



Jul 28, 2025

City of Alameda  
2263 Santa Clara Avenue  
Alameda, CA 94501

**Re: Proposed Housing Development Project at Mariner Square Loop**

**To:** [jwarner@alamedaca.gov](mailto:jwarner@alamedaca.gov); [stsou@alamedaca.gov](mailto:stsou@alamedaca.gov); [awang@alamedaca.gov](mailto:awang@alamedaca.gov); [xcisneros@alamedaca.gov](mailto:xcisneros@alamedaca.gov); [hhom@alamedaca.gov](mailto:hhom@alamedaca.gov); [dariza@alamedaca.gov](mailto:dariza@alamedaca.gov); [truiz@alamedaca.gov](mailto:truiz@alamedaca.gov); [asaheba@alamedaca.gov](mailto:asaheba@alamedaca.gov);

**Cc:** [cityattorney@alamedacityattorney.org](mailto:cityattorney@alamedacityattorney.org); [manager@alamedaca.gov](mailto:manager@alamedaca.gov); [clerk@alamedaca.gov](mailto:clerk@alamedaca.gov)

Dear City of Alameda Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 356-unit housing development project at 2433 and 2415 Mariner Square Loop, as well as 2363 and 2381 Mariner Square Drive, which includes 54 affordable units. These laws include the Housing Accountability Act (“HAA”), AB 130, and California Environmental Quality Act (“CEQA”) guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project’s density (*id.* at subd. (j)) or render the project infeasible (*id.* at subd. (d)) unless, again, such written findings are made. As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA’s protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct “a

2201 Broadway, PH1, Oakland, CA 94612  
[www.calhdf.org](http://www.calhdf.org)

thorough analysis of the economic, social, and environmental effects of the action.” (*Id.* at subd. (b).)

Furthermore, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to section 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. The project is also eligible for a statutory exemption from CEQA pursuant to AB 130 (Pub. Res. Code, § 21080.66), which was signed into law on June 30, 2025 and effective immediately (Assembly Bill No. 130, 2025-2026 Regular Session, Sec. 74, available [here](#)). Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

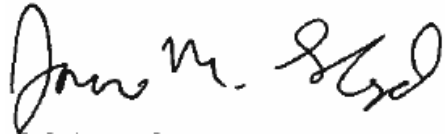
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will increase the city’s tax base; it will bring new customers to local businesses; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the City to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at [www.calhdf.org](http://www.calhdf.org).

Sincerely,



Dylan Casey  
CalHDF Executive Director

A handwritten signature in black ink, appearing to read "James M. Lloyd". The signature is written in a cursive, flowing style.

James M. Lloyd  
CalHDF Director of Planning and Investigations

**From:** [REDACTED]  
**To:** [Jennifer Warner](#)  
**Cc:** [REDACTED]  
**Subject:** Re: [EXTERNAL] Comments and Questions Regarding Proposed 8-Story Building at 2433 Mariner Sq Loop  
**Date:** Thursday, July 24, 2025 9:35:43 PM

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Hi Jennifer,

Thank you for your quick response!

After reviewing the documents, I have the following questions:

1. According to the city zoning map, the lot is designated as M-2-PD. How was the allowable development ratio for this project determined? Based on the lot size and the proposed number of units, the ratio appears to be quite high.
2. In the Transportation Analysis and Management Plan, I did not see any significant measures to reduce the project's traffic impact on the Webster Street Tube. Could you clarify this? Perhaps I may have overlooked something.
3. I did not find a Shadow Study in the plan set addressing potential shadow impacts on adjacent properties. As an adjacent neighbor, can we request that a shadow study be conducted?
4. Will comments or concerns from adjacent neighbors influence the approval process for this project, or is the project already set to move forward regardless?

Could you or someone from the Planning Board kindly respond to these questions?

Thank you for your time and assistance.

Best regards,

Jiajun Zhang & Qianrong Tan

Owners / Residents

[REDACTED], Alameda

[REDACTED]

[REDACTED] [REDACTED]

## Jennifer Warner

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**From:** Planning  
**Sent:** Thursday, July 24, 2025 10:55 AM  
**To:** Jennifer Warner  
**Subject:** FW: [EXTERNAL] Comments and Questions Regarding Proposed 8-Story Building at 2433 Mariner Sq Loop

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi JB,

More comments for the Planning Board!

Ben Wu.

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**From:** Kenzo Cheung <[REDACTED]>  
**Sent:** Thursday, July 24, 2025 9:35 AM  
**To:** Steven Buckley <sbuckley@alamedaca.gov>; Planning <Planning@alamedaca.gov>  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] Comments and Questions Regarding Proposed 8-Story Building at 2433 Mariner Sq Loop

Hi Steven & Alameda Planning Department,

I hope this email finds you well.

We are the owners of the residence at [REDACTED]. We recently received notice of a Public Hearing on July 28th regarding the proposal to build an 8-story multi-family building at 2433 Mariner Sq Loop.

After reviewing the project description, we would like to submit the following comments and questions:

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### 1. View Impact on My Property

Comment:

Please see the photo below, taken from our balcony. The existing commercial building is only 2 stories. We believe it is not appropriate to build an 8-story high-density multi-family building so close to our home. It would significantly block our view, natural sunlight, and the open sky, especially from our balcony. We chose this corner-unit townhome because of the abundant sunlight and open feel, which would be drastically affected by such a tall structure.





Question:

Has the developer submitted a shadow study for this project?

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## **2. Property Valuation & Zoning**

Comment:

We are concerned about the negative impact this development may have on the value of our property. When we purchased our home, we expected the neighborhood to consist of similar housing types (single-family homes and townhomes). We never anticipated an 8-story multi-family building in this area. We have not seen this type of high-rise apartment complex elsewhere in Alameda. Any new development should respect the existing neighborhood character, including building height and style.

Questions:

- What are the original and current zoning designations for this lot?
  - Has the zoning been changed to allow for an 8-story apartment building?
- 

## **3. Traffic Concerns**

Comment:

We do not believe that the Webster Tunnel can accommodate the additional traffic generated by 356 new units. There is already significant traffic congestion during morning hours, and this project would only worsen the situation.

Question:

Has a traffic impact study been conducted, and are there any proposed solutions?

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## **4. Noise and Dust During Construction**

Question:

What mitigation measures are planned for noise and dust during the construction phase?

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As I will be traveling out of the country on July 28th, I may not be able to join the hearing online due to time zone differences. Could you please clarify the following regarding the public hearing process?

A. Is the city-reviewed planning set for this project available for public review?

B. As adjacent property owners, will this email be considered an official public comment and included in the hearing record?

C. We are firmly opposed to this project and would like to vote "NO." What is the process for submitting a formal objection, and are there any documents we need to sign or deadlines we should be aware of?

Thank you for your time and attention to these concerns. We look forward to your response.

Best,

Jiajun Zhang

Qianrong Tan

Owner / Residents of 4 [REDACTED], Alameda



**From:** [REDACTED]  
**To:** [Jennifer Warner](#)  
**Subject:** [EXTERNAL] Support for 2433 Mariner Square Loop project  
**Date:** Monday, July 21, 2025 6:20:27 PM

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To whom it may concern:

This is in regards to Item 2025-5250 on the 7/28/2025 Planning Board meeting.

I would like to express my strong support of the proposed housing & commercial development at 2433 Mariner Square Loop. As a resident of the nearby Bay37 community, this project will provide significantly needed housing to stabilize prices, attract residents who will support local businesses and schools, and increase the tax base needed to fund transit and other infrastructure improvements.

One note I will make is that the Transportation Demand Management plan references the Alameda Landing Express shuttle as a transit option for the future residents. Unfortunately this shuttle was discontinued, but I hope that some day the shuttle will come back once we can secure additional funding.

I would also like to express sympathy for the local businesses that currently occupy the buildings that are being demolished, and sincerely hope that these businesses are given the resources to temporarily relocate, and/or the opportunity to open up in the new commercial units included in the project.

Neither of these concerns should be taken as any reason to delay or block the project. The city should approve this project without hesitation so we can realize the community benefits as quickly as possible. Thank you for reading!

Brian Nguyen  
Bay 37 + Alameda resident