

Minutes of the Marina Bay Neighborhood Council

The July 10, 2013 meeting of the Marina Bay Neighborhood Council was called to order by MBNC President, Stan Anderson, at 7:30 p.m. Round-robin self-introductions followed and Stan did his regular intro to the group of the purpose of the Neighborhood Council and the Richmond Coordinating Council.

Law Enforcement Crime Report: Officer David Longacre, our "Beat 1" policeman, reported that in the last month, there were four reported crimes in our area:

- [1] June 17: Auto theft – a Honda was taken from the homeowner's driveway during the day in the 0 – 100 block at The Breakers (it was found later).
- [2] Battery report: 1400 block of Regatta.
- [3] Bicycle theft in the 100 block of Bayside Drive at the Marina Bay Community Assoc. condominium complex.
- [4] Domestic violence: in the 300 block of Shoreline Court at The Shores subdivision.

Additionally:

- Timing of lights, as discussed at last meeting, at intersection of MB Parkway and Regatta: the sensors under the asphalt are not working EXCEPT in the left turn lane. By nearly unanimous show of support from the audience for changing the lights to flashing reds, Officer Longacre will ask the City traffic light people to switch the lights from their current timing (or lack thereof) back to flashing reds -- as we recently had the good fortune to experience for a few days and which led to a faster, smoother flow of traffic at this intersection.

Costa de Oro: Ken Riding, developer and President of Riding Company, a local developer with over 40 years' experience including development of The Breakers and Promontory, presented his plans along with drawings and other schematics, for a 113 unit housing development in our area. It is planned for the old International Harvester property and its boundaries are Wright Avenue, Marina Way South, 17th Ave., and the railroad tracks. It is a "medium density" development. It is currently zoned for residential or business or mixed. Mr. Riding's plans are residential only. Its planned density is 0 to 50 units per acre. The main entrance would be from Marina Way South.

The complex will have two (2) "product lines" → 1. Single family detached with two car garages, and, 2. "Duettes" which would be attached dwellings, also with two car garages. There will be 35 guest parking spaces, as well as a pocket park on the interior of the property (the City would own the park but the HOA would provide maintenance). The property will have a 12' high sound wall to protect it from railroad noise. Streets in the subdivision would be owned and maintained by the HOA.

Pricing and size: Duettes will range from 1,405 to 1,595 square feet, and will have 3 bedrooms, with 2½ baths, and 2 car garages. Singles will be 1,605 to 1,929 square feet, and will have either 3 bedrooms or 4 bedrooms, 2 floors, and 2 car garages. A few of the homes will have ground floor bedrooms for those needing ground floor bedrooms for elderly or disabled family members. All homes will be priced in the \$400 to \$500K range, dues will be around \$150/month, with no pools, no clubhouse, no other amenities.

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Architecture is Mediterranean. No solar (in response to questions from the audience) panels are planned for the roofs. This will NOT be a gated community.

The timeline for the project depends on the City at this point and the first thing that would have to happen after approval would be demolition of existing structures which would be planned for wintertime. Architect for the project is Robert Hidey Architects. Photos of plans presented last night to be posted to the NEWS section of the website.

Update on Officer Bradley A. Moody Memorial Underpass: Jacqueline Majors came to begin the process of updating the community on the Underpass project, **now that construction equipment is being brought into our neighborhood!!** This is the first of regular monthly updates she will provide to us.

Ms. Majors will be assisting with groundbreaking ceremonies, and the ultimate ribbon cutting. Within 30 days (by mid-August) the new website that will be dedicated to the Underpass, www.moodyup.com should be up and running.

There will also be a dedicated phone number and email account for residents to call or email with questions, etc. A Twitter feed will also be set up for those who want to follow instant breaking updates and news on their smartphones, etc.

Ms. Majors will also be working with local businesses to help them through their issues during the Underpass work.

Reading directly from her iPad, the weekly report from the General Contractor indicated that demolition is to begin mid-July with occasional road closures. The large blue drill rigs are in place for the test pilings. By the end of August, the twenty month FULL road closure is expected to begin.

Joe Orton of Orton Entertainment: An expansion or modification of the liquor license has been submitted to the City for the Craneway and Assemble Restaurant. This was discussed in detail and there appeared to be unanimous approval from all the residents attending tonight that it is a good idea based on the description of how the outdoor areas will be used and the explanation that this is to keep all operations in compliance with liquor laws (one cannot currently walk out of the restaurant with a glass of wine to sit on one of the outdoor chairs, as an example, without being in violation of existing regulations). Currently there is no permit allowing diners to do this; special permits must be applied for each time there is a new event that will have outside spillover, whether it's in the Craneway Pavilion or in Assemble, in any of the outside areas that are deployed for the various events. The entire outside area would never be used all at once, only portions. Per current regulations, the front outside area of the restaurant needs to have controlled, movable barriers when it is used for a special event.

Richard Mazzera and Terumi Shibata-Mazzera of Assemble spoke about their long area history and involvement (Chez Panisse, Cesar, etc.) as well and talked about their plans to establish a Victory Garden in the area and a School Food Project. They also brought free appetizers for the crowd.

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PG&E: Lizette Gozo, who is a manager with PG&E, was the featured speaker. She immediately made the disclaimer that she is restricted at this time by the CPUC as to what she can say publicly vis-à-vis the Marin Clean Energy initiative. But she wanted everyone to know that PG&E currently serves 15,000,000 people (which is equivalent to 5% of the entire American population) in California. The utility is planning infrastructure upgrades, technology upgrades (some of which we've already seen in our area, such as smart meters). Currently they use 19-20% renewable energy but plan to increase that allocation by 2020 to as much as 40% of all energy generation.

They have filed a new initiative with the PUC → "Enhanced Green Option" -- which consists of 100% renewables. PG&E at this time has numerous renewables in their queue and other infrastructure improvements planned throughout Richmond.

Our next scheduled meeting is August 14, 2013. Please check the home page of this website for additional agenda information, news, past minutes, calendar items, articles, etc.

See also <http://ca-richmond2.civicplus.com/index.aspx?NID=2013> for general information about Richmond.

Minutes respectfully submitted by Ruth Zablotsky, Vice President
Marina Bay Neighborhood Council