

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO.1211

MINUTES

1.1 CALL TO ORDER - The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, November 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, Richard Ogg and Mel Medeiros, were present,

2. 0 MINUTES FROM THE PREVIOUS MEETING –

Director Wright made a motion to approve the minutes from meeting number 1210 from October 15, 2009. Director Medeiros seconds, the motion carries unanimously.

3.0 COMMITTEE REPORTS -

3.1 Neighborhood Advisory Group (NAG)- Director Wright reported that the group met with county administration and discussed the issue of bill boards and their concerns. The county wants to get more input from the community and then will come back to the NAG after that has been done.

3.2 Community Engagement Committee

President Martins thanked everyone for their help with the Children's Halloween party. She stated that it was the best event yet. She thanked staff, Alameda County Sheriffs and Fire Departments and all those who participated. It was well attended, with an estimated 500 children in attendance. Martins announced that December 8th would be the Homes Association Fifth Annual Tree Lighting Event. There will be free pictures with Santa, entertainment and more. She welcomed all residents to attend.

3.3 Hayward Area Recreational District (HARD) Advisory Committee-

Director Medeiros reported that HARD sent him forms for nomination of an outstanding community volunteer. If anyone wants to nominate an individual, please let him know. Medeiros announced that his term for the committee will be up in December of this year. He has decided not to take up another term. San Lorenzo needs a strong representative on this committee. One of the reasons that he is not happy about this committee is due to the fact that San Lorenzo Parks are in disrepair and not being maintained. The communities of Cherryland and Ashland are getting a lot of money for their parks. Castro Valley is also getting money and their facilities are not in disrepair. He would recommend that citizens attend the monthly HARD meeting and ask where San Lorenzo resident's taxes are going and why our parks are not kept up. The community needs someone to speak out about this issue. San Lorenzo needs it's voice to be heard.

Resident Kathy Ready asked that a HARD representative be asked to attend another San Lorenzo Board meeting and answer questions related to funds and upkeep of San Lorenzo parks and facilities. Resident Keith Barros asked why it is that other areas like Ashland and Cherryland are getting funds and San Lorenzo is not. Who is advocating for these areas? Director Medeiros was unclear as to why these areas were getting more funds.

The consensus of the Board was to direct the Administrator to write a letter to HARD President Rita Shue inviting a HARD representative to the January 2010 Association Board meeting.

3.4 Unincorporated Meeting.- Director Wright reported that the last meeting was heavily attended and very heated regarding the new flood control redistricting. Most of those present were there for this item. Residents were very upset about the new flood plain map; the short notice from FEMA regarding the need for flood insurance; the difficulty acquiring the necessary mapping for the insurance companies and much more. Wright noted that more information can be acquired via FEMA's website at www.floodsmart.com.

The Administrator said that county staff had gone to Washington D.C. to advocate on behalf of the residents about these changes in flood insurance and the redistricting. She also noted that Chanel 7 "On your side" was giving a report on the issue in tonight's evening news.

Director Wright stated that the Grissoms Crematorium was also on the agenda and it was reported that the application had been denied due to a clause that was found in the Alameda County Ordinance that prohibited it. Resident Keith Barros questioned why Grissoms was allowed to get so far in its application without being told about this prohibition. The Administrator said that the county apologized. They were unfamiliar with this particular part of the ordinance that prohibited this type of business prior to the Unincorporated meeting.

3.5 Redevelopment Committee- President Martins said there was no meeting this past month. However, she encouraged residents to attend the next meeting which would be held on Wednesday, December 3, 2009 at 6:30 pm in the Association's Hall. Scott Bohannon will be in attendance and will present his organization's plan for the Mervyns Square area. They will also be discussing the Lorenzo Theater and the property on Via Toledo and Hacienda.

3.6 Food Pantry Committee- Director Medeiros thanked Supervisor's Lai Bitker and Miley for donating \$600 for the purchase of a freezer for the San Lorenzo Food Pantry. He stated that in August of this year the pantry was serving 400 people, at present they are serving over 1200 people. These are your neighbors and people in need. The pantry is in dire need of donations. There are bins for donations in the Association's Hall and in Supervisor Lai-Bitker's office. He encouraged residents to help by donating what they can.

4.0 COMMENTS FROM PUBLIC AGENCIES

4.1 CHP- Officer Rob Tuazon reported on the statistics in San Lorenzo as follows

Statistics for October 2009		
	San Lorenzo	Total in Unincorporated area
Collisions	13	127
Tickets	34	865
Storage/Impounds	2	2
Recoveries	0	10
Reported Stolen	3	7

Officer Tuazon stated that for some time the CHP did not have a commander, but as of November 1, 2009 they hired Linda Franklin. She will be attending an Association Board meeting in the near future to introduce herself. Tuazon stated that this past month the CHP saw a huge rise in fatalities for the unincorporated area. There were six (6) total. Most of these incidents were due to no restraints/seat belts. He encouraged drivers to use seatbelts and to be especially careful during the upcoming holiday season when traffic increases on the roads and highways.

4.2 SHERIFFS DEPARTMENT- Deputy Paul Liskey left crime statistics for the residents in attendance. He reported that he has been gone for several weeks in training out of state. He noted that in October his department participated in an internet prostitution ring in Castro Valley and they were able to recover several guns and make arrests. They have also been involved in some minor decoy for alcohol and are very happy with their work in enforcing the Alcohol Ordinance. This past month they also worked with several other law enforcement agencies across the state in a large scale disaster drill which was very productive and successful.

Liskey said that his department helped with the Association's Annual Halloween's parade. He thanked the board and the Homes Association staff for coordinating this event and once again bringing the community together.

Liskey stated that the Sheriff Department is gearing up for its holiday crime suppression campaign, "Avoid the 21". They will be working with other law enforcement agencies in the prevention of drinking and driving. He said that the holidays are a good time to warn residents to shop smart, and park in lighted areas. Make sure that you secure and light your house when you are not at home.

President Martins asked how the sheriffs department deals with noise ordinance complaints. What is the policy of the department? Do they warn a resident first and then ticket? Liskey stated that it depends on the situation. Sometimes they will break up a party, other times they will warn them and ask them to decrease the noise. It is important that if the Homes Association has several complaints about a particular residence that it relay the information to him so that he can alert the dispatch and the deputies on duty.

4.3 Supervisor Lai- Bitker– Staff member, Gene Calderon, discussed the flood zone issue. His office sent out a letter updating residents this past week. They are trying to get Assemblyman Pete Stark involved to see what he can do. The Alameda County Director of Public Works is also involved and recently went to the legislature in Washington DC to put pressure on the government. Lai Bitker wants to see an extension for acquiring flood insurance at a lower rate as well as lobbying for money to modernize the flood channel in San Lorenzo. Upgrading the flood channel will take millions of dollars and Lai Bitker has asked Stark to find funds for these improvements.

Calderon said that his office is referring residents to a surveyor who will only charge \$500 per house if he can get a resident out of the flood zone. If he cannot get a resident out of the zone, there would be no fee.. Other firms are charging \$800 or more for this service and will not defer the cost if they cannot get you out of the flood zone. They will continue to work with Pete Stark's office on this issue.

Calderon said that his office is working with the San Lorenzo Food Pantry to try and get more donations. They have a bin in their office and one here at the Association. Director Medeiros said that he tried to get bins for the San Lorenzo Food Pantry at Luckys and Safeway , but they already had Alameda County Food Bank as their priority. President Martins noted that the local pantries are the ones who are suffering, not the Food Banks. She stated that the San Lorenzo Pantry just got it's tax 501-C, so residents can now write off these donations in their yearly taxes. She encouraged residents to donate to this pantry.

4.4 Zoning Enforcement Report – Alameda County Zoning Officer Lora Hogan was ill. The zoning reports were left for interested homeowners.

4.5 Public Comment-Items Not on the Agenda-

Resident Kathy Ready said that the San Lorenzo Community Church on Paseo Grande is renting out its back rooms to motorcyclists on the weekends. This past weekend was the only weekend they did not have a party. She asked that the sheriffs look into this. These motorcycles are running up and down Paseo Grande from 11pm to 1 am. She also stated that she may be soliciting help from the Homeowners Association if it continues.

Resident Brenda Carr and resident Lou Oreceli gave up each of their 3 minutes for those in attendance from the IAWU from Waste Management. Several representatives from IAWU spoke regarding the outsourcing of their customer service department. They stated that as of November 30, 2009, their customer service center on 98th Ave in Oakland, California will no longer operate. All calls will be directed to a customer service center in Seattle, Washington. They wanted residents to be aware that local jobs are being taken away from our residents. This not only affects our local economy but the quality of service that customers are to receive. They encouraged residents to contact Oro Loma Sanitary District and local government officials about this and handed out flyers with emails, names and addresses.

Aide Infante, a resident of San Lorenzo, stated that she works in customer service. Her job is one of those to be replaced. She said by outsourcing customer service the quality of care and the time to deal with complaints will be compromised. She urged residents to write to their local officials about this issue.

Resident Beverly Kral said that the trees lining Grant Ave that were planted by the county several years ago are not being taken care of. They are overgrown and unsightly. Staff member, Kathleen Harrigan, noted that she had reported this to the county and they had been taken care over the past weekend.

5.0 FINANCIAL REPORT

5.1 Approval of October 2009 Expenditures, including payroll-

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

6.0 ADMINISTRATOR'S REPORT

6.1– KIPP School- The Administrator stated that she has an updated Environmental Impact Report (EIR) on the traffic situation and the proposed renovations at KIPP school. She stated that if anyone wants a copy they are to email her at slzvha@aol.com. There will be another meeting on Monday December 14, 2009 regarding this issue.

6.2 Economic Development Update- The Administrator reiterated that at the next Redevelopment meeting the Bohannon Organization will be bringing its plan for the old Mervyns' square area. She has been working with the Bohannons and the Alameda county Economic Development staff to complete a study that would identify a number of stores that would be a good fit for our area and would compliment our communities "buying power". She will bring back her findings to the redevelopment meeting.

6.3 –Other Informational Items-

The Administrator stated that the owner from the proposed "Day Spa" on 15919 Hesperian Blvd is here to report on her establishment. Originally it was opened as a "massage parlor" without the proper zoning requirements. The owner is now applying for a conditional use permit through the county to run her business as a "Day Spa" because her business does more than just massages.

Owner Wing Shene spoke to the residents. She stated that her business opened in September but was identified by the county as a massage parlor, and told it could not continue to operate. She is applying for a conditional use permit as a "day spa" because her establishment not only has massage, but also offers nutrition and some exercise programs. They also do acupressure and other forms of pain-relieving work for clients. Shene stated that her massage therapists go through proper training and licensing. She stated that she is a registered nurse and runs the nutrition portion of the business.

President Martins asked why this not just a "massage parlor". What really separates it into a "Day Spa"? Shene stated that her business offers more than just massage, they offer acupressure, healing and nutrition.

Director Wright asked what is actually at the business. What type of other training facilities do you offer. Shene stated that although the business is small, they can accommodate two

individuals in the waiting area in exercise training and the also do other type of healing. She would also be willing to teach Tai-Chi to community members if she could get the community hall a few evenings a week.

Director Medeiros and Director Ogg both stated that they had no problem with the conditional use permit application. President Martins and Director Wright stated that they would like to visit the business prior to making any recommendations. Director Wright asked Deputy Liskey if he had had any calls for service to this or any of the other establishments in the shopping center where the business is located. Liskey stated that he did not recall any.

Deputy Liskey stated that the Sheriff's office has concerns with these types of establishments opening up. They advertise they do many types of things, however they are mostly massage parlors. Each of these types of establishments has opened up without the proper permits. These types of businesses require not only a conditional use permit from the county but a massage permit from the sheriff's office. Liskey stated that he is presently working with county counsel to get these establishments shut down if they open without a permit. The current ordinance does not have any conditions to deny a permit. They are looking at ways to regulate these facilities as the number of these establishments grows within the unincorporated area. Many of these businesses have been operating for over a year without the proper permits.

The Administrator said that it was her understanding that this business, through the Planning Department has already started and opened the necessary permit process with the sheriffs department. Deputy Liskey said that the review process should open after all the necessary permits have been acquired.

President Martins suggested that each of the Board members do a site visit of the business. The owner should also check with the Sheriffs department to see if all the necessary paperwork has been taken care of. Martins asked that this item be revisited at the December Board meeting.

7.0 OTHER BUSINESS (MOTIONS MAY BE REQUIRED)

7.1 Validation of nominating papers from Kathy Martins, Margaret Wright and Brenda Carr as Candidates for the Association's Board of Directors—

The Administrator noted that each of the above candidates took out all the necessary paperwork to run for office and received the required signatures for validation as a candidate. No election was necessary due to the fact there were only three vacant seats and three perspective candidates.

7.2 Appointment of Kathy Martins and Margaret Wright for two positions to the Board of Directors by Board accumulation per voting and election policy adopted 11/06/06-

Director Ogg makes a motion to approve the appointment of Kathy Martins and Margaret Wright for two positions to the Board of Directors by Board accumulation per voting and election policy adopted 11/5/06, (Terms ending 2013). Director Medeiros seconds, the motion carries unanimously.

7.3 Appointment of Brenda Carr to the Board of Directors to fill the balance of Wulf Bieschke’s seat for a two year term ending 2012-

Director Medeiros makes a motion to approve the appointment of Brenda Carr to fill the seat vacated by Director Bieschke, term ending 2012. Director Ogg seconds. Ayes: Martins, Medeiros, Ogg Abstain: Wright

7.4 Eden Area General Plan- The Administrator reported that she and Kathie Ready have been dealing with this issue for the past several years. The Planning Department now feels it has finished the general plan. There have been several meetings and many comments made. At the last Planning Commission and several meetings prior there were no responses to these comments. There is also concern about the number of homes being suggested for the Ashland and Cherryland area. They are suggesting over 2000 more homes than is required by the Housing Element of Alameda County. (Over 5000 homes) The Administrator stated that if this is so, they would need to do another EIR with respect to traffic and the impact these homes will have on the area. The NAG group will be meeting on this Monday night and they will invite the planning department to respond to their concerns which they have not done to date.

Ready added that the General Plan stays in effect for 25 years and including this additional housing would greatly impact our community. The housing element gets done every five years. She is concerned that the county addresses the proposed changes to the general plan and answers the questions and concerns brought forth.

The Administrator asked when the final comments are due for the General Plan. Ready stated that the final comments are due December 7, 2009. The Administrator asked whether the board would like her to write a letter to the county with the help of Ready about their concerns with respect to the General Plan.

The Board directed the Administrator and resident Kathie Ready to draft a letter after the NAG meeting related to the concerns the group and the residents have with the proposed changes to the General Plan.

8.0 LIENS AND VIOLATIONS REPORT-

October 2009		
Number	Violation	# of Letters
1/19	Inoperable Vehicles in driveway	4
2/22	Recreational veh/trailer in driveway	11
6	Lack of Gen Maintenance	12

Number	Violation	# of Letters
10	Lawn Height	18
13	Holiday Lights	2
14	No signs	0
15	Building Exterior	6
18	Lean/miss fence	0
20/7	Unpaved parking	11
21	Working on vehicles	0
23	Dogs/Cats more than 2	0
24	Barking dogs	0
25	Prohibited animals	0
26	Excessive noise	1
27	No Home Business	1
28/99	Other/ comments	1
30	Multiple Violations	6
31	Plans needed	2
	Total	70

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

9.0 COMMENTS FROM BOARD MEMBERS

President Martins moved “9.0 Comments From Board Members” up on the agenda prior to 8.0 Liens and Violations Reports. There wserene no objections

Director Medeiros said that he was concerned about a comment made at the last board meeting that the “board is required to do too much” and this detracts from getting enough residents to run for the positions. He believes that everything the board does is vital to the community. He thanked everyone in attendance.

Director Ogg thanked residents for attending the board meeting.

Director Wright encouraged everyone to come out to the tree-lighting on December 8th.

Director Carr thanked everyone for being present at the meeting and gave a brief description of her job history and her years as a San Lorenzo resident. She stated that she felt very fortunate to be on the board and believes that she has joined a great team. She said that she is encouraged by the enthusiasm on this board and is hoping she can add even more as a team player. She stated that she is open to residents and believes that her position is to advocate for the public, and not that of her own agenda.

10.0 HEARINGS AND VARIANCE ISSUES (Requires recommendation motion)-

10.1 Hearing Dispositions-

1. 16148 Via Conejo-Lack of General Maintenance-***Working with owner, revisit in 60 days***
2. 15976 Via Alamos-Yard Maintenance-***Violations cleared, closing.***
3. 15841 Via Arroyo-No Plans/Lack of Maintenance-***Fine and revisit in 30 days***
4. 590 Hacienda-Lack of Maintenance/Multiple Violations- ***Working with owner, revisit in 60 days***
5. 1203 Via Coralla-Yard Maintenances-***Refer to county and traffic for sight hazard and fine***
6. 17336 Via Julia- Yard maintenance- ***Working with owner, revisit in 60 days***
7. 1818 Bandoni- Inop/Stored Vehicle-***Fine and refer to county***
8. 1568 Via Lucas-Excess noise-***Fine and refer to sheriffs dept***
9. 1967 Via Amigos-Multiple Violations-***Violation cleared, close***
10. 968 Via Enrico- Trailer 36 hrs+-***Gone, closing.***
11. 963 Via Bregani-Lack of General Maintenance-***Most of the property cleared, refer to county for parking on lawn.***

10.2 Variances-

1. 1117 Via Esperanza-Back yard shed/workshop- ***Approved***
2. 15889 Via Del Sol-Back yard shed/workshop- ***Approved with conditions***

3. 16123 Via Milos- Front yard property line fence, 40 inches tall with 7 ft set back-
Board to inspect property and measure and contact owner regarding decision.
4. 15760 Via Cordoba-Back yard deck- ***Approved with conditions.***

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

11.0 PUBLIC COMMENT-

Resident Keith Barros asked that something be put in the Association newsletter advocating residents to use their green bins for their leaves.

12.0 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**