes unanimously.

6.0 ADMINISTRATOR'S REPORT

6.1 Update on Flood Control Plan

The Administrator updated the community on the flood control plan/changes for the San Lorenzo area. There were approximately 2000 people that were sent information by FEMA stating that new maps had been drawn that would require them to retain flood insurance for their property. The Administrator noted that the letter indicated that those homeowners who acquired flood insurance prior to August 3, 2009 would get the insurance at a lower rate. The list of addresses is in the Association office. Anyone who is concerned can contact the office to see if they are on this list. President Bieschke said that he contacted his insurance and they confirmed that he/she will get a considerable discount prior to August 3, 2009.

6.2 Other Informational Items-

None

7.0 OTHER BUSINESS (MOTIONS MAY BE REQUIRED)

7.1 Alameda County Marijuana proposed ordinance-discussion and actions

The Administrator reported that there was a meeting last night that went over what the county is proposing to change in its Marijuana Ordinance and she was very disappointed. The Association Board had made several recommendations to the county after its meeting with the Board of Supervisors at the Unincorporated Services meeting. She stated that she had not yet compared the ordinance changes to the Board's recommendations, however, there appears to be little if any of the Board's recommendations included in the new proposed wording. The Administrator urged all residents to attend the meeting on July 22, 2009, at 6:00 p.m. It will be held here in the Association's Community Hall. More public input is needed from our residents as there has been little community outreach about this issue.

7.2 Adoption of Front Yard Policy, Draft 2 as Published in the May/June 2009 newsletter.

The Administrator noted that the first draft was published in the Jan/February 2009 newsletter. The Association did host a special meeting regarding this policy which several residents attended and gave their input. The Administrator recommended that the board take action on this item and adopt the policy.

Director Ogg made a motion to adopt the 2nd draft of the Front Yard Policy as outlined in the May/June 2009 newsletter, Director Martins seconds, the motion carries unanimously.

7.3 Update of process for Garage/outbuilding policy—

The Administrator reported that a draft of this policy was also in the May/June newsletter. She subsequently collected over 50 surveys regarding residents and their preference of size for back yard sheds. The Association will continue to collect these surveys until August 5, 2009, when it will finalize the second draft policy and publish it in the July/August newsletter. After this publication residents will have 30 days in which to make comments regarding the policy.

Resident Keith Barros stated that he objected to the survey because it did not have an item that reflected "leaving the shed size as is" as an option. He did not think the shed size should be increased at all from its current 120 square feet for a standard sized lot. Barros said that many residents are clueless about what is currently allowed. The Administrator stated that there is an "other" option on the survey where residents could write in their recommendations. Some residents appear to want "more" storage space, and were not happy with the current policy. The survey was written with this in mind.

President Bieschke stated that increasing the size of the shed came out of meetings with several groups of people that wanted to see an allowance for the increase. Resident Barros said that he still felt that large population of the residents were left out of the equation when making these proposed changes.

The Administrator reminded the residents to check their mail for the most current newsletter and to review this policy. Any comments/concerns should be directed to the Association office within the next month.

7.4 Auditor Appointment for the FY 2008-2009 Fiscal Year—

The Administrator recommended that Levy and Company be used as the Auditor for the 08/09 Fiscal Audit. The Association has been using them for several years and they are reasonable and do a thorough job in checking our fiscal information.

Director Ogg makes a motion to hire Levy and Company to be the Auditor for the Association's 08/09 Fiscal Audit. Director Martin seconds, the motion carries unanimously.

7.5 Proposed Alcohol Ordinance- Alameda County Sheriffs Department-

Deputy Liskey reported on the proposed amendments to the alcohol ordinance for Alameda County. He gave a brief history of how the ordinance came into being. Liskey stated that the goal of the ordinance was to maintain the quality of life in the community. The ordinance initially mandated training of employees that serve alcohol; routine annual inspections as well as several undercover/enforcement projects run by his department including "Shoulder Tap", "Bar Check and others. This ordinance allowed businesses that sold alcohol to be held accountable to the community they were practicing in.

Liskey said since 2007, the fee portion of the ordinance was suspended by the Board of Supervisors (BOS) while the ordinance still remained in effect. After numerous community meetings the fee portion was reduced to \$800 annually and was finally passed by the BOS in February 2008. One of the problems with the ordinance was that they did not have enough teeth in the original ordinance to prosecute a business that was in constant violation. The new proposed amendments to this ordinance will help their department with these prosecutions. One of the big changes is that a business that is in constant violation would be called into a hearing before the Board of Zoning Adjustments (BZA). The BZA would then have the ability to pose fines and/or sanctions on a business that is in violation.

Deputy Liskey outlined the main amendments to the ordinance as follows:

1. Some businesses are having a hard time sending every employee to training as the original ordinance required. The new ordinance would have "train the trainer program". This would allow one employee of the establishment to be trained once every other year and train the other employees. Certification would be filed with the sheriffs department and monitored and verified.
2. Some businesses were having problems paying the yearly fee of the current ordinance and were being further hit with late fees and charges by the Alameda County Finance Department. The new wording in the ordinance would allow the sheriffs office to take over the accounting of this fee and would work with these businesses with payment plans or other options.
3. The third change was that those businesses in gross violation would go to hearing before the authority BZA where they would be fined or sanctioned.
4. The ordinance currently requires a notice be posted throughout the neighborhood within 300 feet of where the violation occurred. This adds to blight and litter in a neighborhood. The new wording would allow that only the business in violation be posted at the front of its establishment noting the date, time, etc of the hearing before the BZA.

5. The new ordinance would have a different fine schedule that was modeled after the Alameda County's Social Host Ordinance. This requires businesses in violation to pay \$750 for the first offense, \$1500 for the second offense and \$2500 for the third offense.

Deputy Liskey stated that his goal is to bring the final changes to this ordinance to the Alameda County BOS for approval on 9/25/09.

8.0 LIENS AND VIOLATIONS REPORT-

There have been no liens released since the June 18 2009 board meeting.

June 2008		
Number	Violation	# of Letters
1/19	Inoperable Vehicles in driveway	8
2/22	Recreational veh/trailer in driveway	5
6	Lack of Gen Maintenance	7
10	Lawn Height	36
13	Holiday Lights	4
14	No signs	0
15	Building Exterior	0
18	Lean/miss fence	0
20/7	Unpaved parking	8
21	Working on vehicles	1
23	Dogs/Cats more than 2	0
24	Barking dogs	2
25	Prohibited animals	0
26	Excessive noise	3
27	No Home Business	0
28/99	Other/ comments	6

Number	Violation	# of Letters
30	Multiple Violations	15
31	Plans needed	3
	Total	98

9.0 Hearings and Variance Issues (requires recommendations motion)

9.1 Hearings

- 1 16108 VIA PRIMERO-Unpaved parking-**Refer back to county NPO, fine and revisit if needed**
2. 15749 HESPERIAN -Yard Maintenance-**Refer to county NPO for parking on lawn, fine for lawn/yard maintenance and revisit in 30 days**
- 3 15750 PASEO Largavista- Multiple Violations-**Fine and revisit in 30 days**
- 4 15894 VIA DEL SOL-Yard Maintenance-**Fine and revisit in 30 days**
- 5 757 VIA MARIPOSA-Yard Maintenance-**Close all violations cleared**
- 6 16166 VIA MEDIA-Yard Maintenance- **Lawn mowed, owner needs to trim around edges, will revisit if needed**
- 7 16129 VIA PARO-Multiple Violations-**Owner to clear violations within 30 days-Revisit**
- 8 16153 VIA ALAMITOS-Yard Maintenance-**Refer vehicle on lawn to County NPO, Ask owner to submit plans and revisit in 30 days**
- 9 16121 VIA ALAMITOS-Multiple Violations-**All violations cleared, closing.**
- 10 16058 VIA ALAMITOS-Yard Maintenance- **Refer violations to county and revisit in 30 days**
- 11 17008 VIA ALAMITOS-Yard Maintenance- **Yard in better, close**
- 12 17073 VIA PIEDRAS-Holiday lights- **Per Board fine and carry over in 30 days**
- 13 935 BOCKMAN ROAD-Yard Maintenance- **Yard better , but due to chronic problem, monitor and possibly Revisit in 30-60 days**
- 14 16014 VIA TOLEDO-Inop/Stored Vehicle-**Refer to Alameda County Sheriff and revisit in 30 days**
- 15 18201 VIA TOLEDO-General Maintenance of Property-**Lawn cut, but dry, owner agreed to fix fence in 30 days, revisit in 30**
- 16 17165 VIA TOLEDO-Yard Maintenance- **Working with owner to bring into compliance, may need to revisit in 30 days**
- 17 17219 VIA CHIQUITA-Work on cars-**No violation, closing**
- 18 17392 VIA CHIQUITA-Multiple Violations-**Fine and revisit in 30 days**
- 19 17233 VIA MELINA-Yard Maintenance- **Fine for lawn, revisit in 30 days and refer to county for car on lawn**

- 20 17478 VIA JULIA-Trailer 36 hrs+-**All violations removed, close**
- 21 968 VIA ENRICO-Trailer 36 hrs+-**All violations removed, close**
- 22 857 VIA ENRICO-General Maintenance of Property- **Working with owner to bring property into compliance- revisit if needed in 30 or 60 days**
- 23 1260 VIA MANZANAS-Inop/Stored Vehicle- **Violation removed, close**
- 24 16173 VIA LUPINE-Building Maintenance-**Fine and revisit in 30 days, refer to county for NPO violations**

9.2 **Variances-**

1. **1117 Via Esperanza-** Application for large workshop/shed in oversized lot- **Denied as submitted, asked owner to re-submit plans when Outbuilding/shed/work shop policy in adopted.**

Director Ogg moves to approve the Hearing and Variance recommendations and Director Wright seconds, the motion carries unanimously.

10.0 Public Comment- None

11.0 COMMENTS FROM BOARD MEMBERS- The Board thanked all the residents who were in attendance and invited them to the next board meeting on August 20, 2009, which will be a “Meet and Greet” with the theme of “Hot August Nights”. They are hoping to get residents to bring out their classic vehicles to show off to all those in attendance. There will also be refreshments served.

ADJOURNMENT- President Wulf Bieschke adjourned the meeting at 9:37 p.m.

RESPECTFULLY Submitted,

Margaret Wright

Secretary-Treasurer

Recorded ,Transcribed and Reviewed By: Kathleen Harrigan,

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