

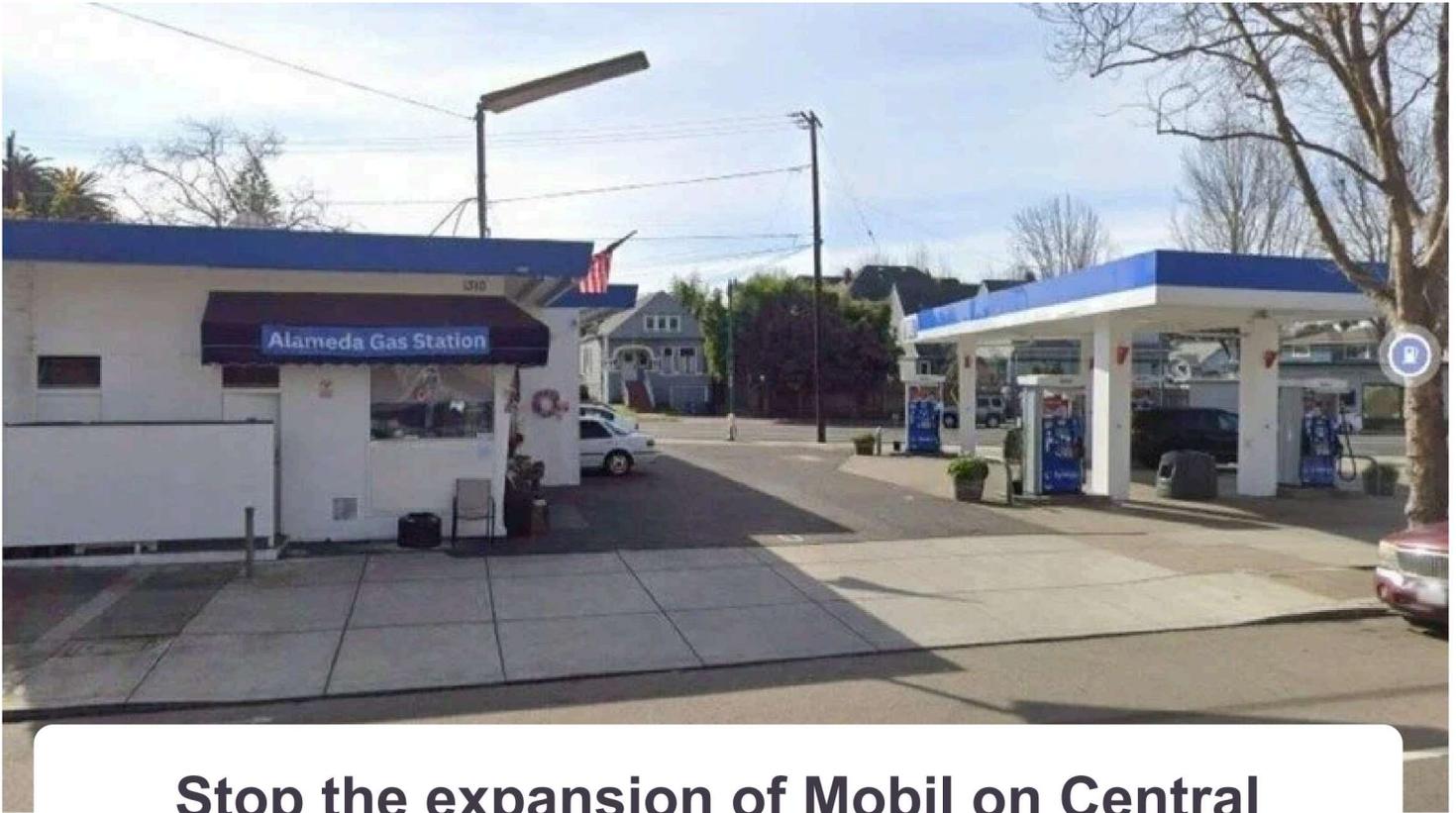
From: [Leland Price](#)
To: [City Clerk](#)
Cc: [Brian McGuire](#)
Subject: [EXTERNAL] Petition re: 1310 Central Appeal
Date: Tuesday, September 2, 2025 12:03:19 PM
Attachments: [Change.org Petition- Mobil Expansion-v2.pdf](#)

Hi there -

I wanted to add the petition we have against the 1310 Central expansion to the docket tonight. The petition and signatures verified by [change.org](#) is attached.

Many thanks-

Leland



Stop the expansion of Mobil on Central

Share this petition

98 

Verified signatures 

 Let's get to 100 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!

Recent signers:

Timothy Rumberger • 2 days ago

Ray French • 3 days ago

Laura Miller • 3 days ago

Logan Deib



Decision Makers: Marilyn Ashcraft +2

The Issue

"Preserve and enhance Alameda's distinctive character" is one of four key themes in Alameda's 2040 plan. Our historic neighborhoods give Alameda its unique charm and character.

We, the undersigned residents and stakeholders of Alameda, respectfully urge the City Council to reconsider and reverse the decision to expand the operating hours and convenience store offerings at the Mobil gas station located at 1310 Central Avenue.

This gas station, situated in a residential neighborhood and zoned R-4. Extending its hours to 6 a.m. to 10 p.m. on weekdays and 7 a.m. to 8 p.m. on weekends, and expanding retail offerings imposes new and unnecessary burdens on the surrounding community, including:

- Increased noise and light pollution in the evening hours, disrupting family life and rest in a quiet residential setting
- Additional traffic and potential for unsafe driving behavior, particularly from drivers rushing to refuel late at night
- More litter and commercial foot traffic, negatively impacting front yards and sidewalks in adjacent homes
- Erosion of the neighborhood's residential character in favor of commercial expansion, despite existing zoning protections
- A precedent for further expansion of commercial hours and activity in areas meant for housing and community tranquility

A business's financial struggles cannot justify late-night noise and congestion for nearby families.

We ask that the City Council review and revoke the current approval.

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Leland Price
Petition Starter

Media inquiries

The Decision Makers



Marilyn Ashcraft
Alameda City Mayor



Awaiting response (notified 71 days ago)

Email decision maker



Tracy Jensen
Alameda City Council



Awaiting response (notified 71 days ago)

 **Support now**

Email decision maker



Tony Daysog

Alameda City Council

Awaiting response (notified 71 days ago)

Email decision maker

The Supporters

Featured Comments



Mark, Alameda

1 week ago

“I’ve been a home owner in the Gold Coast since 1997. This gas station has repeatedly tried to expand services that are not helpful to our neighborhood. We don’t need longer hours - they leave the machines on all the time anyways so you can fill up 24x7 as it is. We don’t need a convenience store with longer hours, we have plenty of stores right now in the neighborhood that are open as late as most folks in the neighborhood need. This gas station doesn’t really fit in the neighborhood as it is today with the hours it has today. If the business is struggling, maybe it’s because we don’t find the service it offers today valuable. Expanding hours and increasing competition for existing businesses that are operating within the bounds of their business licenses and permits makes no sense to me. I believe it will reduce the value of our neighborhood to allow Mobil on Central to expand as outlined in this plan.”

 Support now

View all comments



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\$21	Other	

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Petition updates

Keep your supporters engaged with a news update. Every update you post will be sent as a separate email to signers of your petition.

Post an update

Support now

 Support now

Name	City	State	Postal Code	Country	Signed On
Leland Price	Alameda	CA	94501	United States	6/21/2025
DONNA WONG	Alameda	CA	94501	United States	6/21/2025
S Soo	Alameda	CA	94501	United States	6/22/2025
Patrick Wolf	Alameda	CA	94501	United States	6/22/2025
Sharon Barclay	Alameda	CA	94501	United States	6/22/2025
Eric A.	Vallejo	CA	94589	United States	6/22/2025
Jeri Thibault Hayes	Alameda	CA	94501	United States	6/22/2025
James Mitchell	Alameda	CA	94501	United States	6/22/2025
N L	Alameda	CA	94501	United States	6/22/2025
Tyler B	Alameda	CA	94501	United States	6/22/2025
Rachael Pretinskei	San Francisco	CA	94103	United States	6/22/2025
Kathleen McNeill	Alameda	CA	94501	United States	6/22/2025
Olga Popova	Alameda	CA	94501	United States	6/22/2025
Trina Sweet	Stockton	CA	95209	United States	6/22/2025
Sergi Goldman-Hull	Oakland	CA	94601	United States	6/22/2025
Ayse Dogan	Foster City	CA	94404	United States	6/22/2025
Bethany Fong	San Bruno	CA	94066	United States	6/22/2025
Kyra Cervantes	Alameda	CA	94501	United States	6/23/2025
Deva Wolf	Alameda	CA	94501	United States	6/23/2025
Priscilla Toledo	Alameda	CA	94501	United States	6/23/2025
Kerri Rice	San Rafael	CA	94903	United States	6/24/2025
Luke Smith	San Francisco	CA	94118	United States	6/25/2025
Angela Dant	Alameda	CA	94501	United States	6/25/2025
T R	Alameda	CA	94501	United States	6/26/2025
Raynesha McGhee-Reed	Oakland	CA	94603	United States	6/26/2025
Bethany Bostrom	Alameda	CA	94501	United States	8/11/2025
Shawn Leinweber	Alameda	CA	94501	United States	8/11/2025
Chris Renck	Alameda	CA	94501	United States	8/11/2025
Cynthia Cooper	Alameda	CA	94501	United States	8/11/2025
Randall Miller	Alameda	CA	94501	United States	8/11/2025
Jeffrey Espadilla	Fairfield	CA	94533	United States	8/12/2025
Lynn Orlando	Berkeley	CA	94709	United States	8/12/2025
James McLean	Oakland	CA	94611	United States	8/12/2025
May Rose	Alameda	CA	94501	United States	8/12/2025
Eveee flowers	San Francisco	CA	94109	United States	8/13/2025
Berman Ng	Alameda	CA	94501	United States	8/13/2025
Dorota Krubnik	Alameda	CA	94501	United States	8/13/2025
Wagner Kovac	Oakland	CA	94610	United States	8/13/2025
Rei Bealhild	Oakland	CA	94610	United States	8/13/2025
Jessica B	El Sobrante	CA	94820	United States	8/13/2025
Ryan Li	San Francisco	CA	94124	United States	8/13/2025
Jaidyn Makos	Alameda	CA	94501	United States	8/13/2025
Diego Hernandez	San Lorenzo	CA	94580	United States	8/13/2025
Edwin Murcia	San Francisco	CA	94109	United States	8/14/2025
Mariusz Krubnik	Alameda	CA	94501	United States	8/14/2025
Camila Osorno	Alameda	CA	94501	United States	8/14/2025
Raya Khan	Oakland	CA	94611	United States	8/14/2025
Zack Maurer	San Francisco	CA	94107	United States	8/14/2025

Louis Duarte	Livermore	CA	94550 United States	8/14/2025
Gladys Rodríguez	Alameda	CA	94501 United States	8/14/2025
Colton Roberts	Clayton	CA	94517 United States	8/15/2025
Mary Cafarella Ake	Alameda	CA	94501 United States	8/15/2025
Ermin ...	Alameda	CA	94501 United States	8/15/2025
JUN CHENG	San Francisco	CA	94117 United States	8/15/2025
Justin Truong	San Francisco	CA	94112 United States	8/15/2025
Noah Magdaleno-Rocha	Emeryville	CA	94608 United States	8/16/2025
Dawn Darrough	Sacramento	CA	95823 United States	8/16/2025
Jennifer Q	Alameda	CA	94501 United States	8/16/2025
Людмил Григоров	Concord	CA	94519 United States	8/16/2025
Dereje Bati	Walnut Creek	CA	94598 United States	8/16/2025
Tem Narvios	San Francisco	CA	94134 United States	8/17/2025
Bethy Maru	Concord	CA	94521 United States	8/17/2025
Sarah Kalantari	Pleasanton	CA	94588 United States	8/17/2025
Belay Wale	Alameda	CA	94501 United States	8/17/2025
Mim8 Mekonen	San Jose	CA	95141 United States	8/17/2025
Tracey Matheney	Oakland	CA	94601 United States	8/17/2025
Saron Berhea	San Leandro	CA	94578 United States	8/18/2025
Lina Krubnik	Oakland	CA	94612 United States	8/18/2025
essey mehari	San Francisco	CA	89104 United States	8/18/2025
Kathryn Owens	Alameda	CA	94501 United States	8/18/2025
Mia Piano	Lafayette	CA	94549 United States	8/18/2025
Issamar Villagomez	Hayward	CA	94545 United States	8/18/2025
Pooja patel Patel	Oakland	CA	94602 United States	8/19/2025
Crystal Curtis	San Jose	CA	95112 United States	8/19/2025
Nichole Gorman	Alameda	CA	94501 United States	8/19/2025
Olivia Monforte	Berkeley	CA	94707 United States	8/19/2025
Mark Showalter	Alameda	CA	94501 United States	8/22/2025
Josephine Heminway	Alameda	CA	94501 United States	8/22/2025
Martha Freeman	Union City	CA	94587 United States	8/22/2025
Ann Evans	Alameda	CA	94501 United States	8/22/2025
Alex Hein	Alameda	CA	94501 United States	8/24/2025
Flemming Hein	Alameda	CA	94501 United States	8/24/2025
Joan DeWindt	San Rafael	CA	94901 United States	8/27/2025
Rachele Glavaris	San Francisco	CA	94124 United States	8/27/2025
Vincent Hipona	Berkeley	CA	94702 United States	8/28/2025
Rich Campbell	Alameda	CA	94501 United States	8/28/2025
DOUGLAS DEIBERT	Alameda	CA	94501 United States	8/29/2025
Nancy Ung	Alameda	CA	94501 United States	8/29/2025
Natalie Ung	Alameda	CA	94501 United States	8/29/2025
Anya Deibert	Alameda	CA	94501 United States	8/30/2025
Logan Deibert	Alameda	CA	94501 United States	8/30/2025
Laura Miller	Alameda	CA	94501 United States	8/30/2025
Ray French	Alameda	CA	94501 United States	8/30/2025
Veleeta Davis	Alameda	CA	94501 United States	8/30/2025
Jhuniior Pintor	Moraga	CA	94556 United States	8/30/2025
Araceli Ortiz	Hayward	CA	94541 United States	8/30/2025
Sherita Cozart	Oakland	CA	94603 United States	8/30/2025
TIMOTHY RUMBERGER 1339 Bay Street	Alameda	CA	94501 United States	8/30/2025

TIM & AMY RUMBERGER

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September 2, 2025

City of Alameda, City Council
City Hall, 2263 Santa Clara Avenue
Council Chambers, 3rd Floor
Alameda, CA 94501

RE: SEPTEMBER 2, 2025 CITY COUNCIL

Item 7-A Public Hearing to Consider Appeal of Planning Board Approval of Use Permit

- **NEIGHBORHOOD OPPOSITION TO EXTEND HOURS & EXPAND USE
PLN24-0094 Additional Operating Hours for Non-Conforming Gas Station**

Honorable City Council Members,

The gas station in Alameda's gold coast neighborhood at 1310 Central Avenue has operated for 75 years as a non-conforming use. Prior attempts by the same owners for the past 25 years to extend the hours and expand the convenience store to sales of food and beverages have been unanimously, strongly and *repeatedly* opposed by the neighbors of this parcel – your constituents.

The current out-of-town owners of the gas station, like the previous owners, **all knew the current conditions were already a "non-conforming" use, and had no right nor reason to expect that would change** when they made the business decision to purchase and operate the existing gas station and vehicle smog and repair business.

Similarly, *WE*, your voters, all understood and relied on the current conditions, and had every reason rely on this fact when **we chose to nest, live and invest here in our Gold Coast neighborhood** -- and on balance, submit to you that our collective investments and continuing interest in preserving, cultivating and building this neighborhood should carry more weight than the economic interests of this lone non-conforming facility's owners.

We urge this council to reject the Planning Board's preliminary approval here on appeal – as have all past City Councils before you who have considered similar requests by the current owners. Please consider the following facts in your decision:

1. There are **pre-schools and day care centers and churches all within a single block** -- all would be threatened by increased vehicle traffic that the expanded hours and nature of this already non-conforming use would cause:

Trinity Lutheran Church is across the street, at Morton & Central
The Fuzzy Caterpillar Pre-school is a block and a half away on Central
The Mastic Senior Center is two blocks away on Bay 7 Santa Clara

2. There are **already excellent established convenience stores very nearby that we support:**

A1 Market is less than a block away at Encinal & Benton Street
Jay's Coffee Teas & Treats is also less than a block away on Encinal
Little Joes Express Chinese Food is less than a block away on Encinal
Island Savoy Market is two and a half blocks away on Bay and Lincoln

3. The current out-of-town owners of the gas station, like the previous owners, **all knew the current conditions were already a "non-conforming" use, and had no right nor reason to expect that would change** when they made the business decision to purchase and operate the existing gas station

4. **WE** all understood and relied on the fact that the current conditions, and had every reason rely on this fact when **we chose to nest, live and invest here in our Bay Street neighborhood** -- and our collective investments and interest in preserving, cultivating and building this neighborhood should carry more weight than the economic interests of the owners of this lone non-conforming facility.

5. **Traffic** is already challenging for pedestrians, baby-strollers, bicyclists, drivers attempting to navigate this 5-point intersection: expanded hours and use threatens to make this non-conforming use an even greater danger to the neighborhood.

6. **Parking**, already at a premium at this intersection, is expected to be further reduced with the impending construction of a roundabout at this five-point intersection, and **no on-site additional parking is proposed nor possible.**

Thank you again for your consideration of the neighborhood's opposition to extending the hours and expanding this non-conforming use.

Sincerely,



From: [Ellie Gladstone](#)
To: [CITYCOUNCIL-List](#)
Subject: [EXTERNAL] Support for expanding Mobil hours
Date: Tuesday, September 2, 2025 7:59:31 AM

I am an Alameda resident and I strongly support allowing the Mobil station on Encinal to be open longer hours and sell convenience store type items. Those services are lacking in that area of alameda and it is perfectly reasonable for a business on a major thoroughfare to be open at night.

Eleanor Gladstone
201 Cypress St
Sent from my iPhone

From: [JoAnn Stewart](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Permit PLN24-0094 - Mobile Gas Station Public Hearing 9/2/2025
Date: Monday, September 1, 2025 10:17:41 PM

After reviewing this permit application, we strongly feel that this permit should be denied. Our neighborhood does not need a convenient store at this location. Less than a block away is the A1 market which adequately serves the needs of our neighborhood.

Stephen Van Meter
JoAnn Stewart
1352 Bay Street
Alameda, Ca 94501