

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO: 1506 (B)

MINUTES



1.0 MEETING CALLED TO ORDER – The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held on Thursday, February 16, 2017. President Clowser called the meeting to order at 7: 34p.m.

1.1 SALUTE TO THE FLAG – President Clowser led the audience in the pledge of allegiance.

1.2 ROLL CALL – Directors Michelle Clowser, Kyle Carlson, Diane Wydler, Steve Kirk and Kathie Ready were present.

***5.1 CHP – (Timed Agenda Item 7:40 p.m.)** – Officer Bauer reported that they have had few complaints from San Lorenzo for the past month. They have continued to monitor Paseo Grande traffic going east and west for speeding. A member suggested that Via Rodriguez be closed off, so that motorists cannot access Paseo Grande from that intersection, to help with the traffic in this area. Another member asked that patrols be increased on Grant Ave towards Washington for speeding, especially early in the morning when children are being dropped off at the schools in that area.

****7.1 House of the Month – 17195 Via Flores, Award Presentation (Timed Agenda Item 7:45 p.m.)** – President Clowser announced that the homeowner was unable to be present. A picture of the home was showed to the audience and President Clowser thanked the homeowner(s) for beautifully maintaining the front yard tree and yard at the home. A \$50 gift certificate to Black Angus will be sent to the homeowner as the prize for this month's contest.

2.0 PUBLIC COMMENT – Items not on the Agenda – Several members thanked staff member Frank O'Dea for his 30-plus years of service. A member reported that the Association partnered with the San Lorenzo Library for the Lunar New Year Celebration this year and it was a huge success. Over 250 people watched the lion dancers at this event. The head librarian reported that this event gave people a chance to see our new library and there was a lot of positive feedback. There will be several events going on in the Library in March 2017 including a puppet show on March 4th featuring the theme "Happy Birthday Dr. Seuss", as well as a program called "Now That's What I Call Writing", on March 12th, featuring local writers. The Library's monthly schedule can be viewed on line or a copy can be obtained at the Library or in the Association office.

A member said that he has seen the area between Mercy Housing and Lamps Plus become blighted, with trash and debris and asked that the county be contacted to look into this. A member asked that some of the hedges at properties be looked at for sight hazards to motorists when turning onto streets. He also reported that the vacant commercial lot at Bockman and Chiquita is also overgrown with weeds. A member thanked Staff, the Board and the Sheriff's Department for helping with a home next door to him. He read a list of violations that had occurred at the property and asked for assistance with the Sheriffs' parking enforcement for some of the vehicles which belong to this residence, and were parked in the street and filled with debris. A member thanked the Association Staff in the office for their hard work and said that he appreciates all that they do. Several members thanked the Association and the San Lorenzo Library for this year's Lunar New Year. .

***** 7.2 Demmon Partners' Presentation (re: new development of Bohannon properties located at Hesperian Blvd. North and South of Via Mercado) – Roy (Terry) Demmon (Timed Agenda Item 8:00 p.m.)** – Demmon introduced himself and stated that he is in the process of developing the old Mervyns lot at the corner of Paseo Grande and Hesperian. His business is located in Redwood City and has been building apartments

since 1960 and he, himself, has been building and managing apartments since 1987. Demmon said that he came to this meeting to introduce himself to the community and would have more details and renderings of his proposal in March 2017. He said that he is proposing an apartment community of 166 apartments with approximately 10,000 square feet of retail on the corner of Paseo Grande and Hesperian. He will be calling the property the "Village Green Apartments" and will be incorporating the sign taken down at Kavanaugh's into this development. The apartments will not be "affordable housing" but would be "market value" and upscale, averaging about 900 square feet and 1.5 bedrooms, 1 bath. Demmon said he had been in contact with the County and Supervisor Chan and the deal is 95% complete. There are some issues with the Specific Plan and the parking restrictions; however he was hopeful that these issues could be worked out.

Clowser asked for clarification as to what area would be developed. Demmon said all areas are included except those on the north side of Paseo Grande. Specifically, the lot where Kavanaugh's was located, the parking lot and the area the old Mervyn's building was located. Director Ready said that the community and Board were under the impression that the properties being developed would not be rentals but market rate townhomes. Director Kirk asked why Supervisors Chan's office did not let the Association know about this apartment development prior to now. The community was expecting owner-occupied buildings with a mixed-use development, and not "for-rent" properties. Director Kirk stated that 10,000 square feet is not enough mixed use for this area that is deemed as a "mixed-use" corridor.

Director Ready was very concerned about any reduction in parking for this amount of units. There is already a problem with Mercy Housing. If a reduction of parking is approved where will the overflow parking go? She said the Specific Plan requires much more retail space with townhomes. She noted that the community wants a couple of restaurants and other businesses. The apartment complexes currently in San Lorenzo have not always had the best upkeep and have increased parking problems on the streets around them. Director Clowser thanked Demmon for attending the meeting. She agreed with Director Ready, parking is a huge issue, even without any new development and it impacts the quality of life in the area. Director Kirk asked whether Demmon would continue to own and manage the development, and asked how the community can get this assurance. He had seen on the Demmon website that they recently sold some of their property to pay down debt. Director Wydler thanked Demmon for coming and for being willing to utilize the community sign that was taken down at Kavanaugh's in his development. She was concerned about the parking and the fact that the community was told this development would be market rate town homes, not apartment rentals. Director Kirk said that the community deserves a downtown. He is not opposed to density, but he said this is San Lorenzo's last chance to have a nice downtown at this location, and it should not settle for less than that. President Clowser asked if Demmon would be willing to increase the retail space in the development. Demmon said he was not considering any increase in retail.

Several members spoke about the proposed project and had these concerns: Rental properties do not have the "vested" interest that home owned properties do. Rental properties do not "sustain" the community in the way that owner occupied properties do. Many members were concerned that Supervisor Chan's office did not let the Association know about the status of this development and that it did not include "market rate" townhomes. They were also concerned that the development was not a "cohesive" plan that included all the properties because the property next to the Public Storage Unit (north of Paseo Grande) would remain undeveloped. There were concerns that this development being too dense with not enough retail space. Many residents spoke about the problems with parking that are already in the area and were concerned about the traffic and parking congestion that this development would generate.

A member asked how many stories the development would be. Demmon said three (3) to four (4) stories. This same member said that the flight path of the Hayward Airport runs right over this development and reminded the developer the need for an EIR. Another member asked if Demmon knew of the minimum units that would be needed to be developed to make a profit. Demmon did not know this number. A member said that according to the specific plan there is supposed to be 24% of this development dedicated to retail.

The Board thanked Mr. Demmon for coming before the Association and the Community. Director Ready asked Demmon to review both the Specific Plan and the Eden Area Plan. She said that according to these plans, the community is entitled to much more retail space in that area than he is proposing in his plan.

3.0 MINUTES FROM THE PREVIOUS MEETING

3.1 Approval of Board Meeting Minutes #1502 on January 19, 2017 – Director Kirk said that the Board just received these minutes and he did not have an opportunity to review them. Director Ready moved to approve, Director Wydler seconds, the motion carries with three (3) ayes (Clowser, Ready, Wydler), one (1) nay (Kirk) and one (1) abstention (Carlson).

3.2 Disposition of Executive Session Minutes #1503 on January 25, 2017 – The Administrator said that the meeting was held to discuss personnel issues and to interview the candidates for the open Board position.

3.3 Approval of Executive Session #1503 January 25, 2017 – Director Carlson moves to approve, Director Wydler seconds, the motion carries with four (4) ayes (Clowser, Carlson, Ready, Wydler) and one (1) abstention (Kirk).

3.4 Approval of Work Session Minutes #1504 on January 25, 2017- Director Kirk said the Board just received these minutes and he has some corrections. Director Kirk moves to postpone approval of these minutes until the next meeting of business, Director Carlson seconds, the motion carries with four (4) ayes (Clowser, Carlson, Kirk, Wydler) and one (1) abstention, (Ready).

3.5 Disposition of Executive Session Minutes #1505 on February 15, 2017 – President Clowser reported that this meeting was to discuss Code of Conduct Violations.

3.6 Approval of Executive Session Minutes #1505 – Director Wydler moves to approve, Director Carlson seconds, the motion carries with four (4) ayes (Carlson, Clowser, Ready, Wydler) and one (1) abstention (Kirk).

4.0 COMMITTEE REPORTS

4.1 Community Event Committee – Director Wydler reported that Lunar New Year went very well partnering with the San Lorenzo Library. The next event the committee is working on is Earth Day, which will be held on Saturday, April 15, 2017 at the Association grounds. More information will follow at the next Board meeting.

4.2 Ad Hoc CC&R Implementation Committee – No report, the committee did not meet.

5.0 COMMENTS FROM PUBLIC AGENCIES

***5.1 CHP –** *See above, timed agenda item (7:40 p.m.)*

5.2 Sheriff's Department – Deputy Gordon reported that he had no crime statistics for the meeting, but they will drop off copies at the Association office within the next few days. There were three (3) robberies that occurred in the past month. Two of these robberies occurred at Bank of the West and one at the San Lorenzo Commons. The suspect used a knife and a gun for all three (3) robberies and has been arrested. There was a grow house of Via La Jolla where over 1000 marijuana plants and 14 pound of dried marijuana was seized and the operation was shut down. The Sheriffs Department started their first Spanish Speaking Citizens Academy last night and over 100 participants attended.

A member thanked the Sheriffs for apprehending the robber at Bank of the West; his father was one of the victims who were robbed, but unharmed. A member asked what happened to the marijuana dispensary at the end of Grant was. Deputy Gordon said that that the Sheriffs obtained a search warrant and seized all the drugs and cash at the business and it has been permanently shut down.

5.3 Supervisor Wilma Chan – District Representative, Karina Rivera, apologized about the confusion around the Demmon project and the issue of “market rate” housing” versus “rentals”. She did not recall any mention of the project being “rentals” or “housing”. She understood that the development itself would be “market rate”, and did not mean to give the wrong impression to the community. She said that in the future, her office will make sure any communication is clear and encouraged the Board and/or homeowners to contact her.

The Supervisor continues to offer free tax preparation assistance for Seniors at their San Lorenzo office from 5:30 to 8:30 p.m. on Mondays and Wednesdays and all day on Saturdays. Rivera reported that there have been some updates for the Medical Cannabis Ordinance. The number of dispensaries in the Eden Area will not change, even though the ordinance allows three (3) in the unincorporated area. The Supervisor is working to make sure no more come into the San Lorenzo. Dispensaries limits of operation to 1000 square feet from any church, school or park, has been maintained and there will be no reduction to this limit. The County has also reconsidered allowing dispensaries to have an “unlimited” amount of cannabis at a facility. They have set a limit of no more than “100 lbs” for any one dispensary. The county will be coming back before the Association Board to discuss these changes. Rivera said the Community Identifier Project is moving forward and members on the art selection committee have been chosen including member Randy Wage and Don Clowser. The Supervisor’s office also has several openings on various committees and Rivera encouraged interested members to contact her office or check out their website.

The Board and several members asked Rivera if Supervisor Chan is in favor of the Demmon Apartment Project. They were concerned that Supervisor Chan has not been to an Association Board meeting and heard what the community wants for this area. They questioned why this plan was even being discussed when it goes against the Specific and Eden Area Plans. Rivera said that if the community does not want this development, the Supervisor will not push it through. She said that she would pass on the concerns she heard tonight to the Supervisor.

5.4 Zoning Adjustments – Assistant Director of Zoning, Rodrigo Orduna, was present. He said that a zoning report was on the back table for all members interested and encouraged anyone with zoning concerns to contact him at 510-670-6556.

6.0 FINANCIAL REPORT (motion required)

6.1 Approval of Expenditures – Director Wydler moves to approve, Director Carlson seconds. Director Kirk had a question about one of the items in the expenditures related to the employees’ salaries-401K. The Administrator said that he would research the issue and get an answer to the Board by the next day. Director Wydler withdrew the motion and asked that the Board review the item and postpone approval until the next Board meeting.

7.0 OTHER BUSINESS (motions may be required)

****7.1 House of the Month – 17195 Via Flores, Award Presentation** (*Timed Agenda Item 7:45 p.m.*)- See timed agenda item above.

***** 7.2 Demmon Partners’ Presentation (re: new development of Bohannon properties located at Hesperian Blvd. North and South of Via Mercado) – Roy (Terry) Demmon** (*Timed Agenda Item 8:00 p.m.*) – See timed agenda Item above.

7.3 2016 President Report — President Clowser thanked her fellow Board members and the members of the Association for their support in the past year. She said our community and board volunteers have helped bring the Association together and keep it strong. She thanked Association staff for their hard work and dedication and said that the Board continues to enhance its partnerships with local businesses and County Agencies.

7.4 Proclamation- Vice President Kyle Carlson – President Clowser read a Proclamation commending Director Kyle Carlson for his service to the Board, the Association, and the community at large.

8.0 ADMINISTRATOR’S REPORT

8.1 Operations – The Administrator reported that there were multiple leaks in the Community Hall ceiling. The HVAC company was called and also a roofer. It appears that the problem has been resolved; however the HVAC company will be out next week to inspect and make any necessary repairs. The Association’s office phones had several problems over the past few weeks, but have now been repaired. The Administrator thanked everyone who participated and helped with the Lunar New Year Celebration. The March work session will include a Board Review of the 2017/18 Budget, all are welcome to attend. The date for this work session will be determined by the new board.

8.2 Assessments – 2017– The Administrator reported that the lock box is working well. As of today, approximately 1000 homeowners still need to pay and late letters will be sent the first part of March 2017.

8.3 Election Results- The Administrator congratulated Emanuel M.S. Robinson who was interviewed by the Board along with another member and subsequently chosen by the Board for the open seat. The Administrator said that Director Robinson comes to the Board with a lot of knowledge about the community and a strong financial background; he will be an asset to the Board.

9.0 LIENS AND VIOLATIONS REPORT (motion may be required) – The Administrator said there were three (3) liens released since the January Board meeting. The violation letters were as follows:

VIOLATION LETTERS January 2017	
Violation	# of Letters
Inoperative Vehicles	11
Recreational Vehicles in front or side yard	4
Yard Maintenance	37
Unpaved Parking	5
Holiday Lights	0
Building Maintenance	0
Work on Cars	0
Barking Dogs	0
Prohibited animals	1
Excessive noise	0
No home business	0
Other	14
Multiple violations	29
Plans Needed	9
Total	110

Director Ready moves to approve the liens and violation report, Director Wydler seconds, the motion unanimously.

10.0 BOARD REPORTS – Director Ready and Director Wydler thanked President Clowser for her service as Board President in the past year.

12.0 ADJOURNMENT – President Clowser closed the meeting in honor of Director Kirk’s father, William Kirk and her mother Shirley Clowser who both passed away this year. The meeting adjourns at 10:23 p.m.

Respectfully Submitted,

Diane Wydler

Secretary/Treasurer

Recorded and Transcribed by: Kathleen Harrigan, Operations Manager

Reviewed by: Eugene Osipov, Administrator

Final