MONTHLY GENERAL MEETING

Thursday, January 29, 2015

LOCATION: Annex Senior Center, 5801 Huntington @ Santa Clara

STARTING TIME: 7:00 PM SHARP

(Length of time per agenda item is only approximate; more time allotted if necessary.)

1. **Call to order:** Pledge of Allegiance; welcome and introductions; announcements – 3 min.

2. **Finance Report:** Tom Hoffman, Treasurer (finance report given quarterly) – 3 min.

3. **Minutes of General Monthly Meeting** – 2 min.

4. **Board Officer Announcements** – 3 min.

5. **Richmond Police Dept. Report:** Ofc. Lane Matsui – 10 min.

6. a) **South Shoreline Specific Plan:** Proposed expansion of the South Shoreline Specific Plan boundary areas for major development, and upcoming EIR public comment period.

   b) **Sign Ordinance:** Public Hearing before the City Council is Tuesday, January 20th for the proposed text amendments to permit Digital Advertising Billboards and Digital Signs up to 60 SF over the counter for any commercial business that wants one in the Regional Commercial Districts.

7. **Proposed Building and Planning Projects:** 10 min. ea.

   a) 5620 Central (former Dolan Lumber site), proposed density bonus, 155 apartment units; Alexis Gevorgian, AMG & Associates, LLC, developer

   b) 1933 Carlson, proposed second dwelling unit on interior lot; Manuel Torres, architect

8. **In brief – Reports; project & committee updates:** 5 min. ea.

   a) Streets/Traffic Committee Update: I-80 Central Ave. Interchange Improvement Project, Dave Harris, co-chair; Jeff Jones, chair

   b) Planning/Zoning Committee Update: South Shoreline Specific Plan, Mary Selva, chair

   c) Richmond Neighborhood Coordinating Council Update: Garland Ellis and Jerry Yoshida, RNCC representatives and board members

   d) Public meeting of the Community Advisory Group (CAG) is Thursday 2-12-15, 6:30-9pm, Richmond Multi-Purpose Room (located in basement) of 440 Civic Center Plaza (old Hall of Justice at downtown City Hall). CAG is a group of volunteers who provides an opportunity for all affected and interested citizens to openly learn, discuss and provide advice to the CA Dept. of Toxic Substances Control regarding cleanup activities at the former Stauffer Chemical/Zeneca site. Public participation is strongly encouraged. CAG provides an open forum for public input. To serve on CAG, contact Carolyn Graves at 625-4459.

9. **Good of the Order** limited to brief general interest announcements; adjournment. RANC: (510) 375-7769

Our 40th Year! – “Together We Continue To Make A Difference!”

YOUR PARTICIPATION in this wholly independent volunteer group is significant in our City's decision-making process.
Call to Order: Mary Selva, President presiding. Pledge of Allegiance.

Finance Report: Tom Hoffman, Treasurer; Finance Report given quarterly.

Crime Stats for the Month of December 2014:

9 Residential Burglaries—5500 block Jefferson; 1500 block Santa Clara; 2000 block Santa Clara; 5600 block Huntington; 2000 block San Luis; 5800 block Alameda; 1700 block Carlson; 1500 block Merced; 1900 block Santa Clara
2 Auto Thefts in Residential Area—2100 block of San Mateo; 5500 block Columbia
3 Auto Burglaries in Residential Area—1500 block Carlson; 1700 block Mendocino; 1800 block Butte
1 Auto Theft in Commercial Area—3200 block of Pierce
6 Auto Burglaries in Commercial Area—Five at 3200 block of Pierce (Pacific East Mall area); one at 3100 block of Pierce
5 Petty Thefts—1900 block of Santa Clara; 2800 block of Carlson; 5700 block Carlos; 1800 block San Benito; 3200 Pierce
2 Vandalisms—5800 block of Alameda; 6200 block of Santa Cruz
1 Assault with Firearm—2900 block of San Mateo
2 Batteries—10600 block San Pablo; 1500 block Carlson

Positive News: As of 6 p.m. Dec. 31, 11 criminal homicides had been recorded in Richmond in 2014, not including three killings that were deemed self-defense, making it the lowest total on record dating back to 1971. The total also was down from 16 in 2013 and 47 in 2007.

Remember: Do your part and continue to keep a hawk eye out for any suspicious activity in your neighborhood and be sure to keep a log (dates & times, make, model, color, and license plate number of vehicle/s; description of person/s involved—i.e. gender, race, age range, build, hair color, detailed description of clothes they were wearing), and report it to the Police Dept. at (510) 233-1214. Ofc. Lane Matsui can be reached at (510) 621-1212, Ext. 6530 or email lmsu@richmondpd.net. If you’re interested in starting a neighborhood crime watch on your block or getting signs, warning criminals that “Neighbors are Watching Out for Each Other,” contact the City’s Crime Prevention Coordinator at (510) 620-6538 or RANC at (510) 375-7769 to get you started.

Illegal Dumping is a Crime and costs tax payers thousands of dollars each year. Setting items along the I-80 Soundwall on San Luis or So. 56th Street for the city to pick up is illegal dumping. To report illegal dumping in progress, call the police immediately (510) 233-1214. To report something that has been illegally dumped call (510) 965-4905. Residential customers have a new option to request annual bulky item service at no-cost, e.g. couches, mattresses, large appliances. Residents must call Richmond Sanitary Service (RSS) customer service (510) 262-7100 in advance to schedule a free pick-up of up to three bulky items. Each year, residents will receive annual participation guidelines and 2 annual reminders from RSS.

REACT/CERT – Are You Ready?
Do You Have A Plan?
Do You Have An Emergency Aid Kit?
Do You and Your Family Know What to Do if There is a Major Disaster?
Be Prepared with Peace of Mind
Learn and Get Information

The goal of the CERT program is to empower our community to prepare and overcome the effects of any disaster that can disrupt our daily lives. Many members of the neighborhood team have taken the free CERT training that Richmond provides and we use that training as we prepare for a disaster when emergency services would not be readily available. For more information about the neighborhood team and how you can help out, please contact the Annex CERT team: annexcert@gmail.com. For example, we’re looking for volunteers who would be willing to look around their area immediately following a disaster and let the CERT team know if there are disaster-related problems, such as people who need assistance, fires, or collapsed buildings.

Planning/Zoning Committee Update – Zach Roth presented his plans for a 551 SF rear 2-story addition to single-family home at 5539 Van Fleet. Jeff Sochet presented his plans for total of 481 SF 1st floor and 2nd floor additions to single-family home at 1636 Butte. Motion made by Jerry Yoshida, seconded by Dave Harris to approve both single-family home projects was supported. Manuel Torres, architect, presented plans for a 464 SF single-story, detached 2nd dwelling unit at 1933 Carlson. He will return next month with completed plans and showing easement on parcel lot. The plans for the 4-Amigos Truckeria Outdoor Food Vendor at 3223 Pierce Street (Richmond/Albany borderline), was not listed on the Planning Department’s current project list, and therefore was approved by the Planning Commission without going before the Neighborhood Council. RANC attended the Planning Commission meeting on short notice, and recommended some improvements to the Truckeria Plan, which were supported as part of the conditions of approval.
Current Updates

7. **Important Message from EBMUD to RANC:** Despite recent rainstorms California remains in a severe drought. EBMUD Board of Directors is grateful that customers surpassed the 10% conservation goal set early this year, saving nearly 13%, and thankful that our planning and investments enabled us to supplement Mokelumne River supplies with federal water in 2014. Customers’ continued wise water use and EBMUD’s drought outreach have allowed us avoid harsh cutbacks and be judicious in taking water from our federal contract allotment. However, 2014 is ending as the third dry year in a row in California, an uncommon situation that calls for vigilant action to assure reliable water supplies in the coming years. On December 9, 2014 the Board of Directors issued a call for increased customer conservation and directed staff to be ready to deliver more federal water to protect our region from the risk of critical shortages should this historic drought continue in 2015. They are asking customers to voluntarily conserve 15% in 2015 compared to what they used in 2013. Some customers may find it hard to cut back further. EBMUD offers a wide range of conservation services at no cost to help residents and businesses find ways to reduce their water use, plus rebates to support customer investment in water-wise fixtures and outdoor landscaping. They are aggressively looking for water system leaks and striving to repair them quickly and they encourage customers to do the same. For more information, contact Greg Chan at 510-287-0135 or gchan@ebmud.com.

8. **Proposed High-Density and Compact Housing Development (155-units) at 5620 Central Avenue.**

**Public Hearing will be held before the Planning Commission on Thursday, January 15th, 6:30 PM, 450 Civic Center Plaza,** to consider adoption of a Mitigated Negative Declaration and approval of a Conditional Use Permit for a Density Bonus with incentives for reductions in parking spaces and private/common open spaces, and increased building height beyond the required 35’ height limit (3-stories) under MFR-2 of the Zoning Ordinance.

We recently reviewed a petition from the property owners in El Cerrito who have taken the position, shared by many neighbors in El Cerrito and Richmond Annex and who criticized the scale of the complex, that the project is simply too big for the neighborhood. More importantly, 100% of the property owners in El Cerrito were never notified of the 30-day public comment period. This is a significant number of the properties surrounding the project site (77%), which were left out of the process. The plans and scope of work proposed are inadequately identified to render a satisfactory environmental negative declaration or density bonuses. Although the number of units has been reduced from 172 to 155 units, the project is still massive. There are private/common open space, height, parking, and other code requirements that do not substantially comply with the development standards. The vicinity plans, neighborhood context sketch and elevations of surrounding buildings with new building shown, detail of onsite creek canal, drainage plan, traffic appendixes, insufficient neighborhood notification—all of these extremely important information factors were not provided, and need to be corrected and re-noticed. Due to the magnitude of building project and risk for uncontrolled discharges from ground level garage into creek’s on-parcel site concrete canal, and the increased volume of runoff from project rooftops and the amount of pollutants that the runoff carries into the nearby Cerrito Creek and the Bay, the California Department of Fish & Game is cautiously reviewing the plan. The project is located in a “Special Flood Hazard Area,” bounded by Carlson Boulevard (east) to the Bay Shoreline (west), and from Central Avenue (north) to the Contra Costa / Alameda County borderline (south), as identified on FEMA map. It is classified as a high prone flood area. That’s because this particular area receives a substantial amount of storm water runoff from the El Cerrito Hills and was formerly marshland (now fill). When high tides coincide with heavy rain, storm water backups and flooding are expected, particularly in this low-lying area of the City. During the rain storm of December 2014, a significant amount of storm water rushed through the onsite creek canal. The project needs an EIR considering acute traffic problems along Central Avenue, high prone flood area, and other important factors that need to be adequately addressed.

Proposed development at 5620 Central Avenue (between Belmont and San Mateo); building height 61’–66’ at its max.
The newly constructed building on the southeast corner of San Pablo and Ashby Avenues in Berkeley is 60 feet, as verified with city records.

5620 Central Avenue - Aerial view simulation of building project in relationship to the surrounding neighborhood.
Dear Richmond Annex Neighbor,

If you haven’t renewed your membership, you will find an asterisk * next to your name on the mailing label of your RANC mailer. Please take a moment to send us a check for the incredibly reasonable dues listed below. The money is used for flyers on important issues or public hearings, letters, other necessary copying, mural touch ups, and now for printing our newsletter and postage.

The Richmond Annex Neighborhood Council is a non-partisan, wholly volunteer group dating from postwar 1940s. Founded under its present name in 1974, the Richmond Annex Neighborhood Council (RANC) represents a long proven example of what the Neighborhood Council is intended and best able to accomplish. We are a founding member of the Richmond Neighborhood Coordinating Council (RNCC), an umbrella group of all neighborhood councils throughout Richmond, under the wing of the City. Meeting monthly for now 40 years the RANC has maintained active involvement in development, crime, traffic, schools, parks, environmental problems, and shoreline issues for the Greater Richmond Annex area. Some people operate businesses in the Greater Richmond Annex area that have long been supportive members. Our long success has resulted from the trust and good faith of neighbors able to place community beyond purely personal agendas. It is a record we share with pride.

Your membership is encouraged. Our Council depends upon its members to participate, help their neighbors, and community.

**Annual membership dues are due each spring:** $7 per household, $5 for seniors, and $10 for businesses.

Please return completed application below for renewal or new membership. You will receive the RANC mailer with the meeting agenda, minutes of prior meeting, and other information concerning the Greater Richmond Annex area and our City. Below, you may also add your name to our RANC Email List to receive information about important updates or events. Your private information WILL NOT BE SHARED OR USED FOR OTHER PURPOSES. Our meetings are on the 4 th Thursday of every other month, at the Richmond Annex Senior Center (the old firehouse), 5801 Huntington Avenue (corner of Santa Clara St.).

Note: An asterisk * on your mailing label means it’s time to renew your annual membership. Please remit dues, along with completed membership application below. Thank you

---

**RANC Membership Application**

Please complete form and send it with your annual membership dues, $7 per household, $5 for seniors, and $10 for businesses to: **Tom Hoffman, Treasurer, Richmond Annex Neighborhood Council or RANC, P.O. Box 5436, Richmond, CA 94805.** Make check payable to RANC or Richmond Annex Neighborhood Council. Do not send cash.

<table>
<thead>
<tr>
<th>Name __________________________</th>
<th>Phone # __________________</th>
<th>Fax # __________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address ________________________</td>
<td>City ______________________</td>
<td>State __________ Zip __________</td>
</tr>
<tr>
<td>Email address (if you have one) __________________________</td>
<td>Date __________________</td>
<td>Amount __________________</td>
</tr>
</tbody>
</table>

- [ ] New Membership  - [ ] Renewal  - [ ] * Willing to do Volunteer Work

- [ ] Parks & Shoreline  - [ ] Fairmont School  - [ ] Emergency Preparedness  - [ ] Neighborhood Cleanup
- [ ] Planning/Zoning  - [ ] Streets/Traffic; Carlson  - [ ] Stauffer/Zeneca Cleanup Advisory Group
- [ ] Code Compliance  - [ ] Annex History  - [ ] I-80 Sound wall; Landscape Maintenance
- [ ] Alvarado School  - [ ] Annex Block Party  - [ ] Welcome Wagon

* If you are interested in joining any of the RANC committees, please check one of the boxes below:
Do Your Part: Move Your Vehicles on Annex Street Sweeping Days
4th Thursday odd address #s; 4th Friday even address #s, 8am-11am

Important Meeting Date: Thurs. January 29, 2014
- 5620 Central Ave, proposed Density Bonus for 155 units—Public Hearing before Planning Commission, Thurs. Jan. 15th
- Sign Ordinance, proposed Digital Advertising Billboards and Digital Signs—Public Hearing before City Council, Tues. Jan. 20th
- South Shoreline Specific Plan, proposed expanded boundary area for development
- 1933 Carlson, proposed 2nd dwelling unit

Richmond Annex Neighborhood Council
Founded 1974 PO Box 5436, Richmond, CA 94805 * Neighbors Helping Neighbors *

WE THE ANNEX

Working together nearly 60 years, local residents have built and nurtured the stable, uncrowded, family-oriented character of the Greater Richmond Annex.

We enjoy the traditional low-density neighborhoods, public access shoreline, and healthy environment rare in urban areas today.

THIS IS NO ACCIDENT!

Since the 1940’s, Annex residents and businesses have organized to preserve and enhance these special qualities, now increasingly threatened by economic and political pressures.

Good neighborhoods, as good families and sound businesses, succeed by working together for common benefit. Just as we don’t expect others to pay our taxes or cast our vote, we can’t expect others to bear our share of keeping the Annex the kind of neighborhood we want for our families.

If not already serving on one of our committees or special projects, please join your neighbors as an active voice in our shared Greater Richmond Annex neighborhood where . . .

“TOGETHER, WE CONTINUE TO MAKE A DIFFERENCE!”