

# City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Special Meeting  
Multi-Purpose Room  
440 CIVIC CENTER PLAZA

## MINUTES

MONDAY, September 26, 2011, 6:30 PM

### 1. CALL TO ORDER

Garrett called the meeting to order at 6:30 p.m.

### 2. ROLL CALL

Present: Committee Members Clark, Garrett, Gilbert, Hite, Kortz, Martinez, Smith, C., Smith, N., Stello, Sundance and Whitty.

Absent: Committee Members Beyaert, Glendening, Hanna, Helvarg, Rosing, and Soto. Staff: Murray

Staff Present: Gayle McLaughlin, Mayor; Marilyn Langlois, Community Advocate, Mayor's Office

### 3. WELCOME AND MEETING PROCEDURES

Garrett welcomed audience, explained meeting procedures, and discussed the Speaker Card process.

### 4. AGENDA REVIEW AND ADOPTION

Garrett reviewed Agenda items and discussed items on General Plan and land use as Agenda items 7A and 7b. Whitty then moved to accept the agenda amended as recommended by Chair Garrett. C.Smith seconded. Passed unanimously.

### 5. ANNOUNCEMENTS THROUGH THE CHAIR

Garrett indicated that there are no other announcements.

### 6. OPEN FORUM

Attending Staff Liaison Langlois indicated that there are no speakers.

### 7. PRESENTATIONS, DISCUSSIONS & ACTION ITEMS

#### A. Presentation of 2030 General Plan Update and process as it relates to Pt Molate

Chair Garrett presented item 7a on General Plan. Garrett referenced the General Plan reading guide that was sent out to the PMCAC for reference. Garrett reviewed the schedule of the General Plan and that ultimately Zoning Ordinances will be established for the next 20 years and reviewed elements of the General Plan that will have a direct impact on Pt Molate. Martinez announced at the last Parks and Recreation Commission meeting a vote was taken to move to not open the Pt Molate Beach Park because to do so would take needed funds away from parks already open.

#### B. Discussion of Land Use Determinations for Pt Molate within the 2030 Final Draft of the General Plan

Chair Garrett started discussion by discussing goals in General Plan within the various elements of the General Plan. Garrett reviewed the six key Change Areas and noted the classification of certain areas as districts such as the San Pablo Peninsula noting that it offered environmental restoration and habitat preservation opportunities. Question of Pt Molate noted as Community Node without any amenities there. Discussion of various Land Use Determinations (LUD) elements including habitat restoration and Winehaven and Pt Molate and developing mixed use waterfront on the peninsula as a regional recreation destination with mixed use activity centers providing broad range of revenues to the City.

Garrett reviewed the 2003 and 2010 transfers of Pt Molate property from US Navy to City of Richmond. This review included various restrictions of Deeds and reference to LUDs. Sundance asked how the Casino

proposal would meet the various restrictions. Garrett stated belief it would be through the application of a variance. Hite asked if nothing can be built on top of the underground storage tanks. Garrett indicated that was correct. Garrett indicated that three tanks are noted within an area of medium density residential with 20 units an acre. Review of Light Industrial areas and that Southern Shoreline people want to designate the area as White Zone (LUD's to be determined in the future) and stated that land use designation would be determined in the future, but cautioned that it would require another EIR process for the white zoned area when explicit land uses were applied, and would also require an amendment to the General Plan, therefore, a long process. Zones within the FEIR of this General Plan are done and if a White Zone was invoked then the EIR for the General Plan may need to be amended. Whitty clarified that it would be just for that area identified as White Zone. Stello asked who pays for clean-up if proposal is received to develop residential. Garrett explained in certain areas there are No Further Action and others would require more clean-up.

C.Smith asked what Navy obligation to bring up to Residential standards. Garrett said there were none, and that it was transferred under premise of Commercial/Industrial and Navy doesn't have to clean up at any higher level. C.Smith asked if insurance policy can pay for higher level clean-up to Residential. Garrett believed that the particular policy was really to cover environmental hazards or findings that may be discovered in the future that were not laid out in the known impacted areas at the time of the property transfer. Question could be forwarded to the C&R Subcommittee and Mayor for legal check. Discussion on lacking of community infrastructure against the goal of placed based development. Discussion of location of housing and raising the carbon footprint. Whitty questioned transient housing and how seasonal camping would work. Garrett indicated that mobile homes and temporary residential, would not be allowed under the CRUPs, but a cabin and transient housing, would be allowed. Sundance indicated a possibility for use as an aquarium and gave examples of gifted funds run by non-profits and foundations that could help with the funding problem. Martinez indicated that transportation there is the major problem. Garrett indicated that Transportation was not considered in the Base Reuse Plan and indicated that the non-gaming alternative in the Tribal Destination Resort FEIR did analyze transportation and that it was classified as a significant impact.

N.Smith pointed out the Water Board representative indicated that Pt Molate was not being cleaned to residential standards. Clark asked how residential was put into the plan. Garrett indicated that it came from a 2007 General Plan visioning workshop. Mayor asked how PMCAC would like to alter those Residential LUDs at Pt Molate and is most of the ReUse Plan acceptable to PMCAC except residential. Martinez indicated that he did not see the use of having it zoned for residential because the infrastructure is not there and should start with other uses such as Light Industrial.

Sundance indicated that cottages could potentially be used for vacation rentals, certain employee housing and for businesses. Hite said that he would not mind seeing more residential towards beach if could keep the land use designation and light industrial and restaurant in the bluff. C.Smith felt that there should not be any kind of residential housing there. N.Smith agreed with that and felt manipulation in just raising value of land. Garrett polled each of the members if they felt residential is appropriate and then asked what it should be replaced with. A discussion followed on the impact of rezoning the currently designated residential areas to open space. Garrett indicated that an explicit LUD designation that inherently had an EIR impact less than the impact associated with an LUD designation in the draft General Plan would likely not require a change in the EIR for the General Plan. Garrett indicated that a change in LUD designation from residential to open space would be default lower the overall property value of the changed LUD area. Inquiries were made about the difference between designation as parks vs. open space. Garrett and Martinez indicated that a parks LUD implied a requirement for some level of improvements for park usage.

C.Smith expressed urgency for PMCAC to review items for General Plan such as housing but expressed caution for PMCAC to now say what should go there and believed White Zone may be way to go. Garrett indicated that it would be easy for PMCAC to say White Zone but it will require a GP Amendment, new EIR and provide a long term blank designation that would not deliver a positive signal to outside interests. N.Smith indicated that south area and this area could be coordinated if they are white zoned. Martinez indicated one of problems in Richmond is developing a plan for all of the shore and thinks White Zone may be intelligent thing

to do but also felt that PMCAC should have a back up plan such as make it all park land and can always redesignate. Garrett indicated that many other communities have integrated shoreline plans and that San Francisco has had an integrated shoreline plan from Fort Mason down the Embarcadero for 15 years. Clark thought as part of transfer this property needed to be economically viable like the Presidio. Garrett indicated entire purple zone is commercial-industrial. Mayor inquired that if the areas are re-designated Open Space whether the upzoning process would be less of a burden than downsizing. Garrett indicated North Richmond Shoreline as example with private ownership and anticipation of economic benefit from the property and problems associated with downzoning land to a lesser value status. Mayor asked don't have to go through EIR like a White Zone and Garrett indicated not until you have a project. Garrett suggested that this could be a Special District rather than a White Zone. Whitty indicated that she would like Park and Recreation. Hite inquired about what Beyaert offered last meeting. General comment back as residential. Whitty indicated White Zoning then would be OK. Garrett polled first for those in favor of White Zoning with Martinez and Whitty affirmative. A second poll was taken for re-designation as open space with Sundance, Hite, Kortz, N.Smith, Stello, C.Smith, and Clark affirmative. Martinez and Whitty then indicated their desire to change their polling response to support that of Open Space Designation. A final poll was taken and re-designation of currently indicated residential LUDs to Open Space was unanimous. Whitty inquired to back up plan. Garrett indicated that PMCAC could provide future updates. Garrett formally motioned for PMCAC to correspond with the Richmond Planning Commission to rezone Pt Molate high and medium density residential to an Open Space designation. C.Smith seconded. Passed unanimously.

**8. STAFF REPORTS**

NONE

**9. CONSENT CALENDAR**

None

**10. FUTURE AGENDA ITEMS**

None

**11. CITY COUNCIL LIAISON REPORTS**

No Report

**12. CHAIR AND SUB-COMMITTEE REPORTS**

None

**13. Adjournment**

Garrett moved to adjourn meeting at 8:30pm. C.Smith seconded. Passed unanimously.

**14. SCHEDULED MEETINGS**

Committee Meeting –

Monday, October 17, 2011, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza.

Minutes respectfully submitted by:

  
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Craig K. Murray, PMCAC Staff Liaison

