

**Minutes of the Point Richmond Neighborhood Council Meeting
Point Richmond Community Center, February 23, 2005**

Board Present: Don Woodrow, Jeff Lee, Fred Frye, Artrese Morrison, Gene Scott; Rod Satre
Meeting called to order at 7:33 p.m. by President Don Woodrow.

Agenda/Minutes Review:

The January minutes were approved as submitted.

Officers' Reports:

Treasurer: Artrese Morrison reported the following:

Accounts	Recent Activity	Current Balance
Bishop Alley Path		697.39
Ferry Point		631.34
Wig Wag	None	2,970.94
General Account	+\$ 70 dues deposit	5,042.51
	-\$ 50 website fee	
	-\$ 16.41 reimbursem't	
	-\$57.46 mailing fees	
Total		\$ 9,342.18

Beat Officer's Report:

Officer Daryl Jones introduced himself as the officer assigned to Pt. Richmond. In addition to policing, he can also serve as liaison to public services. He asked residents to give him an opportunity to help: pager # 510-243-7118; v/m 510-621-1212x7085;

Call Report: 150 January calls including 10 false alarms, 13 stolen vehicles, 8 suspicious persons, 8 recovered vehicles; 90 February service calls (to date) including 9 alarms, 8 suspicious vehicles, 6 occupied vehicles.

Concerns: Concern expressed regarding illicit activity occurring on Scenic Drive in early a.m. hours; Officer Lawson, night shift officer for Pt. Richmond will follow up with patrols; vagrants sleeping in Plunge doorway and else where in the town center reported.

Vice President's Report: Jeff Lee reported that a new consortium of local residents had formed a limited liability corp. to pursue other approaches to the RR land, trainmasters building and property at the foot of Cutting Blvd. The intent is to maintain local control appropriate land use for the east entrance to Pt. Richmond. Contact Margaret Morkowski, 510-234-4219 for more details.

Design Review Committee:

- 240 Buena Vista—last minute no show;
- Mike O'Mahoney's single family home on East Scenic (formerly, and incorrectly referred to as Buena Vista): Approved with condition that applicant augment existing road pavement to achieve a total pavement width of 18 ft. along the entirety of the property frontage on East Scenic.
- Eddy & Tewksbury—landscape and aesthetic improvements.
- Consent approval recommended; so moved, seconded and approved.

Old Business:

1. **"Welcome to Pt. Richmond" Signs Update—Jeff Lee.** Scott Gillespie, the local resident who sponsoring this idea, has been communicating with Jeff; design ideas may be forthcoming next month

Q: Porta-Potty issue on public land at the bus turn-around; is something being done?

A: Jeff indicated the City was supposedly going to inform AC Transit that the facility was illegal but this didn't appear to be a priority.

Action: Moved, seconded, passed unanimously that the PRNC president should send a letter to the City regarding residents' desire that the porta potty be removed from public land.

- 2. Update on Sewer Operations—John Whitfield, VEOLIA Corp.** Mr. Whitfield noted that sewer upgrades continue and, effective 10/15/04, they had assumed storm drain, etc. management from the City. A major project currently is research and remediation regarding odor management. He introduced Bob Richardson, owner of Pacific Rim Design & Development, Inc., and project manager for the odor research/recommendations study.

Mr. Richardson, a chemical engineer and odor specialist, described the necessity of obtaining baseline measurements throughout the neighborhood now to create essentially an "odor fingerprint" map of the area using highly specialized, complex instrumentation. His firm will resurvey in early summer and, comparing data with the baseline, determine odor sources related to the plant and offer recommendations for priority areas for remediation. Finding and recommendations will be presented to the PRNC in early fall.

Contact info: Mr. Richardson—888-290-8151; bob@prdd.net; Mr. Whitfield—510-412-2001. Several members commended VEOLIA on its responsiveness.

- 3. Alternative Plans for Terminal One (Pt. Richmond Shores) Development—Bruce Ross & Chris Curtis, Coalition of Concerned Citizens.** The presenters represent a grass-roots community group opposed to Toll Bros. development plans on a prime land resource with historical significance. They stress they are not anti-development but that the community and property deserve a much better plan than Toll has presented. Among key concerns: Toll's plan has massing and density inappropriate for the site; 40% of units have no water views; Bay Trail and pier use plans are inadequate; view corridors rounding the Point are virtually meaningless and aesthetically the design does not relate to the area. They presented an architectural design alternative as a stimulus to more creative thinking providing benefits for developer and community alike. A representative synopsis of questions and responses:

Q: Why not build a big landmark tower with a minimal footprint [e.g. Emeryville]?

R: Wouldn't be at all appropriate for the space; Brickyard Landing is a good example of appropriate scale.

Q: Given the City's proposed approach to imposing restrictions on design review processes to the footprint only, additional considerations regarding landuse, etc. may not be allowed.

R: Our plan is not intended to be a replacement—but to provide input to Toll regarding different approaches. Their architect, responding to our proposals, said "I could work with this."

Q: What's the density of your approach?

R: Ours' is 290 units, their's 289; we are not anti-development and want to be reasonable and viable. We believe our approach which results in 88% of units with water views, for example, increases the value to the developer.

Q: Height?

R: 72', same as Toll's plan. With our project move back against the hill and Brickyard Cove Road routed in front and along the water, the scale of the project is less problematic. They will need to get a general plan amendment and variances in any event. Also, the EIR mandates examination of alternatives and our proposal presents a viable one.

Q: Is it true that Richmond Yacht Club opposes BYC Rd realignment?.

R: Not aware of their opposition.

Q: Who are the key players and what's the City's stance, since they're on the hook with the developer?

R: In addition to the City and Toll, Redevelopment Agency is another key player. EBRParks would need to grant a small easement. The City is anticipating \$14 million and has already committed \$6-7 million for toxic remediation already underway. So, the City wants this to move.

Q: Your plan also minimizes the environmental mitigations of the toxics on the site.

R: Yes.

Q: How can we best be informed of where to show up to voice opposition to Toll and support for your approach, get updates, etc?

R: Check our website: www.cccpointrichmond.com

4. **Wig Wag Commemoration Committee Report—Margaret Morkowski:** The Committee, formed last month to pursue recognition efforts for the historic wig-wags proposes 3 recognition plaques, similar to those placed elsewhere in town by the History Association, which would: describe Pt. Richmond's historic role as terminus for the transcontinental railroad; characterize the uniqueness of the wig-wags specifically; and characterize the relationships between the community, RR and the wig-wags. They are targeting a 5/15/05 dedication, in concert with the Pt. Richmond History Assn's commemoration activities. Placement of plaques still to be determined with a possibility being on the Plunge property. **Action:** Moved, seconded and unanimously approved to allocate up to \$2500. from the wig-wag fund for furthering the project.

Monies left in the fund are to help with future maintenance; Margaret will follow-up with new superintendent Ronnie Russell regarding the RR's obligation to keep the wig-wags operational.

New Business: There was no new business before the Council

Neighborhood/City/PRNC Committee Reports:

Pt Richmond Safety Committee: Pursuing possibility of more first aid classes; Don Woodrow will follow up with the fire chief re: Pt. Richmond fire station coverage;

PRAM: Don Woodrow will ask PRAM to report at the next PRNC meeting regarding their plans to expand services and new programs.

Pt. Molate Re-Use: Things are progressing with focus at this stage on the Navy's continuing clean-up activities.

Viewpoints: The City has selected a contractor to initiate work on three projects.

No further business was conducted and the meeting adjourned at 9:02 p.m.