

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO. 1199

MINUTES

1.1 CALL TO ORDER - The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, May 21, 2009. President Wulf Bieschke called the meeting to order at 7:41 pm

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, Richard Ogg and Mel Medeiros, were present. Director Margaret Wright was absent..

2.0 MINUTES FROM THE PREVIOUS MEETING -

Director Martin made a motion to approve board meeting no. 1197, regular meeting on April 16, 2009, and work session 1198 on May 6 & May 12, 2009. Director Ogg seconds. The motion carries.

3.0 COMMENTS FROM PUBLIC AGENCIES -

3.1 CHP

Officer Eric Roz was present and reported the following statistics:

	San Lorenzo	Alameda Co. Total
Collisions	9	119
Tickets	70	1188
Storage/Impounds	6	69
Recoveries	0	12
Reported Stolen	1	15

3.2 SHERIFFS DEPARTMENT

The Sheriffs Department reported on the crime statistics for the month of April 2009.

3.3 Supervisor Lai- Bitker– The Administrator noted that staff for Lai Bitker’s office was unable to attend the meeting. However, there would be an important Unincorporated meeting held next Wednesday, regarding new changes to the Neighborhood Preservation Ordinance. She encouraged residents to attend and give their input.

3.4 Zoning Enforcement Report – Lora Hogan stated that the report for the monthly zoning enforcement activity was on the back podium. The Board asked Hogan to investigate a house that had weeds four feet high at 15854 Paseo Largavista. She stated that she would follow up with the residence.

3.5 Public Comment-Items Not on the Agenda-

Resident Keith Barros stated that he noticed that a report for the Eden Area Livability meeting is not on the agenda and is very concerned about this. The last meeting did not have anyone from San Lorenzo in attendance except for himself. He asked if there was any update about the committee or its ongoing issues. The Administrator noted that the issue is on the next Unincorporated Agenda. The Castro Valley Municipal Advisory Council does not believe they should participate in an unincorporated council unless Eden Area has its own MAC. If that is the case, Barros said that they should try to get other members from the Castro Valley community to participate in such a council.

4.0 Financial Report—

4.1 Approval of April 2009 Expenditures-

Director Martins makes a motion to approve the expenditures for April 2009, Director Medeiros seconds, the motion passes unanimously.

5.0 ADMINISTRATOR’S REPORT

5.1 Informational Items – The Administrator announced that there will be a Climate Change Forum hosted by the League of Women Voters at Chabot Community College on June 5. The flyers are on the back podium for all interested.

6.0 OTHER BUSINESS (MOTIONS MAY BE REQUIRED)

6.1 Update of Hayward Airport/A St. Proposal-Bob Bauman (timed agenda item- 8pm). –

Mr. Bauman, Director of Public Works for the City of Hayward, gave a report on the West A Street extension project. He indicated that this project had been on the books for sometime and the City had approximately \$10 million dollars for funding through Measure A. He introduced two possible alternatives under consideration. The first alternative was at the western-most boundary. The street extension would wrap around and connect to Corsair Blvd. on the south side of the Airport. Mr. Bauman indicated that this option has potential environmental issues, as it would affect the residents of San Lorenzo and have an impact on HARD (Skywest Golf Course). It also needs coordinating with the FAA.

The second option is a Tunnel Alternative, which would keep the road close to its original alignment by building a tunnel under the area where the Runway Safety Zone extends. The Tunnel Alternative option would add \$35 million to the existing cost estimates. Mr. Bauman also stated that because the project is not related to Airport specific projects, it is not likely to be eligible for FAA funding.

Mr. Bauman said that currently, the Hayward Airport is classified as a BII type airport. However, it has been operating as a CII facility for quite some time (meaning more planes and larger aircrafts) and would transition to a DII Airport classification by the year 2015. Thus, the airport runway will have to increase from the current 300 feet to 1,000 feet and the width from 400 to 500 feet. In addition, there must be a free zone area of 1,000 feet and a width of 800 feet. As a result, there will be a serious impact to the planned West A Street extension. Further study is being done and the City is exploring options to minimize the impacts that the project will have. These include significant noise and visual impacts to the San Lorenzo residents. Mr. Bauman noted that the City must comply with the FAA requirements or risk the loss of funds given to them in the past and in the future for the airport expansion.

Resident Ernie Crusha stated that to even consider this type of perimeter road is ludicrous. The road would not only affect the 88 homes that abut the golf course, but the entire health of the San Lorenzo Community. Crusha stated that he would like the Homes Association to take a public stand against the proposed project.

Resident Kathy Ready agreed with Mr. Crusha and noted that this is the first time that the residents became aware of the City's plans. She is very concerned about the fact that residents had no knowledge before this.

Bauman noted that Hayward did not come to the community earlier because it did not have a plan.

Resident Howard Beckman stated that he is an attorney and specializes in aviation. He said that he is very upset about the City of Hayward's excessive approach to increase the aircraft coming to and from the Hayward airport. Currently this airport has 25% of all the business jets that come into the bay area. He encouraged residents to pay attention to this and to be aware of what is happening to the airport. This will obviously impact our community.

Resident Keith Barros stated that if the residents knew that the Measure A funding would be used to put a road behind San Lorenzo residents homes, many would not have supported the measure.

The Skywest Homes Association spoke against option 1, stating that it would also impact its residents as well as those in the San Lorenzo Homes Association.

Resident Lisa Gudjohnson said that she does not believe that the City of Hayward would have updated the community had she not called this to their attention. She noted that several people have called the City and have gotten different answers. She believes that the community should have been notified a long time ago. The idea of a four lane road behind residents is a disaster, not to mention what it will do to the Skywest Golf Course and the wild life that lives there.

Resident Ernie Delligatti, who is also a representative for the San Lorenzo Homes Association on the airport committee, stated that there are several issues with both of the

proposals. Future roads in the area would cause the airport to lose at least 1000 feet of runway and thus the amount of jets in and out of the airport would need to be decreased. He noted that the other option to put a tunnel under the area would create problems with Homeland Security that the City would not be able to mitigate.

Director Medeiros asked whether the airport could just go back to a BII Classification, instead of expanding the airport in such an urban area.

Bauman stated that the airport is now a CII due to the airlines coming from the San Jose airport that is overly congested. If they were to downsize they would lose millions of dollars of federal money they have already been granted due to the new classification.

Both Director Martins and President Bieschke asked for more transparency when it comes to projects that border San Lorenzo. The City of Hayward needs to be more aware of its neighbors and the impact on our residents.

Bauman noted that the project bordering San Lorenzo and Skywest is a “non-project” as it stands currently. There are no plans to move forward with it at this time.

The consensus of the Board of Directors was to direct the Administrator to write a letter to the City of Hayward making them aware of how unhappy the community and the Homes Association is with the proposed projects for the A street expansion.

6.2 Front Yard Policy— Director Martins announced that the board met with several residents about the front yard policy and has looked at several revisions to the original document.

Resident Howard Beckman stated that the meeting was very productive. He is concerned about “rushing through this issue”. The Association has never had a front yard policy and some of the wording may need to be re-worked and revised in several meetings so that it is coherent and easily understood. Beckman stated that there are many references to the Alameda county ordinance that should be included and clarified. He stated that he thinks the board is moving too quickly to get this policy put in place.

The Administrator stated that this item has been on the agenda for at least two prior meetings. It has already had the first draft published in the Association newsletter. She said that maintenance and design issues are becoming more and more of an issue as the Association gets older. We need to have a front yard policy as soon as possible so that we can address issues that have been ongoing and have needed attention for years. She said that they considered many recommendations for draft #1. They need to move along with this policy and should publish the next draft for the membership in the next newsletter.

Director Martins moved that Front Yard Policy Draft #2 be published in the May/June 2009 newsletter. Director Medeiros seconds, the motion carries unanimously.

6.3 Back Yard/Outbuilding Policy-- The Administrator noted that Draft #1 will be sent to the entire Association membership in the May/June 2009 newsletter. Some of the issues that are addressed are the issue of extra garages for residents and out buildings in the back

yard. The policy will discuss the maximum number of garages and there will be another community meeting to address all the proposed policies on June 11, 2009 in the Association’s Community Hall.

7.0 COMMITTEE REPORTS

7.1 Redevelopment Committee—No Report

7.2 Community Engagement Committee- Director Martins reported about the success of the Earth Day event on April 25, 2009. She invited residents to participate in her Community Engagement Committee. She also asked for volunteers to help with the July 4, 2009 event that the Board and she are planning at the Association property on Saturday July 4 of this year.

7.3 SLZ Initiative- Director Medeiros stated that the last community meeting went very well. They have identified some key issues that are important to all the community and will get the youth involved as well. One of those issues is “Keep San Lorenzo Clean” which would be a good opportunity for kids at the school level to get involved directly in their community.

7.4 Economic Development- President Bieschke said that the last meeting discussed the Mervyns Square area/downtown area for San Lorenzo. The Bohannon Organization will be discussing its proposal for the area this coming June 2009.

Bieschke said that the Farmers Market signs have been put up and look very nice. He encouraged residents to come out this Saturday which will be the grand opening of the Market in San Lorenzo.

7.5 HARD Committee Report- Director Medeiros reported that there was no meeting this past month. Resident Kathy Ready asked that Medeiros report that the bathrooms at some of the parks are very dirty. Medeiros noted that Association staff has been directed to write a letter with respect to this.

8.0 COMMENTS FROM BOARD MEMBERS-

Director Martins thanked all the residents for attending the meeting and encouraged them to help with the July 4th celebration.

9.0 LIENS AND VIOLATIONS REPORT-

There have been no liens released since the April 16, 2009 board meeting.

March 2009		
Number	Violation	# of Letters
1/19	Inoperable Vehicles in driveway	19

Number	Violation	# of Letters
2/22	Recreational veh/trailer in driveway	6
6	Lack of Gen Maintenance	18
10	Lawn Height	64
11	Dead Trees	0
12	Overgrown Vegetation	0
13	Holiday Lights	8
14	No signs	0
15	Building Exterior	1
16	Dirt Accumulation	0
17	Attractive Nuisances	0
18	Lean/miss fence	0
20/7	Unpaved parking	2
21	Working on vehicles	1
23	Dogs/Cats more than 2	0
24	Barking dogs	0
25	Prohibited animals	0
26	Excessive noise	1
27	No Home Business	0
28/99	Other/ comments	3
30	Multiple Violations	14
31	Plans needed	2
	Total	139

10.0 Hearings and Variance Issues (requires recommendations motion)

Hearings and Variances April 29, 2009

Hearings

1		17336 VIA RINCON	Inop/Stored Vehicle- Giving owner 30 days to prove registration then Will fine.
2		17132 VIA ANACAPA	NO LANDSCAPING PLANS FOR BARE YARD- 60 day extension
3		16124 VIA PRIMERO	Trailer 36 hrs+- Owner removed boat, close
4		15952 VIA PINALE	REVISIT TRUCK STORED IN DRIVEWAY- Truck removed. Close
5		16061 VIA PINALE	REVISIT ONGOING LACK OF MAINT- Property looks better asking owner to screen garbage cans
6	1150	16011 VIA CONEJO	REVISIT-Multiple Violations-CARS STORED IN DRIVEWAY/CAR PORT SCREENING- Fine and begin collections process
7		862 HACIENDA	Multiple Violations/VEHICLES STORED LACK OF MAINTENANCE TO PROPERTY- Better asking owner to provide reg for all cars in driveway
8		17069 VIA PERDIDO	REVISIT –NO PLANS FOR BARE LANDSCAPING- Owner brought in Plans, clisng
9		17017 VIA PERDIDO	UNAPPROVED MATERIAL FOR FENCING/MORE - TWO DOGS-NO FANCIERS- Close, owner only has one dog and Gate material in question was approved
10		776 HACIENDA	Holiday lights- Close lights taken down
11		17050 VIA ARROYO	Yard Maintenance- Close owner mowed lawn
12		1390 VIA CORALLA	Multiple Violations-LACK OF MAINT FRONT/REAR YARDS- Owner asked for 30 days to remove tenants
13		17263 Via CHIQUITA	NO LANDSCAPING PLANS FOR BARE YARD- Fine and revisit
14		1601 VIA HELENA	Inop/Stored Vehicle/DEBRIS IN DRIVEWAY- Owner provided reg and Moved off the dirt area. Close
15		1870 VIA SARITA	Yard Maintenance- Yard mowed but vehicle needs to be removed From dirt.
19		17446 VIA FRANCES	Inoperable / Unlicensed Vehicle in the front or si- Vehicle removed. Close
20		823 VIA POUFRE	Inop/Stored Vehicle- Fine 200 and refer to collections
21		16118 VIA MILOS	Multiple Violations/LACK OF FRONT YARD MAINT- Close violations

Taken care of.

22	16124 VIA MILOS	BOAT CONTINUALLY STORED IN DRIVEWAY- Boat removed. Close
23	2173 BOCKMAN ROAD	REVISIT ONGOING STORED VEH. IN DRIVEWAY- Fine and refer to county
24	2093 BOCKMAN ROAD	Multiple Violations- Close owner removed violations and will Screen area within the next 60 days
25	857 VIA ENRICO	General Maintenance of Property-LAWN AND GRAFFITI- Close Violations removed.
26	1069 VIA MANZANAS	Yard Maintenance- Fine and revisit in 30 days
27	16184 CHANNEL	LACK OF GENERAL MAINTENANCE/YARD/FENCE- Much improved Owner needs to still fix the fence, staff to follow up

Variances-

1. 15971 Via Toledo- Exterior Paint- **Approved**
2. 16000 Via Paro-Revisit new fence plans- **Owner to submit plans within 30 days./will revisit if needed**

Hearings and Variances for May 21, 2009

Hearings

1	17336 VIA RINCON	Inop/Stored Vehicle- Close violations removed.
2	17947 VIA RINCON	Inop/Stored Vehicle- Owner to remove violations by 6/5/09
3	672 PASEO DEL RIO	Yard Maintenance- Lawn mowed, close
4	15854 PASEO LARGAVISTA	Yard Maintenance- Fine and refer to county
5	820 GRANT AVENUE	Unpaved parking- Fine and refer to county
6	1659 VIA SARITA	Multiple Violations- Owner removed debris, owner to remove car by 6/10/09
7	1938 VIA BUENA VISTA	Yard Maintenance- Lawn cut, asking owner to remove weeds in garden
8	4020 1631 VIA VENTANA	Yard Maintenance- Yard mowed, closing
9	4650 16178 VIA MILOS	Inop/Stored Vehicle- Owner to remove jacks and register within 60 days

10	4695	1967 VIA AMIGOS	Multiple Violations- Car still present, holiday lights up, fine and revisit
11	4696	1949 VIA AMIGOS	General Maintenance of Property Owner cleared all violations, close
12	4796	2161 CORTE Hornitos	Yard Maintenance- Close lawn mowed
13	4809	2135 VIA RANCHO	Recreational Vehicle in front or side yard area- Close boat removed

Director Marttin moves to approve the hearings and variances from April and May 2009, Director Medeiros seconds. The motion carries unanimously.

11.0 Public Comment

Resident Keith Barros stated that he is still concerned with the East Bay Mud underground project and its proposal to use recycled water for San Lorenzo’s drinking water. He stated that San Lorenzo needs to preserve its drinking water and the Village needs to do something about EBMUD’s proposal, to force their hand to retain the quality of our water.

Resident Brenda Carr stated that she attended the April 22, 2009 meeting with the Alameda County Supervisors about the medical marijuana clinics in the area. She is putting together another meeting that should be held on July 2, 2009 , from 6 to 8 pm in the San Lorenzo community hall that will further discuss the Issue. She has invited, police chiefs, county supervisors and other elected officials as well as medical specialists to discuss the marijuana clinics. Her hope is to convince county personnel that the unincorporated area does not need to house all three clinics. These clinics should be distributed to other areas as well.

12.0 ADJOURNMENT

President Bieschke adjourned the meeting at 9:57 pm
RESPECTFULLY Submitted,

Margaret Wright
Secretary-Treasurer

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