

RICHMOND, CALIFORNIA, March 26, 2024

Community Services Building
440 Civic Center Plaza
Richmond, CA 94804

A. OPEN SESSION TO HEAR PUBLIC COMMENT BEFORE CLOSED SESSION

The Richmond City Council Evening Open Session was called to order at 4:31 p.m. by Mayor Eduardo Martinez.

B. ROLL CALL

Present: Councilmembers Soheila Bana, Gayle McLaughlin, Doria Robinson, Melvin Willis, Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez.

Absent: None.

C. CLOSED SESSION

**C.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
(Significant exposure to litigation pursuant to paragraph (2) or (3) of
Subdivision (d) [as applicable] of Government Code Section 54956.9)**

- Three cases

**C.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(paragraph (1) of Subdivision [d] of Government Code Section 54956.9)**

- Hanlees Hilltop Buick et al. v. City of Richmond
- Winehaven v. City of Richmond
- Guidiville Rancheria of California, et al. v. United States of America, et al.
- North Coast Rivers Alliance et al./Point Molate Alliance et al. v. City of Richmond

C.3 LIABILITY CLAIMS (Government Code Section 54956.9)

**C.4 PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government
Code Section 54957)**

- Title: City Attorney
- Title: City Clerk

**C.5 CONFERENCE WITH LABOR NEGOTIATORS (Government Code
Section 54957.6)**

- Agency Representatives: Sharrone Taylor and Jack Hughes

Employee organizations:

1. SEIU Local 1021 Full Time Unit and Part Time Unit
2. IFPTE Local 21 Mid-Level Management Unit and Executive Management Units
3. Richmond Police Officers Association RPOA
4. Richmond Police Management Association RPMA

5. IAFF Local 188
6. Richmond Fire Management Association RFMA

D. PUBLIC COMMENT BEFORE CLOSED SESSION (limited to items on the Closed Session agenda only)

None.

E. ADJOURN TO CLOSED SESSION

The Open Session adjourned to Closed Session at 4:33 p.m. Closed Session adjourned at 6:49 p.m.

F. REGULAR MEETING OF THE RICHMOND CITY COUNCIL

The Regular Meeting of the Richmond City Council was called to order at 6:55 p.m. by Mayor Martinez.

G. PLEDGE OF ALLEGIANCE

Mayor Martinez led the Pledge of Allegiance to the Flag.

H. ROLL CALL

Present: Councilmembers Soheila Bana, Gayle McLaughlin, Doria Robinson, Melvin Willis, Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez.

Absent: None.

I. STATEMENT OF CONFLICT OF INTEREST

Councilmember Bana, Councilmember Robinson, and Mayor Martinez recused themselves from the vote on Item Q.3 (Prevent Nepotism During the Appointment Process for Richmond Boards, Commissions, Committees, and Task Forces, and City Hiring and Employment).

J. AGENDA REVIEW

Item Q.4 (*Presentation from The Urban Forestry Advisory Committee*) was moved up to be heard as the first item under Study and Action Session.

K. REPORT FROM THE CITY ATTORNEY OF FINAL DECISIONS MADE DURING CLOSED SESSION

C.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (Significant exposure to litigation pursuant to paragraph (2) or (3) of Subdivision (d) [as applicable] of Government Code Section 54956.9)

- Three cases

Discussed. No reportable action taken.

C.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (paragraph (1) of Subdivision [d] of Government Code Section 54956.9)

- Hanlees Hilltop Buick et al. v. City of Richmond
- Winehaven v. City of Richmond
- Guidiville Rancheria of California, et al. v. United States of America, et al.
- North Coast Rivers Alliance et al./Point Molate Alliance et al. v. City of Richmond

Hanlees Hilltop Buick et al. v. City of Richmond not discussed. Status of all other items were discussed. No reportable action.

C.3 LIABILITY CLAIMS (Government Code Section 54956.9)

Not discussed.

C.4 PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)

- **Title: City Attorney**
- **Title: City Clerk**

Not discussed.

C.5 CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

- Agency Representatives: Sharrone Taylor and Jack Hughes

Employee organizations:

1. SEIU Local 1021 Full Time Unit and Part Time Unit
2. IFPTE Local 21 Mid-Level Management Unit and Executive Management Units
3. Richmond Police Officers Association RPOA
4. Richmond Police Management Association RPMA
5. IAFF Local 188
6. Richmond Fire Management Association RFMA

Not discussed.

L. REPORT FROM THE CITY MANAGER (public comment allowed under Open Forum)

City Manager Shasa Curl presented a PowerPoint that highlighted the following: Coronado Neighborhood dumpster day event held on March 23, 2024; Richmond-Shimada Friendship Commission youth ambassadors' visit to Fire Station 64 on March, 21, 2024; Community survey to help improve Richmond Parkway open until April 28, 2024, at <https://fp.mysocialpinpoint.com/richmond-parkway>; Bike to Wherever Day and bike champion nominations open through March 29, 2024, at <https://tinyurl.com/yhw46pd4>; Best Businesses of Richmond nominations open through March 29, 2024, at www.rcoc.com/best-of-richmond-2024/; Richmond's business hiring needs assessment open through July 2024, at www.rcoc.com/best-of-richmond-2024/; and Contra Costa County Housing and Non-Housing 2025-2030 Consolidated Plan survey open through July 2024, at <https://www.contracosta.ca.gov/10000/2025-2030-Consolidated-Plan>.

M. REPORTS OF OFFICERS: REFERRALS TO STAFF, AND GENERAL REPORTS (INCLUDING AB 1234 REPORTS)(limited to two minutes per Councilmember)(public comments allowed under Open Forum)

Councilmember Zepeda reported attendance to the following events: Cal Cities Transportation, Communications, and Public Works Policy Committee meeting in Burbank, California and the Richmond-Shimada Friendship Commission youth ambassadors' visit. Councilmember Zepeda also invited the community to the Richmond-Shimada Friendship Commission Sayonara party for the visiting youth ambassadors on March 28, 2024, at the library. Councilmember Zepeda invited the community to his second Annual District 2 Strategy Meeting scheduled for April 6, 2024, at the Bridge Art

Space. Councilmember Zepeda also reported attendance to the Point Richmond Spring Fling and the Public Safety Awards dinner.

Councilmember Bana wished the community a Happy Nowruz. Councilmember Bana invited the community to the launch event for the Richmond Task Force to End Gender-Based Violence on March 28, 2024, and thanked Mayor Martinez for his support of the upcoming event. Councilmember Bana thanked Councilmember McLaughlin for her role in bringing forward a Memorandum of Understanding (MOU) between the counties of Contra Costa and Alameda for wildfire prevention and announced that there would be upcoming meetings in April.

Councilmember McLaughlin announced that the Marina Bay Farmers Market launch date was scheduled for April 7, 2024, in the parking lot of Marina Bay Park and that it would take place on Sundays thereafter. Councilmember McLaughlin advised that the location of the Barrett Avenue Farmers Market was moved to the parking lot across from the Richmond Main Library. Councilmember McLaughlin invited the community to the Literacy Festival in the Richmond Memorial Auditorium scheduled for April 13, 2024.

Councilmember Robinson expressed her appreciation of the upcoming launch of the Marina Bay Farmers Market and changes to the location of the Barrett Avenue Farmers Market. Councilmember Robinson reported on NURVE (Nystrom United Revitalization Effort) meeting discussions regarding the Nystrom Village redevelopment plan, the Martin Luther King Center conceptual design plan, and ARPA allocations set aside for improvement to Richmond fields and parks.

Councilmember Willis acknowledged the Wendell Area Action Team, members of the Richmond Police Department, and the Richmond Police Explorers for their efforts in a cleanup event held on March 16, 2024, in the Wendell Park area. Councilmember Willis announced a neighborhood dumpster day cleanup event for the Belding Woods-Garcia area scheduled for March 30, 2024.

Mayor Martinez announced the launch of the 2024 Best of Richmond contest and invited the community to cast their vote. Mayor Martinez announced that his office would be hosting two satellite art exhibits and were in the process of selecting new works. Mayor Martinez expressed his appreciation at being selected as a judge for the West Contra Costa County Unified School District student art show. Mayor Martinez announced that once the West Contra Costa County Unified School District student art show ended, his office would be receiving more art and invited the community to come view the art once up for display.

Vice Mayor Jimenez thanked local businesses on San Pablo Avenue who organized the Neighborhood Market Fair held on March 24, 2024. Vice Mayor Jimenez encouraged the community to visit and support new local businesses.

N. COMMENDATIONS, PRESENTATIONS, AND PROCLAMATIONS

N.1 Proclamation honoring the Baha'i's steadfast commitment to defend freedom of thought, human rights and religion.

PROCLAMATION honoring the Baha'i's steadfast commitment to defend freedom of thought, human rights, and religion - Councilmember Soheila Bana (510-620-6743) and Vice Mayor Claudia Jimenez (510-620-6565).

Councilmember Bana read the proclamation. Councilmember Bana, Vice Mayor Jimenez and Mayor Martinez presented the proclamation to members of the Baha'i community who gave comments.

Mark Wassberg gave comments in person.

N.2 Recognizing the Richmond Steelers U9 Football Team

COMMENDATION recognizing and celebrating the achievements of the Richmond Steelers U9 Football Team in 2023 - Mayor Eduardo Martinez (510-620-6503) and Councilmember Doria Robinson (510-620-6568).

Mayor Martinez read the commendation. Mayor Martinez and Councilmember Robinson presented the commendation to the Richmond Steelers U9 Football Team and its coaches who gave comments.

O. OPEN FORUM FOR PUBLIC COMMENT

(public comment on items that remain on the Consent Calendar or items not on the agenda - limited to 2 minutes unless otherwise specified - Back and forth dialogue with the Council is prohibited)

The following individuals gave comments in person:

Mark Wassberg gave comments regarding religious beliefs, immigration, and lawmakers.

Irania De La Mora gave comments regarding bicycle lanes on Richmond Parkway and throughout the City. Ms. De La Mora expressed concerns of increased traffic on main roads where bicycle lanes are present.

Jamin Pursell expressed pride in the inclusivity and advocacy for diverse communities throughout the City of Richmond.

P. CITY COUNCIL CONSENT CALENDAR

(All items placed under the Consent Calendar are considered to be routine and noncontroversial. These items will be enacted upon together with a motion and second, without discussion, of any member of the City Council, and each item shall be deemed to have received the action recommended.)

Motion by Councilmember Melvin Willis

Seconded by Vice Mayor Claudia Jimenez

Ayes (7): Councilmember Soheila Bana, Councilmember Gayle McLaughlin, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez.

Passed (7 to 0)

P.1 Finance Department

P.1.a Ordinance Creating New Business Activity Classification, Class P – Wholesale, and the Corresponding Rates

ADOPT an ordinance (second reading) amending Chapter 7.04.103 of the Richmond Municipal Code by creating a new Business Activity Classification, Class P – Wholesale, and the corresponding rates – City Attorney's Office/Finance Department (Dave Aleshire 510-620-6509/Andrea Miller, Mubeen Qader, Antonio Banuelos 510-620-6741).

Adopted Ordinance No. 02-24 N.S.

P.2 Mayor's Office

P.2.a 2024 Appointments to Committees and Liaison Positions

APPROVE appointments for the Mayor and Councilmembers to Regional Committees, Ad-Hoc Committees and Liaison Positions for the year of 2024 - Mayor's Office (Mayor Eduardo Martinez 510-620- 6503).

P.2.b Richmond Arts and Culture Commission Appointment

APPOINT Tobin Richmond to an unexpired term in the Richmond Arts and Culture Commission, Term Expires June 19, 2025 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).

P.2.c Richmond Arts and Cultures Commission Appointment

APPOINT Sandra Benjamin Richmond to the Richmond Arts and Culture Commission, Term Expires June 19, 2025 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).

P.2.d Youth Council Appointment for Andrea Martinez Alvarez

APPOINT Andrea Martinez Alvarez to the Youth Council, term expires, October 1, 2024 – Mayor's Office (Mayor Eduardo Martinez 510-620-6503).

P.3 Public Works

P.3.a San Francisco Bay Restoration Authority Grant Resolution

ADOPT a resolution accepting and appropriating the \$4,600,000 in grant funds from the San Francisco Bay Restoration Authority for Terminal Four Wharf Removal Project – Public Works Department/Community Development Department (Daniel Chavarria 510-620-5478/Lina Velasco 510-621-1231).

Adopted Resolution No. 22-24

Q. STUDY AND ACTION SESSION

Q.1 Update on the Craneway Pavilion Request

PROVIDE update regarding the Craneway Pavilion and the proposed use. Dave Aleshire, City Attorney (510-620-6509).

City Attorney Dave Aleshire introduced the matter. Mr. Aleshire presented a PowerPoint that highlighted the following: the Craneway Pavilion property; background on the property's prior uses, projects, and agreements; land use approvals; uses permitted; usage/permit history; State Lands Consistency finding; the revised project; new site plans - A; new site plans - B; Orton's position per his March 11, 2024, email; current question; and proposed compliance agreement. Mac Lingo, Kym Sterner, Dave Sterner, Sue Wilson, Bill Powning, Jamin Pursell, and Deborah Bayer gave comments in person. Lynne Therriault, Beth Conklin, Terri Hinte, Shawn Dunning, Jessie West, Paul Carman, and Tania Pulido gave comments via teleconference. Discussion ensued. The council gave direction to the City Attorney to work towards a compliance agreement that preserves public events, to look into the legality of the ground lease agreement for the Craneway Pavilion and explore options to terminate or renegotiate the ground lease agreement.

Q.2 Amendment No. 1 to Contract with Safe Organized Spaces (SOS)

APPROVE an Amendment No. 1 to the contract with Safe Organized Spaces to extend the contract term through June 30, 2025, and increasing the contract amount by \$1,463,415.23, for a total contact amount not to exceed \$2,202,108.82,

to provide encampment support services, including outreach, showers, laundry services, and job opportunities for unhoused residents – Community Development Department (Lina Velasco/Jesus Morales 510-620-6649). **This item was continued from the March 19, 2024, meeting.**

Community Development Director Lina Velasco introduced the matter. Housing Manager Jesus Morales presented a PowerPoint that highlighted the following: SOS contract scope of services; SOS debris, clean up and outreach assistance; key performance indicators for SOS services (contract period April 2023 to March 2024); key performance indicators for SOS engagement and workforce development (contract period April 2023 to March 2024); project outcomes and alignment with Homelessness Strategic Plan; request for qualifications process; and questions received regarding the SOS contract. Discussion ensued.

(At 10:57 p.m. - a motion by Councilmember Zepeda, seconded by Councilmember Bana, to extend the meeting to complete Item Q.2 passed by the unanimous vote of the City Council).

Further discussion ensued. Mark Wassberg, Marilyn Langlois, Teri Edlinger, Alohilani Black, Oneill Fernandez, and Daniel Barth gave comments in person. John Knox, Dominique Kauffman, Braunz Courtney, John Toki, and Cheryl Maier gave comments via teleconference.

(At 11:30 p.m. - a motion made by Councilmember Willis, seconded by Councilmember Zepeda, to suspend the rules and extend the meeting to complete Item Q.2, passed by the unanimous vote of the City Council).

Further discussion ensued. A motion was made by Councilmember McLaughlin, seconded by Councilmember Willis to approve the staff recommendation of amendment number one to the SOS contract with the added requirement that SOS include demographics in their reports. A friendly amendment was made by Councilmember Robinson to include a line item in the contract in the amount of \$100,000 from the general fund for an internal SOS fund development staff member. The maker of the original motion and seconder accepted the friendly amendment.

Motion by Councilmember Gayle McLaughlin
Seconded by Councilmember Melvin Willis

To approve the staff recommendation of amendment number one to the SOS contract with the added requirement that SOS include demographics in their reports and the inclusion of a line item in the contract in the amount of \$100,000 from the general fund for an internal SOS fund development staff member.

Ayes (7): Councilmember Soheila Bana, Councilmember Gayle McLaughlin, Councilmember Doria Robinson, Councilmember Melvin Willis, Councilmember Cesar Zepeda, Vice Mayor Claudia Jimenez, and Mayor Eduardo Martinez.

Passed (7 to 0)

Q.3 Prevent Nepotism During the Appointment Process for Richmond Boards, Commissions, Committees, and Task Forces, and City Hiring and Employment.

DISCUSS and PROVIDE direction to the City Attorney's Office to draft and for staff to implement a City policy preventing City Council Members from appointing family members to Richmond boards, commissions, committees, and task forces - Councilmember Cesar Zepeda (510-620-6593) and Vice Mayor

Claudia Jimenez (510-620-6565). **This item was continued from the March 19, 2024, meeting.**

Continued to the April 2, 2024, City Council meeting.

Q.4 Presentation from The Urban Forestry Advisory Committee

RECEIVE a presentation from the Urban Forestry Advisory Committee - Councilmember Doria Robinson (510-620-6568).

Councilmember Robinson introduced the matter. Urban Forestry Advisory Committee member Rebecca Orme presented a PowerPoint that highlighted the following: urgent issues in Richmond's urban forest; known hot spots in Richmond City Council Districts requiring prioritized hazard tree care; Urban Forestry Advisory Committee recommendations to City Council; hazard tree mitigation budget and plan; staffing needs for the Parks and Landscaping Tree Crew; and state of the urban forest report. Discussion ensued. The council requested that staff provide Urban Forestry Advisory Committee members monthly reports on trees planted/removed and major tree maintenance efforts, as well as access to the City's ForestMetrics database when it becomes available. Jamin Pursell gave comments in person. Further discussion ensued. The council suggested that the City try to collaborate with community based organizations, the Urban Forestry Advisory Committee, the California State Coastal Conservancy, and the Contra Costa Resource Conservation District on a plan for the City.

R. ADJOURNMENT

There being no further business, the meeting adjourned at 11:47 p.m., to meet again on April 2, 2024, at 6:30 p.m.

Clerk of the City of Richmond

Mayor

From: [Elizabeth D.](#)
To: [City Clerk Dept User](#)
Subject: Pickleball /Craneway on agenda 3/26
Date: Tuesday, March 26, 2024 9:49:58 AM

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

Hello City council members,

Thank you for your service!

I'm a resident of Marina Bay. I support a mixed use for the Craneway, and realize the state lands committee has a voice. I think it's an important city building with opportunities for fairs, Rosie the Riveter events, etc, which are popular with the public. Perhaps Pickle ball should give up, maybe 3, months of the year so vendors and groups can plan events in those 3 months. Pickle ball would have 9 months of use.

Elizabeth Dortch

2511 Baywood Way, Richmond, CA 94804

From: [Ellen Liebman](#)
To: [City Clerk Dept User](#)
Subject: Public comments 3/26 mtg agenda item Q.1
Date: Sunday, March 24, 2024 7:09:43 PM

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

Mayor, City Council,

I have nothing against pickleball but I'm tired of the way the Craneway folks do business.

The fee structure of \$119 for monthly membership and an unlikely to be used \$25 day pass establishes a de facto membership organization even though they are not supposed to be a private membership organization.

There needs to be actual public access which can be achieved in a variety of ways: for example, by setting aside several courts for time limited free access. A \$25 day pass does not provide meaningful public access/use. I urge you to require Craneway Pickleball to provide real public access to the facility in keeping with the public trust aspects of the property.

Perhaps this will lower their profits, but if they want to do as they please they should lease a different property.

Ellen Liebman
203 Vista Heights Road

From: [Janice Haugan](#)
To: [City Clerk Dept User](#)
Subject: Comment for Item Q.1, March 26, 2024 City Council meeting
Date: Monday, March 25, 2024 7:46:10 PM

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

Dear Mayor and Members of Richmond's City Council,

This message is regarding agenda item Q.1 at the March 26, 2024 meeting: "Update on Craneway Pavilion Request"

Assuming the State Lands Commission, the City of Richmond and BCDC give the green light to the proposed pickleball club, I have two concerns.

1) My understanding is that this business would be a membership club where members would pay \$120/month to play pickleball and other games. Since the Craneway will also be used for public events at times, it would need to be very clear in the membership agreement that \$120/month does not mean every day of every month. I don't know if a CUP can dictate such a specific detail in a business's membership agreement. If it can, I encourage the council to insist on including wording in the membership agreement such as "the club will be closed for public events, including days for set up and takedown. Those dates will be posted ___ days in advance on the club's website."

2) The idea of playing chess with the noise of 11 pickleballs games in the background would destroy my ability to concentrate on a chess game. I can barely carry on a conversation with the noise of one pickleball game in the background. The idea of playing chess or just hanging out with friends in the eating area makes my head hurt just thinking about it. Pickleball is really loud. I don't think the plans for an eating area or chess games are realistic.

Thank you for considering my comments.

Janice Haugan
Richmond resident

From: karenleongfenton@gmail.com
To: [City Clerk Dept User](#)
Subject: Public comment: Item Q.1 , 3/26/2024
Date: Saturday, March 23, 2024 12:44:44 PM

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

Dear Richmond City Councilmembers:

We are outraged that the Orton developer moved forward with modifying the Craneway and activating the Pickleball tenant occupancy today, in spite of absence of proper permits and approvals.

This property and the interior belongs to Richmond for public use. Other bonafide events will be denied future use because of the Pickleball occupancy.

Please do whatever you can to prevent the pickleball business from taking over the Craneway. Thank you.

Sincerely,

Jay and Karen Fenton
83 Southwind Circle
Richmond, CA 94804

karenleongfenton@gmail.com
jayrfenton@gmail.com

From: [Kathy McAfee](#)
To: [City Clerk Dept User](#)
Cc: gayle@richmondcouncilmembermclaughlin.ccsend.com
Subject: item Q.1
Date: Friday, March 22, 2024 3:12:34 PM

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

You don't often get email from km@kmcabee.com. [Learn why this is important](#)

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

I recently visited a diverse working class Boston neighborhood that is much like Richmond. There are PICKLEBALL COURTS as well as tennis and basketball courts and spaces marked for 4-square and hopscotch PROVIDED BY THE CITY. They all get a lot of use, especially the pickleball. That's what we need here in Richmond.

--

Kathleen McAfee
Professor Emer., San Francisco State University
COP 28 [Climate Finance and Carbon Colonialism](#)
New Study: [Why REDD+ carbon offsets are failing](#)
Article: [Why we should not endorse carbon offsets](#)

From: [Kathryn Dienst](#)
To: [City Clerk Dept User](#)
Subject: Public comments agenda item Q1
Date: Tuesday, March 26, 2024 12:10:41 PM

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

I am in favor of the proposed Pickball at Craneway. Richmond has a severe shortage of recreational facilities, which I believe build community and bring healthy activities to the public. For years I have asked for soccer fields to be built in Richmond, and watched as a city of 110,000 makes the wrong decisions for its citizens. Both residential and commercial quality of life would benefit.

Many have expressed preference for prior Craneway activities, which I have enjoyed them myself. Declines in booking have existed for years, and post Covid has a new reality which limits mega events indoors.

I am aware that SLC requires public use, and the Pickleball proposal appears to allow it. The proposed project does not shut out alternative uses: it would take only hours to lay temporary flooring over this Pickleball setup for future shows (if demand arises). Pickleball activities could continue on part of the pavilion if the entire pavilion is not rented. My work experience (with Comdex and other large trade shows in Vegas and Chicago) has me believe that flexibility remains, given the lack of permanent structures added by Pickleball.

In Richmond an odd process is certainly familiar (ex: Terminal One transferring public land to a developer without an approved plan, Waterline hearing changing the RM-1 zoning limit from 35' to unlimited with no public hearing, and CC zoning was changed city wide without public input or owner notification -- all three had SLC aspects). Richmond has a strange process, sadly.

From: [Margarita Mitas](#)
To: [City Clerk Dept User](#)
Cc: [Gayle McLaughlin](#); [Amelia Berto](#); [Laura Ho](#); mmitas@sbcglobal.net
Subject: Submission of Public Comments re: City Agenda Item Q1, proposal for Pickleball Facility at the Craneway
Date: Tuesday, March 26, 2024 10:55:29 AM
Attachments: [Craneway Issues.docx](#)

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

Dear City Clerk, attached are public comments to tonight's Agenda Item Q1.

Thank you,

Margarita Mitas

Sent from my iPhone

March 26, 2024

GOOD EVENING COUNCILMEMBERS AND PLANNING:

My name is Margarita Mitas. I am a Richmond resident living in Marina Bay and the President of Marina Bay Neighborhood Council. Due to a conflict with another meeting, I am unable to attend the City Council meeting to present public comments in person for Agenda Item Q1. Therefore, I'm submitting in advance to the City Clerk a list of concerns raised at the Marina Bay Neighborhood Council's September 2023 quarterly meeting, after hearing from applicant Rachel Hong with PB Development Group, Inc. about the proposed Pickleball facility going in at the Craneway.

Currently, with 4 projects either approved or being considered into Marina Bay: 1. Moxion Power under construction, once complete approx. 275 employees (with plans to grow) 2. application to build 70 Single Family dwellings; 3. application for a Hilton Sweet Hotel next to CVS on Meeker Ave, and 4. the Craneway Pickleball Facility which is Item Q1 on tonight's Agenda; there's overall community concern raised among other things that with all projects being considered there will be increased activity with no attention or consideration to: traffic, congestion, added commuters, parking, and noise. To date much of the dialogue surrounding the project has been around whether the use is an appropriate use and whether the City/Planning will approve the sublease based on the State Lands Commission ruling.

We hope that the City Council along with the Planning Dept will prioritize community concerns and consider resolutions into your decisioning on the Craneway Pickleball matter before any approval.

CONCERNS:

1. **Appropriate Use:** There were mixed opinions about the proposed new use and expressed concern over the loss of community events to the residents of Richmond. With Pickleball Membership added as a component but not needed to play; there's concern over fees and whether it would be affordable to all members of the community and if there would be any discounts to Richmond residents. A bar and restaurant will be on site including hosting ticketed events that could draw upwards of 1000 + people to include people outside Richmond for tournament type events, raising concern the spike in added inflow of attendance for this use. We understand public transportation and ferry service will be helpful to combat some traffic and parking constraints but with daily attendance up to 200 players throughout the day and potentially upwards of 1000 for ticketed events, there needs to be a thought-out plan to address constraints being added to Marina Bay.
2. **Increased traffic congestion/commuters:**
 - How will the City, Planning and Engineering Dept. deal with the uptick in traffic congestion, noise, additional people, parking and safety which all becomes worse due to Marina Bay's existing bad roads and potholes throughout; all should be considered with any approved use at Craneway.
 - Calming devices, adding traffic lights/stop signs off Hall and Harbor Way S and Marina Way S and Regatta should be considered to address inflow from the Freeway and Regatta Blvd.

- The speed devices off Marina Parkway are broken and need replacement. Increased activity creates increased speed activity coming into a residential area, raising safety concerns for the community and all should be considered.
3. **PARKING:** allocated parking so as not to impact use of the Ferry parking lot or other nearby parking lots. We understand from Rachel the facility will utilize parking behind building. There should be a parking plan to address parking ratio overflow.
 4. **Noise:** Hours of Operation: 7am – 11pm. While an Indoor facility; there's no plan in place to address noise concerns during after hour use. How will the noise complaints from the community be addressed?
 5. **City & Landscape and Lighting Budget** – What will be allocated to the new lessee's fair share of taxes into the City budget? And will any of it benefit Marina Bay Park and Roads?

All the above concerns are being submitted to you with the hope that you will plan with vision vs. project by project into what is being asked of the community to accept from new tenants coming into Marina Bay. There should be benefits for the community and not just those living outside of Richmond CA. The overall aesthetic beauty of a Marina Bay that we have all come to love and enjoy living in Richmond must be maintained and considered by all.

Thank you!

Margarita Mitas – President of MBNC

From: [Martha Nash](#)
To: [Gayle McLaughlin](#); [City Clerk Dept User](#)
Cc: [Mayors Office](#); [Shiva Mishek](#)
Subject: Public comments agenda item #Q.1 Craneway Pavillion Pickleball
Date: Tuesday, March 26, 2024 12:01:14 PM

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

Councilwoman McLaughlin,

I am concerned about the way the Craneway Pavillion Pickleball "Club" has been handled by the City. In reviewing the Agenda for today's meeting, I see that the City has taken little or no action to restrain the lessee from using the property in violation of the State Lands Commission determination as to the inconsistent use and that Orton Development has failed to revisit the issue with the SLC. Given that, how can the City be negotiating with Orton on this issue? It is reminiscent of Netanyahu ignoring President Biden's calls for a ceasefire while using US provided weapons. Has the City, under its regulatory powers, issued a cease and desist letter or applied for a preliminary injunction to stop Orton from using the property for operating without the proper permits? If that has not been done, why not?

I understand that the City wants the property to be in use and that there were issues with getting events, however, that is an Orton Development management issue. If Orton cannot properly fill the Pavillion, perhaps the lease should be amended so that another company with better promotional experience can do the job at Craneway while Orton retains the lease on the rest of the property.

Finally, the reason rumors about what the City and Council are doing get out of hand is due to the lack of information about hot topics. It gives the appearance that our representatives are operating from an ivory tower and are disconnected from what is happening on the ground in reality.

From: [Studio "Simone" Adair](#)
To: [City Clerk Dept User](#)
Subject: Re: Against Pickleball
Date: Saturday, March 23, 2024 1:22:43 PM
Attachments: [A close-up of a document Description automatically generated.png](#)
[A close up of a text Description automatically generated.png](#)
[A black text on a white background Description automatically generated.png](#)
[A white paper with black text Description automatically generated.png](#)
[A close-up of a document Description automatically generated.png](#)
[A text on a piece of paper Description automatically generated.png](#)

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

Dear City Council,

Please note that I am against the use of the historic Craneway and Ford Assembly Plant to be used for pickleball courts. This is a break with the public trust that has been placed with the Council to ensure it is used for the common good.

Pickleball is a disruptive activity in many communities. It is also not in line with the historical nature of the Craneway. There are some things wrong with the underhanded way that this company has taken over the property. Not to mention that they will be using Ferry and National Park Service parking areas.

While I have one voice, I feel that I represent many in the community that are against the use of the Craneway in this manner.

Sincerely,
Simone Adair

I'd like to add to my email below the following information provided by former Mayor Tom Butt:

DISCUSSION:

The public has been seeking more information about the status of the Craneway Pavilion along our Richmond waterfront. Information has been distributed from various sources, some of it incorrect. The City Council has requested that staff provide an open session update to the public at large on the current status of the Craneway and next steps, which report follows:

The City has been the source of most "incorrect information."

A. BACKGROUND

The City is the current owner of the Craneway Pavilion. In 2004 the City and the State of California, acting through the State Lands Commission ("SLC"), entered into a Title Settlement Agreement to encumber the Craneway Pavilion with a Public Trust Easement, which restricts the uses of the Craneway and the surrounding parcel to ensure public access for certain activities *related to overnight accommodations, restaurants and cafes, water-related industry and museums, visitor service retail, or boating and ferry services.*

The public trust easement with its allowable uses is not a permit document but is only a restrictive document. Permitted uses are described in the CUP of 2004 pertaining to the property.

The Property was originally the Ford Motor plant which abandoned the property in 1956, and subsequent uses ceased in 1976, whereupon the property sat vacant for over 20 years and deteriorated. It was damaged by an earthquake in 1989. It became derelict with a fallen roof and standing water.

There was no "fallen roof." The roof leaked, and there was water in the Craneway.

Renovation was proposed through private and public investment through Orton Development ("Orton"). The City, acting through its Redevelopment Agency, approved a disposition and development agreement ("DDA") and a 55-year lease in 2004 for the Craneway which specified certain permitted uses that were consistent with the Public Trust Easement on the property. In addition, the City approved multiple use permits beginning with CU/V1100454 in 2004 to authorize a mixture of office, live/work, research and development, light industrial, retail, event and public gathering space and a variance to allow a reduction in the required parking and landscaping and increase in the allowable floor area ratio for the rehabilitation of the Historic Ford Assembly Plant, including the Craneway. In addition, CU1104689 (2008) as amended by PLN13-137 (2013), was also granted for the Craneway. CU1104689 authorized the sale of alcoholic beverages (type 47 license) for an eating establishment and as an entertainment venue. PLN13-137, amended CU1104689, by authorizing outdoor dining. Since then, the facility has operated as an event space with the Assemble Restaurant, including outdoor dining.

The former Ford Assembly Building was damaged in the 1989 Loma Prieta earthquake. The City sought FEMA funding for repairs and spent from 1989 to 2002 negotiating with FEMA over the appropriate amount, finally accepting \$16.2 million. After securing the FEMA grant, the City issued an RFP for development of the former Ford Assembly Building. There was a succession of three developers selected through the RFP process, Orton Development being the third. The first one voluntarily terminated, and the second, Assembly Plant Partners was terminated after the City concluded the organization could not show sufficient financial strength to complete the project. The bulk of the FEMA funded work was done by Assembly Plant Partners. With Assembly Plant Partners out of the picture, a new RFP was issued in 2003, and a formerly rejected proposer, Orton Development, was selected to complete the project and subsequently entered into a Disposition and Development Agreement (DDA) with the City on November 18, 2003. The Ford Assembly Building, except for the Craneway, was sold to Orton for \$5.4 million, and the Craneway was leased to Orton for \$1.00 a year.

Specifically, CU 1100454, approved August 4, 2004, anticipated uses in the Craneway that never happened, including "a large display area, which would feature public displays by the Richmond Museum, the Rosie the Riveter Visitor Center and others. The Visitor Center was ultimately located in the Oil House, not the Craneway. Even the jazz club and restaurant were not anticipated as principal uses of the Craneway ("It is anticipated that some of the building's uses, such as the restaurant and jazz club, would partially spill into the open craneway, which would be retained as an expansive interior open space with broad views of San Francisco Bay, Angel Island and the City of Oakland's downtown in the distance.").

The Ground Lease for the Craneway was executed December 9, 2004, and allows, "any lawful use consistent with the DDA and the uses permitted under the Public Trust Easement." The "any lawful use," clause also restricts the uses to those allowed in the CUP.

3.1 **Permitted Uses.** Tenant shall have the right to use the Premises for any lawful purpose consistent with the DDA and the uses permitted under the Public Trust Easement, as the same may be amended from time to time; provided however, such permitted uses shall include, without limitation, the following: overnight accommodation, restaurants and cafes, water-related industry, museums regarding waterfront history, visitor-serving retail, boating, and ferry service. In connection with Tenant's use and occupancy of the Premises, Tenant shall take commercially reasonable measures to minimize the release of pollutants entering the San Francisco Bay and/or Port of Richmond storm water drainage system from the Premises.

3.3 **Prohibited Uses.** Tenant shall not use or permit the Premises or any portion of the Premises to be improved, developed, used, or occupied in any manner or for any purpose that is in any way in violation of any valid law, ordinance, or regulation of any federal, state, county, or local governmental agency, body, or entity. Furthermore, Tenant shall not maintain, commit, or permit the maintenance or commission of any nuisance as now or hereafter defined by any statutory or decisional law applicable to the Premises or any part of the Premises.

PLN13-137 was not "also granted for the Craneway. It specifically applies only to outdoor dining at Assemble Restaurant, which is located on APN 560-181-103. The Craneway is on a separate parcel, APN 560-181-114. The City even got the APN wrong, citing 560-181-103 instead of 550-181-113. No outdoor dining permit has been issued for the Craneway.

- 1. PLN13-137: Proposed Outdoor Dining For The Assemble Restaurant - PUBLIC HEARING to review and consider modification of an existing Conditional Use Permit to allow outdoor dining at the Assemble Restaurant at 1414 Harbour Way South (APN:560-181-103). M-4, Marine Industrial District. Ford Point, LLC, owner; Joey Orton, applicant; Planner: Jonelyn Whales; Tentative Recommendation: Conditional Approval**

The proposed project is proposed to be developed with a varied mix of uses, the majority to be located on the main floor or in the large Craneway at the southern end of the building. It is anticipated that the project would include the following uses:

Proposed Uses	Size (square feet)
office	50,000 to 100,000
light industrial	100,000 to 250,000
live/work	100,000 (99 units)
research & development (R&D)	15,000 to 50,000

These numbers represent a realistic range for the ultimate uses; the exact allocation of uses won't be determined until all of the tenants are under contract with the developer. The upper end of each range has been used as a basis for trip generation in the traffic analysis presented in the Environmental Study, representing an infeasible worst-case analysis, because those assumed square footages per use total to more space than the building contains. The office spaces in the building would be configured in a variety of sizes to accommodate a range of office occupants. The type of anticipated light industrial and R&D uses or occupants include technology-related manufacturing and distribution, marine uses, sales/service companies, light assembly operations, arts and crafts, and support industries and service. Retail uses are expected to primarily be oriented toward serving building occupants and the immediate neighborhood, and would likely be adjacent to the City of San Pablo. The proposed project restaurant would allow culinary school students access to on-the-job training under the direction of school instructors; the restaurant would be open to the public. It is anticipated that approximately 20 students and 3 instructors would participate in the work/study program on the project site.

Additional uses of the proposed building include a jazz club and bar, a café, and a wellness center (i.e., a small fitness club) open to public membership.

It is anticipated that the development and completed all improvements in accordance with the agreements, including a blend of industrial, research and development businesses. Additional public service uses were provided including Rosie the Riveter Visitor Center, exhibition space, educational and cultural functions, retail and café uses, and public waterfront access. City of Oakland's downtown waterfront area, which would feature public displays by the Richmond Museum, the Rosie the Riveter Visitor Center, and others.

B. CURRENT PERMIT

For many years Orton operated as an event venue and restaurant, but the event usage was declining even before COVID. Due to business losses, Orton sought new uses. In July 2023, an Administrative Use Permit (AUP) (PLN23-193) application was submitted to operate an indoor pickleball facility at the Craneway Pavilion for members and public use, including a retail pro shop and fitness/wellness lounge that would also offer healthy and quick service food and beverage items such as smoothies, salads, and wraps. Since this use represented a change from the restaurant/event center use and was not specifically listed as a permitted use in the lease, City staff ran this proposed project through State Lands Commission (SLC) for their opinion regarding the use's consistency with the Public Trust Easement. The City received a response from SLC on July 31, 2023, that the proposed use was inconsistent with Public Trust Easement limitations, as the proposed use did not fall within the definition of visitor-serving retail or other enumerated uses within such limitations. Staff shared this information with the applicant and suggested they withdraw their AUP application as the City would not be able to approve it as submitted.

Orton's claim about business losses is specious and not supported by any evidence. Orton sold the Ford Assembly Building in 2022 for \$103.7 million, \$98.3 million more than he paid for it. The amount he invested in rehabilitation has never been disclosed, but a number ranging from \$25 million to \$40 million has been rumored. It is also rumored that he benefitted from historic preservation tax credits, reducing the rehabilitation cost by as much as \$10 million. The immediate previous person engaged by Orton to manage events at the Craneway has stated that such events were profitable, and Orton was paid \$100,000 a month for the use of the Craneway as an emergency medical facility during COVID. It is clear from the CUP that the Craneway was never intended to be a profit center, but was intended to be, "the open craneway, which would be retained as an expansive interior open space with broad views of San Francisco Bay, Angel Island and the City of Oakland's downtown in the distance." Once Orton sold the Ford Building, he no longer had the collocated profit center to support maintenance of the Craneway, but that's on him.

On January 12, 2024, the City received an email from Craneway tenant withdrawing the AUP application. Following receipt of the withdrawal letter, on January 22, 2024, City staff met with Eddie Orton and Rachel Hong (manager of the Assemble Restaurant and Craneway Pavilion) to discuss proposed revisions to their project to align the use with the existing City approvals and Public Trust Easement limitations. Mr. Orton and Ms. Hong proposed to keep the restaurant use throughout the facility and introduce games (specifically pickleball) within the restaurant which is permitted under CU1104689

and is consistent with the Lease. The facility would operate a full-service restaurant from 7 AM to 10 PM, daily, but seeks to offer as an accessory use commercial entertainment gaming activities, including 12 pickleball courts, 3 ping pong tables, and 1 on-the-ground giant chess board for customers to enjoy with their food and/or beverages.

Again, the CUP never anticipated a restaurant as a principal use of the Craneway, even though it is allowed by the public trust restrictions. (“It is anticipated that some of the building’s uses, such as the restaurant and jazz club, would partially spill into the open craneway, which would be retained as an expansive interior open space with broad views of San Francisco Bay, Angel Island and the City of Oakland’s downtown in the distance.”).

C. RECENT MEETINGS

City staff met with Ms. Hong at the Craneway on March 4, 2024, to visit the project site and discuss the proposed floor plan. City staff informed Ms. Hong that the City is in the process of seeking an opinion from SLC to review and approve the proposed use of the Craneway under public trust limitations. During the site visit, City staff recognized that the floor plan being installed differed from the floor plans provided to the City on January 30, 2024. Due to this difference, the City requested that it be provided with an updated floor plan for review by the City and SLC. The City received updated floor plans and project descriptions on March 7th and 8th. Orton contends the square-footage space allocated to the games area covers less than 30% of the total square-footage, which includes space allocated for outdoor dining.\

There is no CUP allowing outdoor dining at the Craneway. Counting outdoor dining as restaurant space to calculate the games area as only 30% is a specious and fraudulent misrepresentation.

Pursuant to the proposed floor plans and discussions with Ms. Hong, seating for the restaurant will be offered throughout the Craneway Pavilion, restaurant dining room, and outdoor patio area. Food and drinks will be ordered from the restaurant and bar via quick-response (“QR”) code and delivered to guests within the restaurant, bar, games area, and outdoor dining areas. The restaurant will include over 300 hundred seats available to guests in several forms, including two, four, and six top dining tables, communal high-top tables and lounge seating. The proposed floor plan also includes a small retail area that will include sports and Craneway-related themed merchandise.

On March 1, the City Attorney advised Orton that as SLC had on July 31 ruled the use was inconsistent with the Public Trust Easement, he would need to submit the modified use for review. In response, on March 3, Orton stated that the new revised proposed use of the Craneway Pavilion pursuant to the revised floor plan was (i) consistent with Public Trust Easement limitations, and (ii) is materially consistent with the existing entitlements under the Lease agreement with the City, which allows Orton as tenant to use the Craneway Pavilion as an event space and restaurant. It appears that Orton does not intend to submit to the SLC. Due to the delay in obtaining the revised floor plans, to verify the areas of use, the City has not sought an opinion from the SLC as to whether the proposed use is in fact consistent with the limitations imposed by the Public Trust Easement that currently encumbers the Craneway.

NEXT STEPS

1. Weekend Event

Orton has been promoting a weekend event for March 23-24. Given the lack of definition in the CUPs and Lease over permissible events, Staff believes this is likely a permitted activity.

2. SLC

City has sent a letter to the SLC seeking a consistency (with Public Trust Easement) determination.

3. Conformance of Plan with Zoning

Based on the current plan, Staff believes the space allocated to pickleball exceeds the 33% permitted for accessory uses and Orton must eliminate some of the courts, or approach the matter as if the pickleball use was the primary use, leading to other uses.

There is no CUP allowing outdoor dining at the Craneway. Counting outdoor dining as restaurant space to calculate the games area as only 30% is a specious misrepresentation.

4. Potential Resolution

The City Attorney has discussed several alternative approaches with Mr. Orton which could be implemented through a compliance agreement. Both parties share the desire to bring more visitors to the Craneway Area. Terms of the agreement may include:

- Develop more specific agreement on sponsorship and criteria for events.
- Mutual participation in programs to encourage visitation including rebirthing of Liberty Ship and other objects complimenting Rosie the Riveter Visitor Center.

The Red Oak Victory is a Victory ship, not a Liberty ship.

- Facilitate Ferry Terminal Development.
- Development of Community Benefits.
- Acknowledge current use is temporary as other long-term uses are explored.
- Other provisions which may be developed by dialogue of the parties.

"The thing about gratitude that we often forget is that it is a choice."
John O'Leary

On Mar 22, 2024, at 5:03 PM, Studio "Simone" Adair <studioadair@gmail.com> wrote:

Dear City Council,

Please note that I am against the use of the historic Craneway and Ford Assembly Plant to be used for pickleball courts. This is a break with the public trust that has been placed with the Council to ensure it is used for the common good.

Pickleball is a disruptive activity in many communities. It is also not in line with the historical nature of the Craneway. There are some things wrong with the underhanded way that this company has taken over the property. Not to mention that they will be using Ferry and National Park Service parking areas.

While I have one voice, I feel that I represent many in the community that are against the use of the Craneway in this manner.

Sincerely,
Simone Adair

"The thing about gratitude that we often forget is that it is a choice."
John O'Leary



RECEIVED

MAR 26 2024

CITY OF RICHMOND
CITY CLERK'S OFFICE

March 26, 2024

Received at the CC meeting

Dear council members,

Here's a statement by SOS to support your decision-making. Several community members and nonprofits may speak about their experiences with SOS at the meeting.

SOS's PROVEN SERVICES

For 30 months, SOS has worked in encampments across Richmond to make them more survivable. This work continues. We serve encampments with trash abatement, engagement, coordinated relocation, and mobile service events. CORE, Health Care for the Homeless, food and haircuts currently join. SOS coordinates daily with CORE, city agencies, neighborhood members, and partner nonprofits. Please see letters of support from two black-led Richmond neighborhood nonprofit anchors rooted in Richmond.

FROM TENT TO HOME

SOS knits together a Community of Care that changes our relationships among service providers as well as unhoused individuals to lift one another up in practical, mutual efforts. This now happens at The Warm Hand Wellness & Resource Center. Please see the attached event flier.

Resources currently available at The Warm Hand include:

- Deep and personalized outreach to unhoused neighbors
- Scheduling a shuttle to The Warm Hand or WashWorks Laundry
- Coffee, treats, food, and a friendly place to gather
- Finding supportive staff and community peers for community connections
- Completing an assessment of self-identified priorities
- A safe place for CORE and other outreach teams to meet with unhoused residents
- Care management to support housing stability, or to address housing insecurity
- Connecting to health care through LifeLong Medical Care
- An on-site mental health support worker and referral to CC Behavioral Health
- Referral to Eastern/western wellness practitioners
- Connecting with a phone pal; asking for support to connect with a loved one
- Scheduling a shuttle to community-based providers, DMV, Social Security
- Talking about a job area of interest



Mail: SOS Richmond
23 Maine Ave #16
Richmond, CA 94804



Physical: 410 S. 2nd St.
Richmond, CA 94804
(under 580 freeway)



sos-richmond.org



Neighbor care line
510.806.8650



- Registering for CalFresh
- Access to immigration services
- Asking to join the SOS 90 Day Job Readiness Program
- A warm hand-off to a career center for exposure to mainstream jobs
- Attending a personal vision or goal setting class
- Shower Power's hygiene service
- Finding clothes to suit the weather
- Bringing warm prepared meals and trash bags back to the encampment
- Making plans to attend future services
- A shuttle back home

Services at The Warm Hand are for 1700+ encampment residents counted by SOS, and those recently housed by the city. The center will strive for standards of achieving housing sustainability, income self-sufficiency, and health and wellness.

Thank you for the opportunity to serve & affirm our neighbors.

Daniel Barth, executive director
Safe Organized Spaces Richmond



Mail: SOS Richmond
23 Maine Ave #16
Richmond, CA 94804



Physical: 410 S. 2nd St.
Richmond, CA 94804
(under 580 freeway)



sos-richmond.org



Neighbor care line
510.806.8650



LifeLong Centers Leading the Way to a Healthier Community

Ashby Health Center • Brazell H. Carter Health Center • Brookside Richmond Health Center
Brookside Dental Care • Brookside San Pablo Health Center • Dental Care
Downtown Oakland Health Center • East Bay Community Recovery Project • Eastmont Health Center
East Oakland Health Center • Howard Daniel Health Center • Immediate/Urgent Care – Berkeley
Immediate/Urgent Care – San Pablo • Lenoir Health Center • Marin Adult Day Health Center
Over 60 Health Center • Patient Services • Pinole Health Center • Rodeo Health Center
School-Based Health Services • Supportive Housing Program • Trust Health Center
West Berkeley Health Center • William Jenkins Health Center

2344 Sixth St
Berkeley, CA 94712

March 25, 2024

City Council of Richmond, California
440 Civic Center Plaza
Richmond, CA 94804

RE: Letter of Support for Safe Organized Spaces (SOS) Services for People Experiencing Homelessness

Dear Mayor Eduardo Martinez and City Council Members:

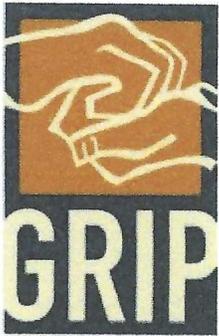
I am writing in full support of Safe Organized Spaces (SOS) in the City of Richmond and their services for People Experiencing Homelessness (PEH). LifeLong Medical Care is a Federally Qualified Health Center that provides high quality health and dental care, and social services to underserved people of all ages. We are known for creating innovative models of care for the elderly, people with disabilities, and those experiencing homelessness. LifeLong has been an integral part of the healthcare community in the City of Richmond with its William Jenkins Health Center.

LifeLong and SOS started a new project over a year ago to co-locate LifeLong Health Ambassadors with the SOS outreach teams. Since this partnership began, LifeLong has collaborated with SOS on the design and implementation strategy to increase needed services for PEH in the area including harm reduction, job readiness, and housing support. SOS's Warm Hand Wellness & Resource Center is the culmination due in part to this collaboration.

SOS is an excellent partner in the work to better serve PEH in the City of Richmond. SOS's staff is made up entirely of people with lived experience of homelessness, the majority of whom are from Richmond, CA. We've seen how successful SOS has been in building trusting relationships with people living in encampments and how that translates to increased engagement in services and conventional systems of care. By offering low-barrier services that are critically needed to PEH like overdose prevention, job readiness, housing support, and linkages to LifeLong's health centers, SOS is giving PEH desperately needed resources to living a more dignified life.

Thank you,

Ryan Wythe
Homeless Services Director



March 25, 2024

Dear Richmond City Council members,

The Greater Richmond Interfaith Program (GRIP) is very excited to have Safe Organized Spaces Richmond's (SOS) The Warm Hand Wellness & Resource Center as a destination to send GRIP's Warming Center participants. Since our Warming Center only operates from 7pm – 7am, after breakfast our unhoused guests must leave our facility as we prepare our space for our family shelter residents.

In December of last year, GRIP reached out to SOS to co-develop a daytime alternative unhoused adults in Richmond, especially during the winter season. SOS and its street level partners had the notion of developing a Wellness Center. GRIP was enthusiastic about entering a partnership that could offer more than just daytime shelter, but also programming that could support of the goal of self-sufficiency.

After approaching various community organizations with the hope that one could host such a Center, the request for additional funding to support the upkeep and maintenance of the physical space emerged as an insurmountable obstacle. We were unable to identify a facility partner.

Despite these initial challenges, I am delighted to report that SOS has been able to bring the wellness center concept to fruition. Earlier this month, GRIP began transporting interested Warming Center participants to the Wellness Center, located at their SOS Yard in tents under the 580 freeway. The participants have rave reviews about the welcoming environment, support groups, and other programming. They return to GRIP at lunchtime, and many share their positive experiences with other GRIP clients and staff. These individuals appear very inspired and supported by the SOS team!

Given the potential of this project to impact the lives of those we serve, GRIP will further expand its involvement by providing food and additional programming support to the Wellness Center. Our new Career Development Specialist will hold office hours at the Center for anyone who is referred for on-site employment assessment, advocacy, and referral to mainstream employment.

I understand that SOS is seeking further funding to expand this pilot Wellness Center and soon they anticipate receiving county Measure X funds to match Richmond's financial backing. I endorse this action by the city, and wholeheartedly support this new initiative.

Sincerely,


Ralph Payton
Executive Director

Greater Richmond Interfaith Program (GRIP)



March 26, 2024

Dear Richmond City Council Members,

I am writing in support of SOS's *The Warm Hand Wellness & Resource Center* and their request for pilot project funding for this project.

As you are aware, SOS provides core services *for* unhoused people *by* unhoused people, and HCEB experienced first-hand these services during the Rydin Road encampment resolution process.

HCEB has witnessed SOS grow in performance quality and professionalism. The ability of SOS's employees to meet the Rydin encampment residents where they were at and connect them to other supports was a demonstration of SOS's value in the continuum of services available to our unhoused neighbors in Richmond.

In 2023, HCEB, SOS, and others began exploring the idea that a Street Level Partnership could do together what no one agency can do itself. During this period, we brought together jurisdictions and organizations to build support for this collaborative endeavor to activate our resources and experience in operational partnership.

The work continues as SOS launches *The Warm Hand*. I look forward to seeing deeper work with encampment residents, reaching them closer to the where they live and in partnership with them. SOS's empowerment and employment approach has proven to be a valuable tool in achieving individual and programmatic outcomes. *The Warm Hand* is a vehicle for this empowerment model.

Sincerely,

A handwritten signature in black ink that reads 'Darin Lounds'. The signature is fluid and cursive, with the first name 'Darin' being more prominent.

Darin Lounds
Executive Director



The Next Stage for Safe Organized Spaces Richmond

Empowering our unhoused neighbors on their journey
to health, housing, income and personal goals



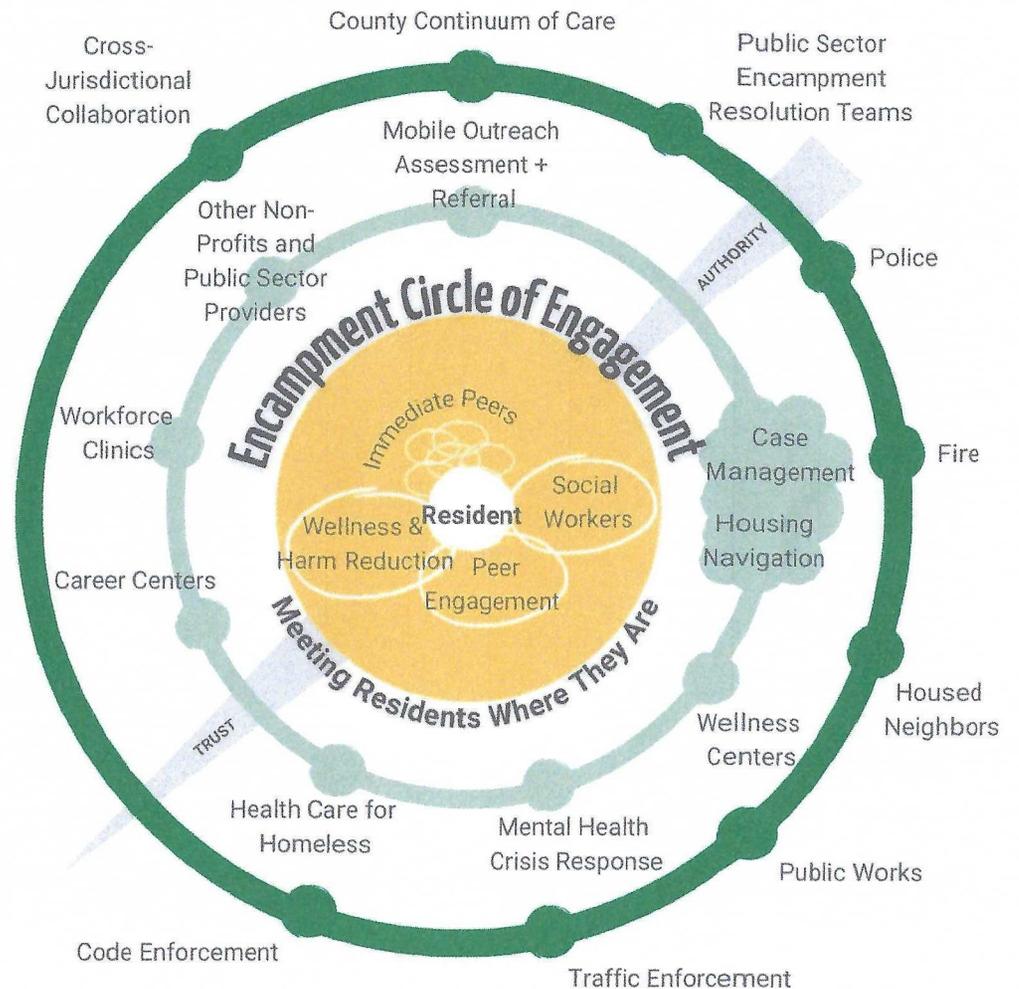


Encampment Circles of Engagement

Street Level Partnership

SOS + HCEB + LifeLong Medical Care tightly integrated and coordinated with County mobile outreach (CORE) + Health Care for the Homeless (HCH)

and other public + nonprofit services





Encampment Circles of Engagement



Center Circle – where people live

Trust Builds From Encampments Out

The journey to housing begins with close, trusting peer relationships developed in encampments - proactively over months of visits.

SOS peer ambassadors and harm reduction, LifeLong wellness, and HCEB social work listen for self-described needs and accompany people to resources when they are ready. These relationships continue into and through housing.

Middle Circle – access to services

Begin To Meet People Where They Are

Public agencies and nonprofits provide services when unhoused neighbors are ready for housing referrals, case management, treatment and income support.

They reach toward the center circle, and they continue past the time when people are housed.

These services may converge at a wellness center.

Outer Circle – enables safety

Authority Addresses Public Health

Outer circle authorizes interventions that improve unhoused conditions.

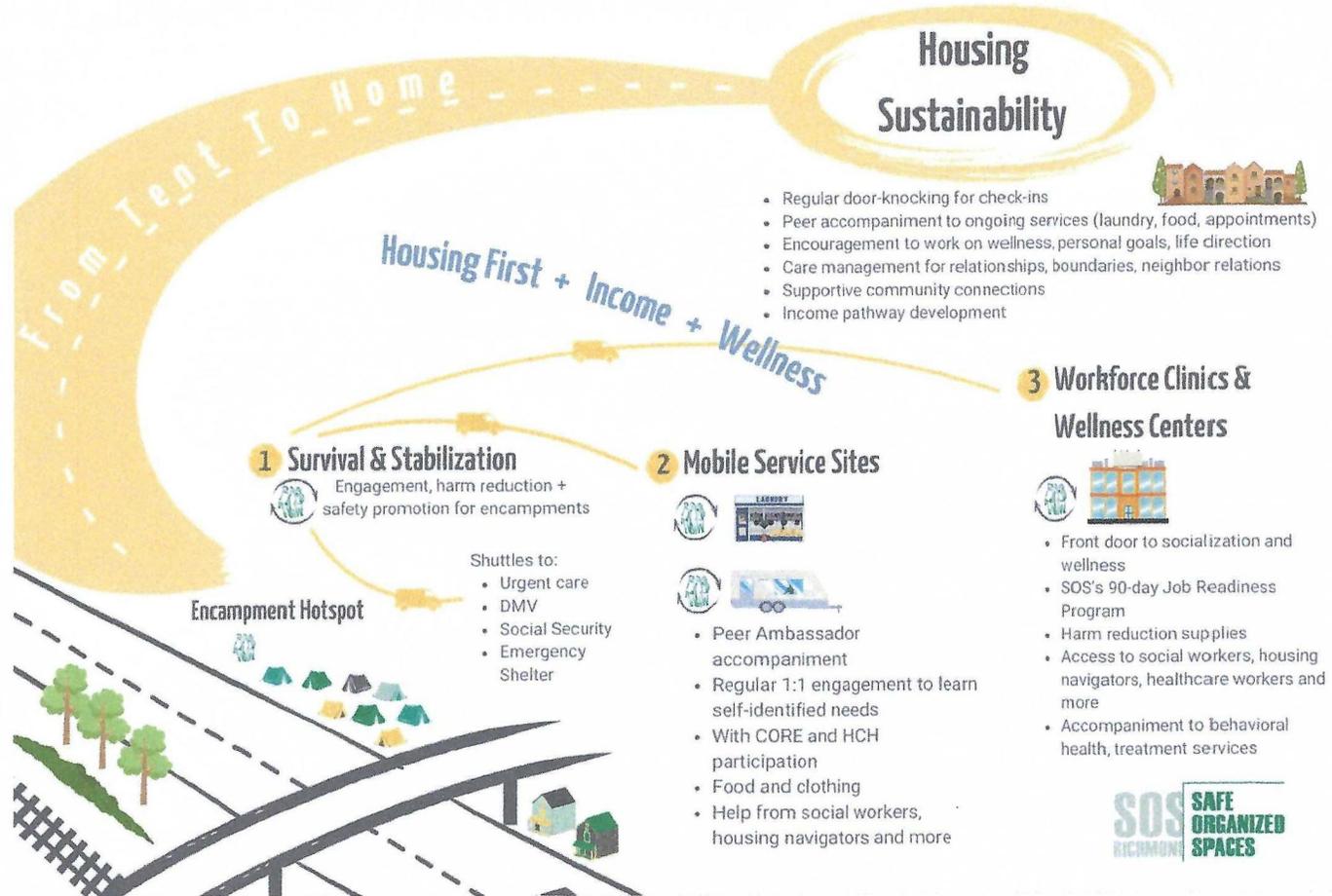
Inner and middle circles buffer and mediate interactions with jurisdictions and agencies.

Peer ambassadors can facilitate bridging the gap between inner and outer circles.

FROM TENT TO HOME: Accompaniment & Support

SOS, Housing Consortium of the East Bay (HCEB), and Lifelong Medical Care accompany people on their path from tent to home

From Tent to Home



Whole Person Care Roadmap

Whole Person Care Roadmap From Tent to Home

⊕ Health & Safety

- Crisis intervention
- Addressing chronic/acute medical conditions
- Ensuring Medi-Cal access
- Warm hand-offs to harm reduction, substance abuse monitoring
- Accompaniment to treatment services

🌱 Goal Setting & Wellness

- Self-identified personal goals and life direction
- Addressing healthy (vs unhealthy) life choices
- Increased community connection and belonging among peer groups
- Healthy food choices
- Stress reduction, healthy activities

💰 Income

- Job readiness
- Work experience
- SOS employment
- Mainstream employment
- Disability benefits/other entitlements

🏠 Housing

- Encampment mapping & tracking
- Ongoing encampment visits
- Warm hand-offs to Housing First opportunities + housing problem-solving support
- Connections to other supportive resources to ensure housing sustainability



Whole Person Care Roadmap

"An apartment is useless if someone is hanging out with the wrong people and making bad life choices." - O'Neill Fernandez

Care for the whole person is a prerequisite for success in housing sustainability.

Ongoing **peer accompaniment** is essential

Everything begins with basic **health and safety**

Then **housing needs** must be met, along with **income development**

Lastly, **personal goals and wellness** can be explored to provide a sense of agency that is critical to success



90 Day Job Readiness Program



On March 1, 2024 SOS launches a 90 Day Job Readiness program for those who have work documents (ID, SS card) and would like to prepare for work in a small cohort with a mentor.

A starting pilot will be located at the SOS Yard until funds and new locations allow for a moveable, and then permanent, location.

SOS and partners applied for County Measure X capacity-building funds.

Month 1 - Trust Building + Goals

- Trust building
- Needs assessment + 90-day plan
- Begin part-time SOS work
- Work with team leader/mentors
- Address needed healthy choices
- Financial literacy, Part 1
- Personal vision and goals

Month 2 - Search Skills + Wellness

- Writing basics, Part 1 and 2
- Build resume
- Write cover letter
- Wellness activity & cooking class
- Coaching by mentors
- Reviewing specific job options

Month 3 - Applications + Job Prep

- Orientation job options via CalJobs
- Review plan milestones
- Apply for jobs
- Financial literacy, Part 2
- Interview practice
- Interview & work clothing selection
- Prepare for specific job

2023 Success Measures

SOS RICHMOND: SUCCESS MEASURES January - December 2023

ENGAGEMENT, ENCAMPMENT SERVICES, AND WORK EXPERIENCE



24 ENCAMPMENT
HOTSPOTS
SERVED WEEKLY



71 ENCAMPMENT
HOUSEHOLDS
RELOCATED



1,379 PEOPLE
SHUTTLED TO
SERVICES



36 WORKFORCE
CLINIC GRADUATIONS



374 TRASH TONS
DISPOSED



2,878
SHOWERS
DELIVERED



2,484 LAUNDRY
PARTICIPANTS
(2 LOADS)



19,180 DRINKING
WATER GALLONS
DELIVERED



23 NEW STAFF
HIRED



18,025 TOTAL
UNHOUSED
HOURS WORKED



16.9 AVERAGE
HOURS WORKED
PER PERSON
PER WEEK



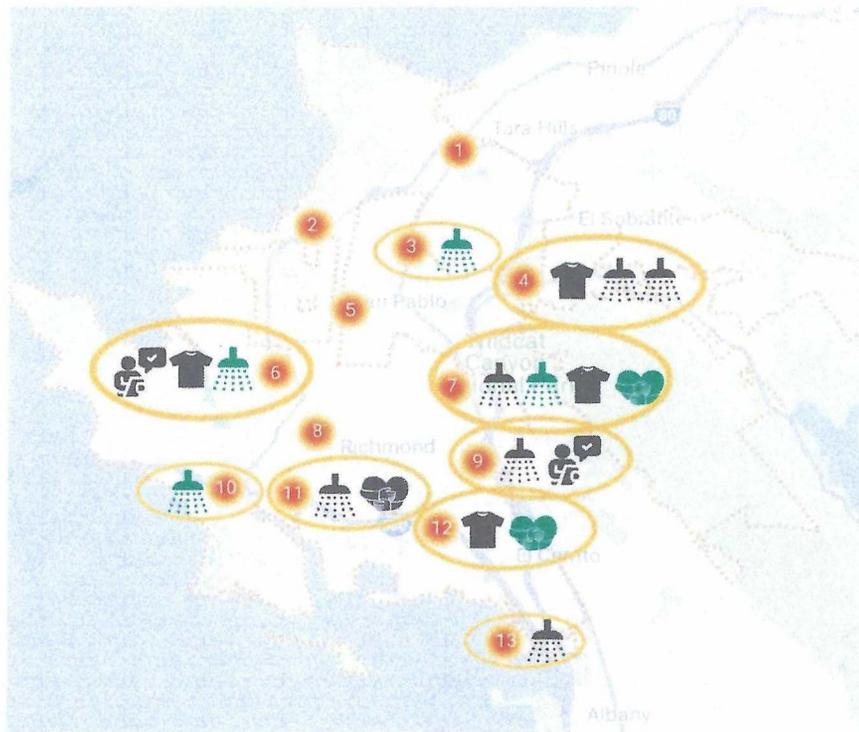
19 STAFF SECURED
IN HOUSING
(SUSTAINED)



SOS Service Site Events

- Service Location
- Laundry
- Showers
- Workforce Clinics
- Wellness Centers

Encampment Hotspots and Service Locations



Shower Power Mobile Service



WashWorks Laundry Service
3 hours; Last Call 1-hour prior



Workforce Clinic



Wellness Center

Schedule

Numbers correspond to map. Green indicates planned. Gray indicates existing.

- 1. North Hilltop**
- 2. Parkway/Goodrick**
- 3. South Hilltop.** Serves Hilltop, North Richmond, Parkway, Parchester.
 - Showers – Rodeway Inn, WED 2:30 PM
- 4. El Portal/El Sobrante.** Serves North Hilltop to El Sobrante.
 - Laundry: Raley's, WED 10 AM
 - Showers: El Portal Church, TUE 10:30 AM
 - Showers: El Portal Church, THURS 10:30 AM
- 5. Creeks East of Rumrill**
- 6. North Richmond / Castro to Creeks.** Serves N Richmond north of Hensley, creeks west of Rumrill.
 - Laundry 13th/Hellings, FRI 12 PM
 - Workforce Clinic: CHDC/Fred Jackson & Chesley, TUE 10:30 PM
 - Showers: 3M Market Fred Jackson/Vernon THURS 2:30 PM
- 7. North & East.** Serves Home Depot, north in North & East to San Pablo border.
 - Laundry: Greenway/San Pablo Ave., SAT 12 PM
 - Wellness Center: San Pablo Library, THURS 12 PM - 3PM
 - Showers: Baxter Creek/Greenway, SAT 2:30 PM
 - Showers – San Pablo Library, SAT 2:30 PM
- 8. West Macdonald**
- 9. East Macdonald.** Serves Macdonald and Iron Triangle.
 - Workforce Clinic: GRIP/22nd & Bissell, THURS 2 PM
 - Showers: Reentry Success Center/Harbour Way, SAT 10:30 AM
- 10. Pt. Richmond.** Serves Marina Bay to 2nd St., Pt. Richmond, north to Hensley.
 - Showers: Milo/Gerard, TUE 2:30 PM
- 11. S. 2nd St.** Serves Marina Bay to 2nd St., Pt Richmond, north to Hensley.
 - Wellness Center: S. 2nd St./580, MON 8 AM - 12 PM
 - Showers: South 2nd St./580, MON 2:30 PM
- 12. Hoffman Blvd.** Serves Central Ave to Hoffman Blvd.
 - Laundry: Carlson/Cutting, MON 10:30 AM
 - Wellness Center: Ephesians Church/Foothill near Cutting, FRI 8 AM - 12 PM
- 13. Central Ave.** Serves Central Ave. to Hoffman Blvd.
 - Showers: Rydin Rd., SUN 10:30 AM



Portal



Search...



Meeting Date	Agenda Item	Name	Email	Comment	Position	Status
City Council						
3/26/2024 4:30 PM	Update on the Craneway Pavilion Request	Susan M. Fogel	soozy.fogel@gmail.com	For the most part, I am "For" the development of Craneway as a site for pickleball. However, I firmly believe that residents who can prove (via DL, etc) that they are residents of the City of Richmond should receive monthly, hourly and or weekly discounted fees (prices) for use of pickleball courts. We should encourage recreation by Richmond community members, and members of the public who live in Richmond deserve discounted pricing so as to encourage use. I do not want to see the space taken over by more financially well-off members of the public from all over the bay	No Position	Appro

area. Thank you for your consideration.

3/26/2024 4:30 PM	Update on the Craneway Pavilion Request	Beth Conklin	bethmconklin@gmail.com	I've been riding my bike past the locked doors of the Craneway Pavilion for years. Until now I've only been able to go into the Craneway once a year at the KPFA Crafts Show. Now the Craneway will be open 365 day a year to anyone who wants to go in. This use of the Craneway will attract more people to the waterfront and have more people interacting on a daily basis than any previous don't understand why the City would discourage it. This new use encourages exercise and a healthy lifestyle, brings people of diverse ages and ethnicities together, and ensures daily public access to a	For	Appro
-------------------	---	--------------	------------------------	--	-----	-------

building and
waterfront that is
treasured by our
community. I hope
you will support
the new use in
every way possible.
