



## Parks and Recreation Commission Minutes

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**City Council Chambers – 200 Old Bernal Avenue, Pleasanton, CA  
April 11, 2019 – 7:00 p.m.**

### **CALL TO ORDER**

Chairperson Bowers called the meeting to order at 7:00 p.m.

### **Pledge of Allegiance**

The Pledge of Allegiance to the flag was recited.

### **Roll Call**

Commissioners Present: Sadie Brown, Chuck Deckert, Joanie Fields, Mary Hekl, Deborah Wahl, and Chairperson Bryan Bowers.

Commissioners Absent: Brad Hottle.

Staff Present: Brian Dolan, Assistant City Manager; Steve Kirkpatrick, Director of Engineering; Michele Crose, Assistant Director of Library and Recreation; Matt Gruber, Landscape Architect; Brandon Stewart, Park Superintendent; Terry Snyder, Office Manager, and Edith Caponigro, Recording Secretary.

### **AGENDA AMENDMENTS**

Ms. Crose advised that staff would like to defer Item 5 until the next meeting and a request has been made by a member of the Commission to move Item 4 after Item 8. Chairperson Bowers stated that he agreed with deferring Item 5, but would like for the Commission to leave Item 4 as the first item under Matters for the Commission.

### **MINUTES**

#### **1. Approve regular meeting minutes of March 14, 2019**

A motion was made by Commissioner Fields, seconded by Commissioner Deckert, to approve the minutes of the March 14, 2019 meeting. **The motion was approved unanimously.**

## **MEETING OPEN TO THE PUBLIC**

### **2. Introductions/Awards/Recognitions/Present**

None.

### **3. Public Comment from the audience regarding it members of the community items not listed on the agenda**

None.

## **MATTERS BEFORE THE COMMISSION**

### **4. Review the Century House Facility Assessment Report Detailing Renovation Strategies and Choose the Renovation Strategy Preferred by the Parks and Recreation Commission.**

Dolan provided background information on the Pleasanton Century House located at 2401 Santa Rita Road and the building and life safety code deficiencies that caused the City to close the facility to public use in 2014. He advised that it is unclear when the house was built but it is assumed to be sometime early in the 1900's.

Commissioners were also advised that Jeff Katz Architecture (JKA) was retained by the City to provide a comprehensive analysis of the structure and indicate structural, mechanical, plumbing, electrical, and Americans with Disabilities Act (ADA) issues and deficiencies.

Commissioners were advised by Mr. Dolan that the report provided for their review analyzes four different strategies for renovating the facility, so it can be reopened for public use and also provides cost estimates for each strategy. The Options provided are:

1. Make minimal improvements to accessibility and structural issues thereby allowing small group docent-led tours of the first floor. In this scenario the building's first floor would operate similar to a museum, where the public could view spaces and learn about the history of the building. Cost estimate \$500,000.
2. Correct identified issues on the first floor to allow access and use similar to the past, while closing access to the second floor completely. Cost estimate \$2.4 million.

3. Correct identified issues on both the first and second floors to allow access and use similar to the past. This would require installation of an elevator outside the current building envelope. Cost estimate \$3.0 million.
4. Correct identified issues on both the first and second floors, while at the same time relocating walls, stairs, etc., within the existing building to increase programming opportunities and to allow a wider range of activities. In this scenario the stairs would be relocated and an elevator installed within the existing building. Cost estimate \$3.5 million.

A PowerPoint presentation was reviewed with Commissioners by Mr. Kirkpatrick and Mr. Dolan that showed the layout of the Century House on 3.4 acres and the proposed changes that included options for parking. It was also noted in the PowerPoint that the house was originally constructed in 1870.

Mr. Kirkpatrick commented on how the house is set-back from the street, the flat lawn area, space that could be utilized to provide additional parking, the proximity of the park that could be impacted by additional parking, and that no consideration was being given for accessibility from the street behind the facility.

Commissioners were also advised that while the assessment report focuses on existing conditions for Century House, another alternative that could be considered would be demolition.

Commissioner Wahl was advised by Mr. Dolan that the Century House project was a high priority project for City Council and they had directed staff to prepare a Master Plan on best use of the property. Commissioner Wahl felt the renovation options were pretty standard and not out of the ordinary.

Commissioner Deckert felt Option 3 would provide for more public use of the facility and allow for continuing the programming that had been provided in the past. Mr. Dolan agreed and stated that staff felt uses would be similar to what had been provided previously.

Commissioner Fields commented on an earlier delay on this project being so that the Parks and Recreation Commission could prioritize goals for the building based on use and felt the report provided did not provide this date. Mr. Dolan advised that he had spoken with Recreation Staff and they have indicated that they will use whatever space is provided as had been used previously.

Commissioner Hekl was informed by Mr. Kirkpatrick that the square footage of the Century House is approximately 2,400 square feet. She also questioned the cost of restoring the facility versus the cost for demolition and rebuilding. Mr. Dolan indicated that it is often more expensive to restore a building than building something from scratch and a new build can be made to look like a historic building.

Commissioner Hekl questioned whether it would be possible for the Commission to receive a cost estimate for rebuild to consider as another Option. Mr. Dolan advised that staff need to do some work to achieve such and indicated that building new would always be a better choice cost wise, however, consideration should be given to the fact that there are not many historic older homes are in existence.

Commissioner Hekl also discussed with Mr. Dolan revenue recovery for the different possible uses of the Century House and the need for office and program spaces that might be provided. She stated that she would like to learn more about use fees, etc.

Commissioner Brown questioned whether a rebuild would be done with the intent that a new build look like the Century House, but be ADA accessible. She agreed that it would be nice for it to show how things were in the past. Mr. Dolan indicated that it would allow for making more choices and be more cost effective.

Chairperson Bowers discussed with Mr. Dolan and Mr. Kirkpatrick the possibility of moving the fence to allow for more parking.

Commissioner Fields commented on architectural laws for changing and removing historical buildings. Mr. Dolan indicated he was unsure, but all concerns and codes would be addressed.

### **Chairperson Bowers opened the meeting for public comment at 7:39 p.m.**

Don Fike – stated that he lives south of the park on Tanager, has read the report for the Century House and is interested in the Options and was interested to learn that access from Tanager has been ruled out. He agreed that parking needs to be improved and renovating the facility would be good and he would like to see the existing building retained. Mr. Fike liked the idea of doing something different to improve the facility, but didn't want to see anything that would impact the park.

Beth Green – commented on the number of people that use the park space and was pleased to see that the report was not considering an entrance from the Tanager side. She thanked the Commission and staff for listening to the concerns of the neighbors.

Bruce Bird – spoke about the Firehouse Arts Center and how some of its historical areas were retained. Mr. Bird felt it was important to determine the uses for the Century House before moving forward.

Jean Hazell – advised that her children play in the park and she enjoys the presence of the historical site in the neighborhood. She hoped uses and other parking space for the facility will be considered instead of taking space from the park. Ms. Hazell asked that neighbors be allowed to be more involved in the process for this project. She liked that the City of Pleasanton was looking to renovate this facility.

Justin Doff – thanked staff and the Commission an opportunity to speak on this project. He felt that something should be done to retain the building and conversation should continue regarding the Options. Mr. Doff also wanted the park to be retained as a grass park.

**Chairperson Bowers closed the meeting for public comment at 7:50 p.m.**

Chairperson Bowers agreed with the public comments and felt the Century House and property had a lot of historical value and potential as an area for providing events, but felt before deciding on an expenditure, the Commission needed to determine what it will be used for, i.e. staged as a museum, weddings, events, etc. He would also like to see cost estimates for rebuilding.

Commissioner Wahl stated that she did not want to see a replica building built on the site because there are so few historical places left. She was not interested in moving forward with Option 1, but would consider Options 3 and 4 and felt these Options offered a return on investment by being able to hold weddings and events there. Commissioner Wahl felt it was important to the community to retain historical buildings and would like for the building to be saved as well as the integrity of the inside of the building. She also felt there were a lot of opportunities for uses.

Chairperson Bowers discussed with Commissioner Wahl the uses she felt could be provided in the facility. She felt it could be offered for weddings, Bar Mitzvahs, etc. with flexible uses upstairs and embracing the house as it stands without losing the historical factor.

Commissioner Deckert echoed Commissioner Wahl's comments and indicated he preferred Option 3. He would like to retain the look of the house and make improvements so it will once again become a popular facility. Commissioner Deckert also liked the idea of being able to use the facility for City programs.

Chairperson Bowers asked about previous programming at this facility and Commissioner Fields advised that they included cultural arts, weddings/funerals, tea parties, croquette events, Pleasanton Art League events, etc. Staff also noted that 50 people could be inside the house with an additional 70 on the outside. Chairperson Bowers indicated he would like to learn how many times the facility was used in a year. Ms. Crose advised that staff would need to pull information on revenue and expenditures.

Commissioner Fields indicated that she liked the report and provided information on how the Century House had belonged to the family of her sister-in-law and some historical facts about the facility. She felt that neighbors and the historical society should be included in further discussions on this project and commented on the significance of the building. Commissioner Fields suggested an outbuilding be considered for ADA bathrooms and a catering kitchen instead of trying to make improvements inside. She asked about the purpose of an elevator and was advised

by Mr. Kirkpatrick that it would provide ADA accessibility to the second floor and meets code requirements.

Commissioner Fields felt there was space for an outbuilding without interfering with the window locations of the Century House. She also suggested bathrooms and a bridal room be included upstairs, the fence be extended to allow for increased parking so no parking would be needed in front of the building.

Commissioner Fields questioned whether the Fire Department had agreed to there being no exit from the rear fence. Mr. Dolan advised that an emergency exit would be required.

Chairperson Bowers asked about the recommendation to put an ADA bathroom in another facility. Mr. Kirkpatrick advised that bathrooms would be required in both buildings.

Commissioner Wahl asked about working with companies that specialize in doing renovations for historical buildings. Mr. Dolan advised that staff would need to check on this and Mr. Kirkpatrick commented on prevailing wage requirements for building.

Chairperson Bowers asked Mr. Kirkpatrick about the original location of the kitchen in the facility.

Commissioner Hekl indicated she did not approve of Option 1 and wondered about making changes to the Century House that were historically correct and would like to know more about the many uses for which the house could be used. She commented on the Firehouse having historical portions saved and new sections build and felt she needed to know more about this as an Option.

Chairperson Bowers questioned whether a historical study had been done on the Century House. Mr. Dolan advised there was not, but it was one of a kind and many would like it to be retained.

Chairperson Bowers stated he would not approve for the Century House to become a museum and would like for both floors of the building to be renovated. He felt the walls could be changed but everything should remain as close to what they are currently. Chairperson Bowers indicated that he too would like to learn more about uses for the facility and felt there were more use opportunities with Options 3 and 4.

Mr. Dolan provided information about traffic noises and Commissioner Hekl felt it would be helpful if the Commission was provided information about events and activities at the facility from previous years. Chairperson Bowers also asked that the Commission be provided information for rebuilding. Commissioners Wahl and Fields indicated they would not be in favor of such, but Chairperson Bowers felt it was important for the Commission to have the information and Commissioner Hekl agreed that all Options should be considered.

Commissioners were provided copies of email communications on this matter from Nolan Wheeler (4-8-19), Don Fike (4-8-19), Joan Johnson (4-11-19), and Bruce Larson (4-11-19).

**5. Review the Concept Plan and Public Input for the Valley Trails Tot Lot and Provide a Recommendation**

Item deferred until the May meeting.

**6. Review and Discuss Library and Recreation Department Inclusion Services Program Evaluation and Enhancements.**

Ms. Crose noted that in July 2016 the City began a process to improve inclusion services and accessibility in Library and Recreation programs and Inclusion is a value of the Department that ensures every member of the community has the chance to enjoy programs and facilities available in Pleasanton. She reviewed with Commissioners a PowerPoint presentation that detailed the Eight-Step Inclusion Process identifying those steps completed and those still in-progress. Ms. Crose also advised that in January 2018 an Ad-Hoc Inclusion Committee was formed comprised of Library and Recreation and City Attorney employees who has:

- Identified an Inclusion Coordinator from within the existing department
- Addressed the eight-step process as referenced
- Modified current publications
- Developed an in-take form
- Completed an accommodation request process
- Finalized a Consent and Direction to Staff for the Self-Administration of Medicines Plan and Form
- Launched an inclusion page for the City website.

Chairperson Bowers noted that this had been reviewed by the Bicycle Pedestrian and Trails Committee at their recent meeting and they were happy with the Inclusion Program and that the City of Pleasanton is taking all of the extra steps. He questioned who would be assessing participants and Ms. Crose advised that it would be the Inclusion Coordinator. She provided information about accommodations and how they would be handled as well as other aspects of the Inclusion Services Program.

Commissioner Fields discussed with Ms. Crose how medications would be administered to small children and Chairperson Bowers asked for a clarification about Quasi-medical or medical supports and the online and printing of forms. Ms. Crose also provided information on how the City would maintain a record regarding requests for reasonable modifications.

Commissioner Fields questioned whether registrations were all online and the difficulties experienced at the Senior Center with people who do not speak English. Ms. Crose advised that there are staff members that speak many languages and the City also has phone accessibility to interpreters for many languages.

Commissioner Deckert indicated that he liked that the City of Pleasanton has taken the steps in the Inclusion Services Program, but wondered why the Library was not a part of the original scope. He also commented on the lack of Paratransit lap belts and suggested inclusionary services include bus trips to the ridge.

Commissioner Wahl asked about the impact of privacy laws and Ms. Crose advised that the Inclusion Coordinator is aware of such and has to be sensitive on how he approaches people. She also advised Commissioner Wahl that the City's attorney's office would be contacted before any information was shared.

## **7. Parks Maintenance Division Quarterly Report for October-December 2018 (Q4) and January-March 2019 (Q1)**

Mr. Stewart reviewed with the Commission the October-December 2018 and January-March 2019 Quarterly Reports commenting on the following:

Bernal Community Park – installation of over 300 yards of mulch, new rail and trolley installation for the zip line, and installation of one raptor perch as a local eagle scout project.

Cubby's Dog Park – removal of illegal BMX bike installation and installation of nine new bollards near the new parking lot.

Tawny Park – re-surfacing of two basketball courts with an acrylic overlay to extend life of the courts.

Woodthrush Park – installation of a Free Little Library with a local girl scout troop.

Augustin Bernal Trail – installation of a new garden as a local eagle scout project and removal of large rocks and regrading trail bed.

Commissioner Wahl asked about installation of bat boxes and Mr. Stewart advised that one has been installed at Callippe Golf Course.

Chairperson Bowers discussed with Mr. Stewart the use of bike racks at 200 Old Bernal Avenue.

## **8. Park Projects Status Report for October 2018 – March 2019**

Mr. Gruber reviewed the report with Commissioners commenting on the following projects:

### Lions Wayside and Delucchi Parks

- Four schematic plans for Lions Wayside and Delucchi parks were presented to City Council for review and discussion on October 2, 2018.

- On December 18, 2018 the City approved a professional services agreement with MIG in the amount of \$156,105 to update the Lions Wayside and Delucchi Parks Master Plan.
- City Council prioritized Wayside and Delucchi Parks on March 19, 2019 when Council adopted their two-year Work Plan.
- New hurdle with the Regional Water Quality Control.

#### Pleasanton Pioneer Cemetery

- On February 22, 2019 the City authorized their on-call consultant, Callander Associates Landscape Architecture, to provide construction documents for Phase 3 of the cemetery.
- City Council prioritized the Pioneer Cemetery Phase 3 improvements on March 19, 2019 when Council adopted their two-year Work Plan.

Commissioner Fields discussed potter skills with Mr. Gruber.

#### Valley Trails Park

- A public outreach meeting for the Valley Trails neighborhood was held March 2, 2019 to discuss the tot lot design. Approx 15-20 residents attended. Main request was to relocate the tot lot closer to the existing playground for 5-12-year olds and the proposed restroom. Residents also requested more shade.
- The revised design in the new location is being presented to the Parks and Recreation Commission.

#### Trails Master Plan

- City Council prioritized the Trails Master Plan on March 19, 2019 when Council adopted their two-year Work Plan.

#### Old Vineyard Avenue Trails

- City Council prioritized the Old Vineyard Avenue trail on March 19, 2019 when Council adopted their two-year Work Plan.

#### Basketball Court Replacements

- Construction was substantially complete on November 23, 2018.

#### Bocce Ball Court Renovation

- City Council prioritized the bocce ball courts on March 19, 2019 when Council adopted their two-year Work Plan.

#### Transportation Corridor Parking Lot

- City Council prioritized the transportation corridor on March 19, 2019 when Council adopted their two-year Work Plan.

#### Miscellaneous Projects

- Hansen Park Playground began in mid-March and is scheduled to open by mid-April

- Centennial Towers – the City is planning to renovate the Centennial Towers Plaza at Civic Park to address problems with lighting, drainage and grading.

Commissioners thanked Mr. Gruber for providing a good report and indicated they were disappointed to learn about issues for Wayside and Delucchi Parks.

## **COMMISSION REPORTS**

### **9. Committee Meetings**

- A. Bicycle, Pedestrian and Trail Committee – no report.
- B. Community of Character – no report.
- C. City/East Bay Regional Park District Liaison Committee – no report.
- D. Heritage Tree Review Board – no report.
- E. Public Art Selection Sub-Committee – no report.
- F. Sports Council – Chairperson Bowers advised that the Council had received a presentation from Mr. Stewart on soil and fertilizers that was very helpful. All Little Leagues have now been combined into one group. They also discussed a Co-sponsored group request process. Ms. Crose advised that this is for enhancements and a mechanism has been created. She provided information about the process and how information is collected for prioritization and advised that this will be brought to the Commission for review. Also, sports groups have been asked if they have funding available that will help with determination.

### **10. Other brief reports on any meetings, conferences, and/or seminars attended by the Commission members.**

None.

## **COMMISSION COMMENTS**

Commissioner Fields was adamant about Century House information being made available.

Chairperson Bowers discussed an email received from Andrew Lambert regarding a skate park and wondered what the next steps should be. Ms. Crose advised that she would defer to Ms. Murphy to advise on how to proceed on this. Mr. Gruber advised that this has been prioritized and budget set aside. Mr. Stewart also commented on CIP funding and design for this. Ms. Crose stated she would discuss with Ms. Murphy about sending a response to Mr. Lambert.

## **STAFF COMMENTS**

### **11. Schedule if Upcoming Meetings and Events of Interest**

Ms. Crose provided information about:

- Earth Day on April 13, 2019
- The Rose Show event – May 11, 2019.
- Arbor Day

### **FUTURE AGENDA TOPICS**

- A. Callippe
- B. Lions Wayside and Delucchi Parks
- C. Owl Box Presentation
- D. Spotorno Project (Planning)
- E. Bringhurst Project (Planning)
- F. Bocce Courts
- G. Library and Recreation Quarterly Report

### **ADJOURNMENT**

There being no further business, the meeting was adjourned by Chairperson Bowers at 9:35 p.m.

**NEXT MEETING:** May 9, 2019