

Nancy McPeak

From: Evan Hall <evan@nawtonhall.com>
Sent: Monday, March 28, 2022 12:19 AM
To: Nancy McPeak
Subject: [EXTERNAL] Webster Street Rezoning Comments
Attachments: IMG-7327.JPG; IMG-7326.JPG; IMG-7328.JPG

To the Alameda Planning Board,

These comments relate to the proposed [zoning amendment](#) along Webster St. from Buena Vista to Atlantic.

My name is Evan Hall, my family owns and lives at 8 Dowitcher Ct. in Alameda.

Our home has three east-facing second story windows that look toward Webster St. I have attached pictures taken from each. When we bought our home here, we accepted the eyesore and view blockage of the Public Storage facility. However, as you can see, we still get some natural light, blue sky, and a hint of ridgeline and tree crowns.

My understanding of the proposed amendments is that an additional 20+ feet of building height will be permitted above the current Public Storage height, effectively blocking anything natural we can see from these windows. Potential noise is also a concern since anything emanating from these higher stories wouldn't be blocked by lower buildings.

I'm also unsure what effect these new taller buildings would have on the production capability of the solar panels I had installed last year, depending on the angle of natural light blockage the new buildings create.

I realize we are just one family, though given the complexity of zoning rules I'd wager there are many local homeowners who are unaware, or who don't understand, what is being contemplated. I only barely do.

I am very much pro-growth and pro-revitalization. There are many slovenly and antiquated buildings along Webster and seeing a shimmering welcome to visitors passing through the Webster Tube sounds great to me. I would only ask that you consider the reputation Alameda creates for itself in terms of new homeowners' expectations of retaining aesthetic and value in their home investments. Are a couple extra stories on these specific blocks that important in the grand scheme of the thousands of new units and commercial spaces already in development on our island?

Thank you for your work, I know it's not easy.

Evan Hall









March 27, 2022

City of Alameda Planning Board
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501

Subject: Housing Element – Proposed zoning text amendments (Item 7-C on 3-28-22 Planning Board agenda)

Dear Planning Board members:

The Alameda Architectural Preservation Society (AAPS) is still reviewing the subject amendments, so the following comments are somewhat preliminary and subject to modification:

1. Park and Webster Street height limits and density.

- a. Height limits.** We are surprised that the draft zoning amendments are proposing a uniform 60 foot height limit for all of the Webster Street Business District, totally discarding staff's previous proposal based in part on the West Alameda Business Association's (WABA) proposal (see Attachment 1). While some Planning Board members at the February 14, 2022 meeting expressed a preference for the same height limit in both the Webster Street and Park Street districts and that the limit should be 60 feet, we did not hear support for this from a majority of the Planning Board.

We reiterate our previous recommendation that a three story (40') height limit be provided for the historic portions of Webster Street and Park Street. For both Webster Street and Park Street the historic portions are generally south of Lincoln, plus the west side of Park Street between Lincoln and Buena Vista. New buildings taller than three stories in these areas could visually disrupt the existing mostly 1-3 story buildings and compromise the historic areas' sense of time and place. See the Attachment 2 photograph of a new five story commercial/residential building in Oakland next to older two-story commercial buildings. See also Attachment 3 showing a 60 foot tall building mass next to McGee's on the west side of Park Street between Pacific and Buena Vista Avenues.

We therefore continue to recommend that:

- i. The existing three story/40' height limit on Webster Street south of Lincoln Avenue be retained and the existing five story/60' height limit for properties fronting on Park Street north of Encinal Avenue be reduced to three stories/40', but allowing five**

stories/60' with a use permit to address special situations, (such as new buildings adjacent to existing buildings that are taller than 40'); and

- ii. The existing three story/40' height limit (five stories/60' with a use permit) be retained for Park Street south of Encinal Avenue and properties which do not front on Park Street.**

Greater height could be allowed on designated “opportunity sites”, such as the CVS parking lot, where a new building could be three stories along the Santa Clara Avenue and Oak Street frontages to stay in scale with City Hall and the Carnegie Building across Oak Street, but could step up toward the existing six story Oak Street parking garage. Greater height up to 60' could perhaps still be allowed by right within the existing 60' height limit area and perhaps elsewhere if portions of the building over 40' are stepped back.

Increased height limits for Park and Webster Street outside the historic areas could be appropriate, if the buildings are well designed, since it is mostly in these areas that major opportunity sites exist. But we urge the Planning Board and City Council to be cautious in proceeding down this path. Five story buildings will be drastically out of scale with the mostly 1-2 story buildings on the side streets and create a canyon-like effect along Park Street. Attachments 4a and 4b are photos of ca. 60' buildings along 3rd Street in Oakland's Jack London District to indicate the kind of streetscape that buildings of this scale can create. Note that 3rd Street's 80' right-of-way-width is the same as Park Street's. The provisions in Alameda's Design Review Manual could help avoid this kind of impact, but SDBL projects are not subject to the Design Review Manual - only to the Objective Design Review Standards adopted by the Planning Board in February, 2021, which we continue to believe are not sufficient to address the relevant design issues and need to be strengthened.

In addition, five story buildings will promote a jagged streetscape of five story buildings mixed with 1-3 story buildings (See Attachment 5 photo)

WABA's recommended increase of the existing 40' height limit to 45' is mostly based on allowing enough height for a parapet and is a rounding up WABA's actual height recommendation of 43' – 3". **We instead continue to recommend keeping the existing 40' height limit, but adding a parapet of perhaps 2'– 6" to the zoning text's existing list of permitted exceptions to height limits.**

The draft height limit text continues to express height only in feet, deleting the number of stories. **The number of stories should be retained, since a 40' or 45' building could be four stories, rather than the existing three, and a 60' building could be six stories rather than the existing five.** Including the number of stories will better communicate the City's development expectations.

- b. Residential Density.** It was initially thought that the staff proposal to allow unlimited residential density within the building envelope established by the height limits and setbacks was a promising strategy to avoid SDBL projects that could trigger a concession or waiver from height limits and other zoning standards. Unfortunately, as staff described at the February 14 meeting, this is not the case.

To discourage SDBL projects that exceed the height limit in at least the historic areas, yet provide significantly increased density, **we continue to urge consideration of amending Alameda’s ADU ordinance to allow a high (and possibly unlimited) number of ADUs in targeted locations, such as Webster Street and Park Street, with no increases in the existing base zone density of ca. 22 units/acre.** The ADUs would be considered “accessory” to the permitted relatively minimal number of by-right units allowed under the existing ca. 22 units/acre density and therefore would not count toward the minimum number of five by-right units that make a parcel eligible for a density bonus project. Density bonus projects would therefore continue to be limited to parcels of at least 10,000 ft.². The ADUs would still be credited toward the RHNA and **probably better promote the City’s objective of facilitating smaller and more affordable units than the typical density bonus approach.**

Staff has been assuming that SDBL projects will involve only a 20% density increase, which for a five story building with four stories of residential over ground-floor commercial would typically result in an additional floor with about 80% of the floor area of each of the residential floors below. However, assuming only a 20% bonus is too conservative. Under the SDBL, bonuses up to 50% or available and up to 100% if the project is 100% affordable. Various projects in Oakland and elsewhere have used these higher bonuses. In the above example, a 50% bonus would typically result in two additional floors, resulting in a ca. 75–80 foot (seven story) building rather than a ca. 55 –60’ (five story) building.

2. **Provide in the North Park Street District a 40 (or 45) foot height limit on the west side of Park Street between Pacific and Buena Vista Avenues and retain the existing one unit per 2000 sq. ft. of lot area density in the residential areas.** Although outside the Park Street National Register District, the west side of Park Street between Lincoln and Buena Vista still has two of the most important historic buildings along Park Street – the Fossing Building at the northwest corner of Pacific Avenue and McGee’s mid-block. It also has at the southwest corner of Pacific one of the oldest buildings along Park Street, built in 1871. Part of this building has been insensitively remodeled, but appears restorable. As noted in Item 1 above and shown in Attachment 3, a 60 foot building next to McGee’s would visually overwhelm this important building, eliminate its current function as one of Park Street’s major visual landmarks (defined by its tower), and block its view from the Park Street bridge.

The proposed zoning amendments propose deleting existing the North Park Street requirement that new buildings over 50 feet be subject to approval by the Planning Board based on the determination that the building is consistent with the Design Review Manual’s “special design guidelines for tall buildings on Park Street”. If the North Park Street height limit is 60 feet (or 65 feet), this provision should be retained at least for the west side of Park Street between Lincoln and Buena Vista. But the better approach is to require a use permit as recommended in Item 1 above for buildings over 40 feet (or 45 feet). Note: staff never prepared the “special design guidelines for tall buildings on Park Street”.

Finally, the existing residential density of one unit per 2000 sq. ft. of lot area should be retained in the North Park Street residential areas. These are among the oldest and most historically significant residential areas in Alameda. See the 2008 report (Attachment 6) by former Historical Advisory Board member and noted architectural historian Judith Lynch. As we stated in our March 13 comments on the residential zoning proposals, providing unlimited residential density in

these areas is reckless and overkill, given the potential for SDBL projects and the probability that the RHNA can be accommodated without this kind of blanket upzoning.

3. **C-1 Districts (“stations”).** The stations are historic commercial nodes around Alameda’s old streetcar stops and are located within historic neighborhoods. Increasing the height limit to 45 feet (three stories and potentially four stories) raises the possibility of a five story (approximately 60 feet) or even six story (approximately 70 feet) building with a 40% bonus under the SDBL, which would significantly disrupt the scale of these areas and is probably not necessary to meet the RHNA. **We continue to urge that the strategies discussed for Park and Webster Streets in Item 1 above be pursued to help prevent this scenario in the C-1 district.**

4. **Other comments.**

- a. We continue to urge that the zoning provisions inconsistent with Article 26 be mapped using an overlay zone as has been done in the past rather than through changes to the base zone.
- b. Why is the Bridgeside Shopping Center no longer included in the C— MF overlay district? It should continue to be included.

Thank you for the opportunity to comment. Please contact me at (510) 523-0411 or cbuckleyAICP@att.net if you would like to discuss these comments.

Sincerely,

Christopher Buckley, Chair
Preservation Action Committee
Alameda Architectural Preservation Society

Attachments: 1. 2-4-22 WABA letter to the Planning Board
 2. Photograph of newer five story building adjacent to older two story commercial buildings
 3. Rendering of a 60’ building mass next to McGee’s
 4. Photographs of ca. 60’ tall buildings on 3rd Street in Oakland.
 5. Photograph of streetscape of two, three and five story buildings
 6. North of Lincoln Historic Buildings--a report by Judith Lynch

cc: Mayor and City Councilmembers (by electronic transmission)
Historical Advisory Board (by electronic transmission)
Andrew Thomas and Allen Tai, Planning, Building, and Transportation Department (by electronic transmission)
AAPS Board and Preservation Action Committee (by electronic transmission)



February 4, 2022

(By electronic transmission)
Members of the Planning Board
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Subject: Housing Element updates

Dear Planning Board:

The West Alameda Business Association (WABA) has been working closely with the Planning Department staff over the past year in regards to the District's proposed height increases in order to accommodate updates to the housing element. At WABA's last board meeting on January 26th, the board reached consensus that the attached diagrams meet the 2011 Vision guidance for the District and that they represent a solid path forward towards accommodating the District's allocation for housing.

Please note that the specifics in regard to density were not discussed at the board meeting, however, the design committee has proposed that the city consider a Form Based Code approach to density where the applicant is not applying for the State Density Bonus, and that when the applicant *is* applying for the State Density Bonus that the existing density of 22 housing units per acre be used. This has been noted in the updated proposed zoning diagram and is attached to this letter. The concern is that increasing the density above what is in place, or not using a Form Based Code approach, will create a height and scale issue for the District that will not support a high quality of life for its existing or future residents. We are trying to avoid a sunless wind tunnel in our District, similar to what is happening in other districts in the bay area. This lowers quality of life and creates pedestrian dead zones that do not support a thriving business community.

As noted in the February 14 Planning Board staff report, the staff-recommended zoning amendments, while based on the attached WABA diagrams, make changes to some provisions in the diagrams. We ask the Planning Board to recommend to the City Council that the zoning amendments conform to the WABA diagrams. Attached are marked-up pages from the zoning amendments that reflect the WABA diagrams. Also attached are WABA generated building envelope cross sections based on the WABA diagrams that are clearer than the versions included in the staff report.

Our largest concern at this point is this: the information regarding these major changes is coming from the Planning Department very quickly, and not allowing enough time for our community to digest and discuss these issues. No community presentation has been prepared, other than what the community volunteers can cobble together in a very short amount of time, then WABA is gathering the community around the information, along with the WABA Board, and preparing a response to the city proposal. For such a major change our preference would be to include the community in a more in depth manner vs relying on volunteers to take this information out into the community then turn those communications back into meaningful feedback to the city staff.

We look forward to your support in bringing much needed housing to our District and contributing to its growth.

Linda Asbury
Executive Director
West Alameda Business Association
linda@westalamedabusiness.com
510.523.5955

Attachments:

1. WABA Multi Family Overlay Zone proposal 2022-02-04

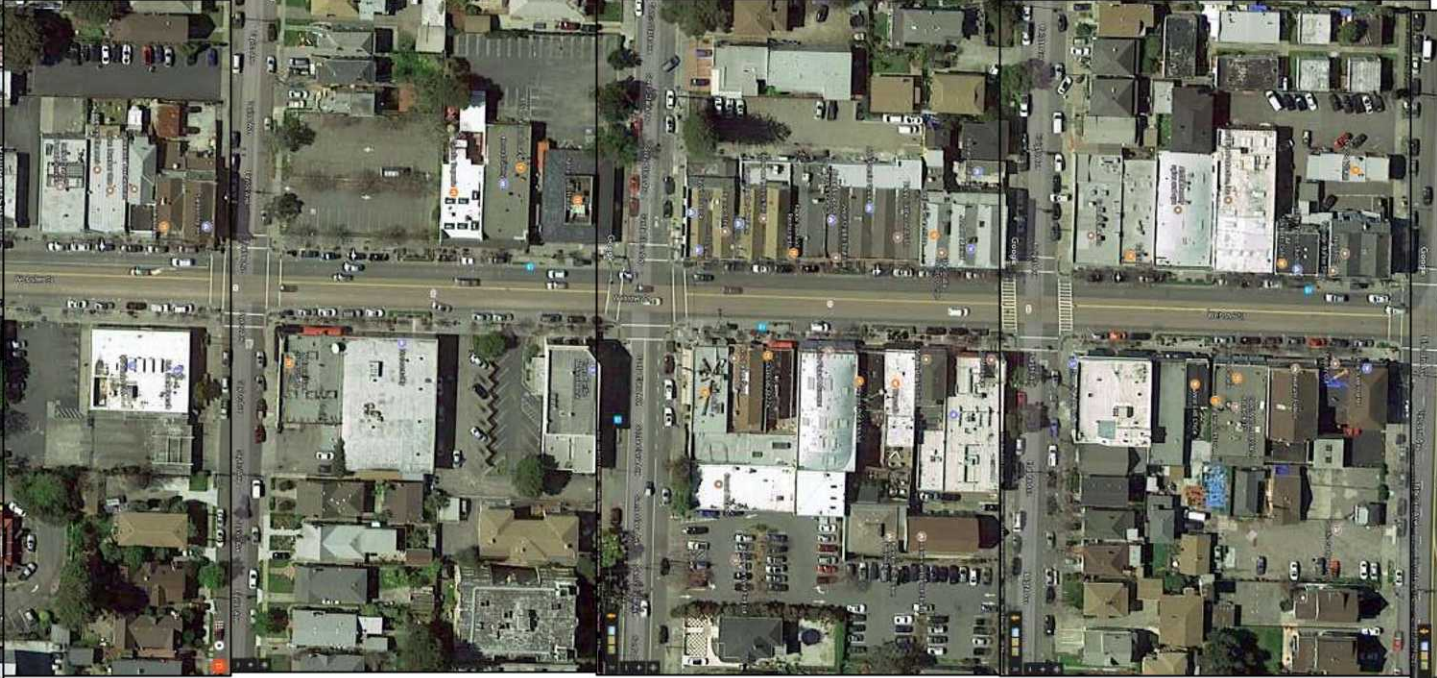
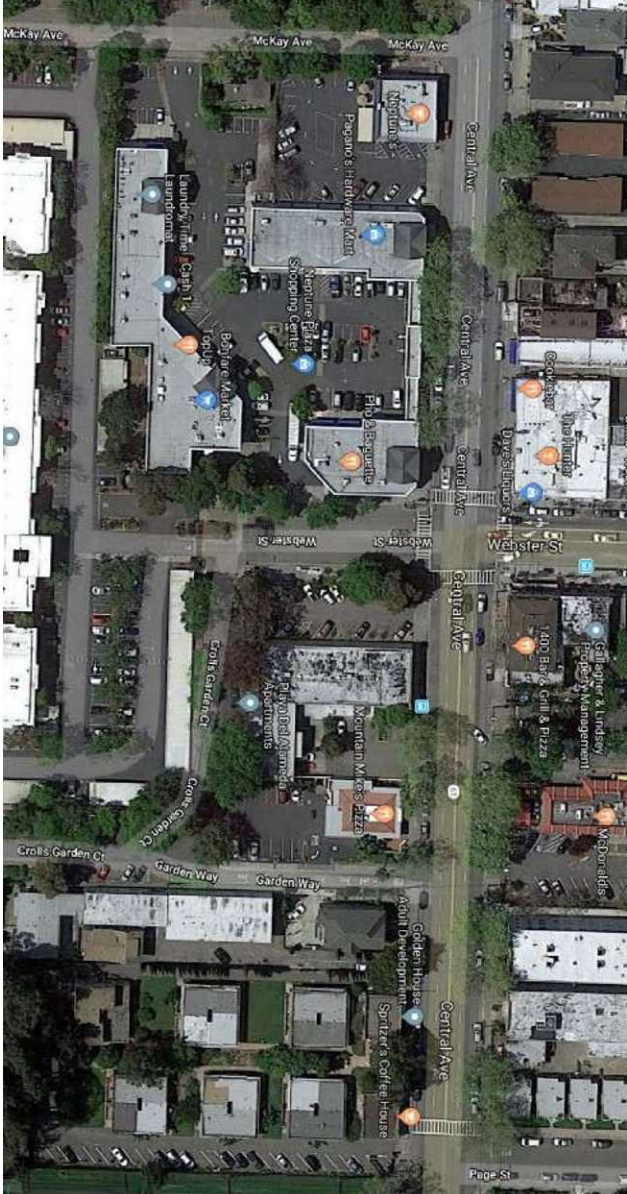
Cc: Mayor and City Council
Andrew Thomas, Allen Tai
WABA Board of Directors

MF (MULTI FAMILY) ZONE 1
HISTORIC CORE
CENTRAL AVE TO LINCOLN AVE

1. NO CHANGES TO NUMBER OF FLOORS ALLOWED
2. INCREASE HEIGHT ALLOWANCE TO 45'
3. MAINTAIN DENSITY LIMIT OF 22 RESIDENTIAL UNITS PER ACRE IF SDBO USED OR USE "FORM BASED CODE" DENSITY (WHATEVER FITS INTO THE BUILDING WITHIN THE ALLOWED HEIGHT), IF NO SDBO USED.
4. REDUCES PARKING REQUIREMENT

CHANGES APPLY TO CURRENT C-C ZONING ONLY

CENTRAL AVE



TAYLOR AVE

SANTA CLARA AVE

HAIGHT AVE

LINCOLN AVE

NORTH

MF (MULTI FAMILY) ZONE 2
DEVELOPMENT OPPORTUNITY ZONE
LINCOLN AVE TO APPEZZATO

1. NUMBER OF FLOORS ALLOWED GRADUALLY INCREASES (CURRENTLY 3 FLOORS)
2. INCREASE HEIGHT ALLOWANCE TO 45' (CURRENTLY 40') THEN GRADUALLY INCREASES HEIGHT PER DIAGRAM.
3. MAINTAIN DENSITY LIMIT OF 22 RESIDENTIAL UNITS PER ACRE IF SDBO USED OR USE "FORM BASED CODE" DENSITY (WHATEVER FITS INTO THE BUILDING WITHIN THE ALLOWED HEIGHT), IF NO SDBO USED.
4. REDUCES PARKING REQUIREMENT

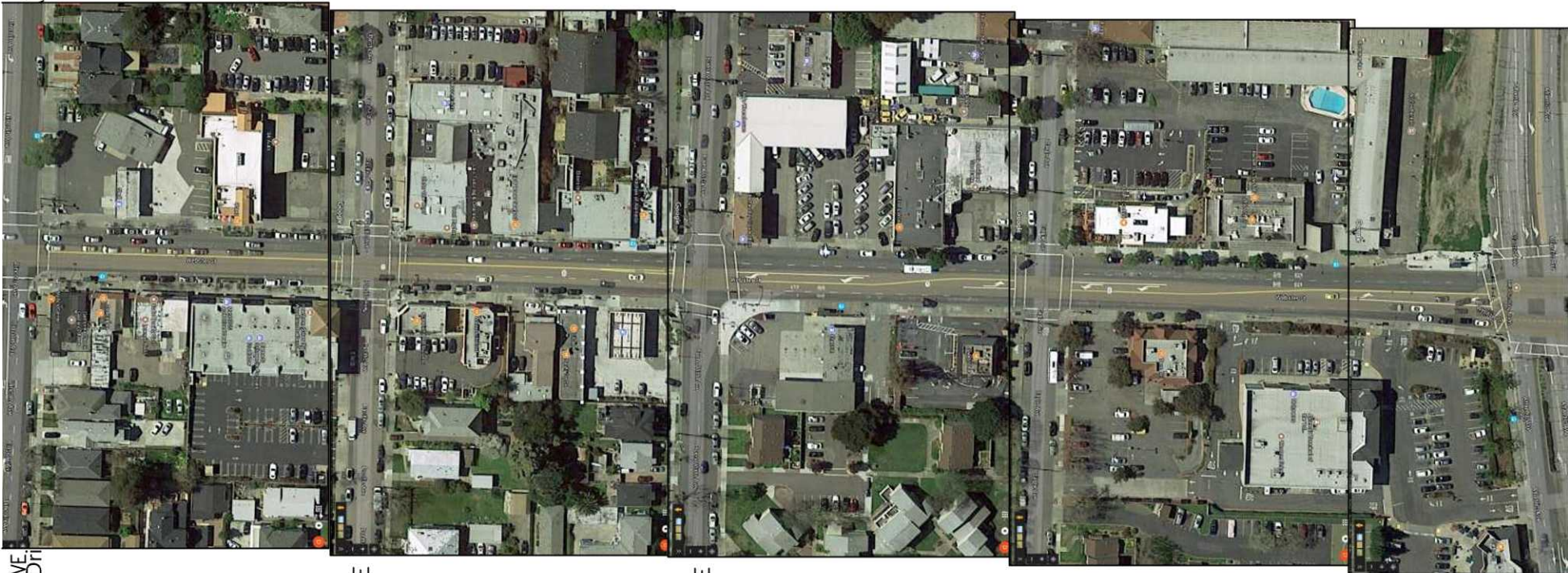
CHANGES APPLY TO CURRENT C-C ZONING ONLY

45' HT ALLOWED @ STREET FRONT
WITH 3 FLOORS
55' HT ALLOWED @ SIGHT LINE
SETBACK WITH 4TH FLOOR

• 55' HT ALLOWED @ STREET
FRONT WITH 4 FLOORS

• 55' HT ALLOWED @ STREET FRONT
WITH 4 FLOORS
• 65-70' HT ALLOWED @ SIGHT LINE
SETBACK WITH 5 FLOORS

• 55' HT ALLOWED @ STREET FRONT
WITH 4 FLOORS
• 65-70' HT ALLOWED @ SIGHT LINE
SETBACK WITH 5 FLOORS
• ±77' HT ALLOWED @ SIGHT LINE
SETBACK WITH 6TH FLOOR



PACIFIC AVE

BUENA VISTA AVE

EAGLE AVE

ATLANTIC AVE



products stores except the sale of tobacco and tobacco products is allowed as accessory to other permitted or conditionally permitted uses in the C-C District. The determination of similar use by the Planning Director shall be included on the agenda for the next available Planning Board meeting and confirmed by the Planning Board. Determinations of similar use are also subject to appeal pursuant to Section 30-25.

d. *Accessory Uses, Buildings, and Structures.*

1. The following accessory uses, buildings and structures are permitted in the C-C District:

- (a) Incidental storage and accessory uses, including repair operations and services, provided such uses shall be incidental to the retail sale of products on the premises, shall not employ more than five (5) persons excluding sales personnel, and shall be placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise or vibration.
- (b) Other uses and structures which are customarily incidental and clearly subordinate to permitted and conditional use as determined by the Planning Director.
- (c) Accessory dwelling units and junior accessory dwelling units, as regulated in Section 30-5.18, when a primary dwelling exists on the lot.

e. *Design Review Required.* All new structures or buildings, or exterior revisions of any existing structures or buildings for both permitted and conditional uses shall require design review pursuant to Article II, Section 30-35.

f. *Signs.* Signs are allowed as provided by Section 30-6 of this article. A sign permit is required prior to placement of any signage on property in Alameda.

g. *Development Regulations.*

1. Lot Area and Lot Width: None.

2. Building Height Limit: Building height shall be regulated as follows:

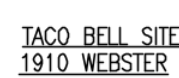
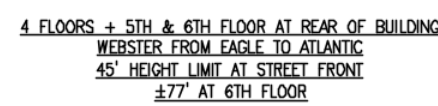
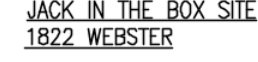
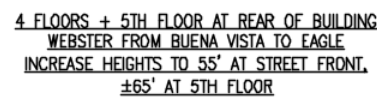
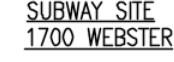
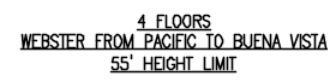
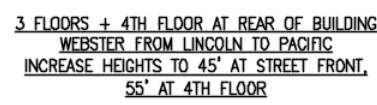
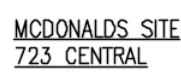
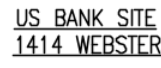
Park Street District—Maximum height shall be ~~five (5) stories but not to exceed sixty (60') feet.~~ for properties fronting on Park Street north of Encinal Avenue. In the remaining areas of the Park Street C-C District the height limit shall be forty (40') feet and the height within this area may be increased to a maximum of sixty (60') feet upon approval of a use permit. Parking structures, including parking structures which have a commercial use component, are exempt from the height limit provided the structure does not exceed six (6) stories, the commercial floor area does not exceed fifty (50%) percent of the overall floor area of the structure, and public parking is provided in addition to the parking required for the commercial component.

Webster Street District—Maximum height shall be as follows: ~~three (3) stories but not to exceed forty (40') feet throughout the C-C District~~

- Properties fronting onto the south side of Central Avenue - fifty five (55') feet, provided that any portion of the building that exceeds forty five (45') feet is set back at least ten (10') feet from the face of the building.
- Properties fronting onto Webster Street between Central Avenue and Lincoln Avenue, and properties fronting onto the north side of Central and south side of Lincoln - forty five (45') feet;
- Properties fronting onto Webster Street between Lincoln Avenue and Pacific Avenue and properties fronting onto the north side of Lincoln and the south side of Pacific - fifty five (55') feet, provided that any portion of the building that exceeds forty five (45') feet is set back at least ~~ten (10')~~ feet from the face of the building; *le both front + rear (12)*

24°

- Properties fronting onto Webster Street between Pacific Avenue and Buena Vista Avenue and properties fronting onto the north side of Pacific and the south side of Buena Vista Avenue - fifty five (55') feet; (SAME 24' SET BACK? @ REAR?)
 - Properties fronting onto Webster Street between Buena Vista Avenue and Eagle Avenue and properties fronting onto the north side of Buena Vista or the south side of Eagle- sixty five (65') feet, provided any portion of the building that exceeds fifty five (55') feet is set back at least ~~ten (10')~~ ^{18'} feet; and, (+ 24' SET BACK @ REAR @ ?)
 - Properties fronting onto Webster Street between Eagle Ave and Atlantic Avenue and properties fronting onto the north side of Eagle or south side of Atlantic- eighty five ~~(85')~~ ⁸⁰ feet. w/ 18' SET BACK @ 5th FLR + 36' SET BACK @ 6th FLR + 24' @ REAR
3. Building Coverage: Buildings may cover one hundred (100%) percent of the building site, provided the ratio of all floor space to lot size shall not exceed three (3) to one (1).
5. Maximum Residential Density: None
6. Minimum Residential Density for new buildings: 30 units per acre.
5. Front Yard: ~~None~~ Buildings shall be located on the front property line. A minimum of eighty-five (85%) percent of the area between the side property lines must be occupied by building mass, plazas, or paseos along the primary street frontage.
5. Side Yard: No yard, however where any side lot line abuts a residential district there shall be a minimum side yard of five (5') feet.
6. Rear Yard: None, however, where the rear lot line abuts a residential district there shall be a minimum rear yard of five (5') feet.
7. Yards for Gasoline Service Station pumping stations and automobile service facilities. (In addition to the yard requirements prescribed for the zoning districts):
- (a) A setback of ten (10') feet shall be maintained from property lines that abut the rear yard of a lot located in a residential district or a lot in residential use.
 - (b) A setback of fifteen (15') feet shall be maintained from property lines that abut the side yard of a lot located in a residential district or in residential use.
8. Off-Street Parking, Electric Vehicle Charging, and Transportation Demand Management regulations and Loading Space: As regulated by Section 30-7 unless a parking exception is granted.
- (a) A parking exception may be approved for new construction or existing buildings converted to new uses reducing the number of parking spaces to less than the number specified in the parking schedule in Section 30-7.6 provided the following findings are made by the Planning Board:
 - (i) The parking demand will be less than the requirements in Section 30-7.6, and
 - (ii) The probable long term occupancy of the building or structure based on its design, will not generate additional parking demand.
 - (b) A parking exception granted by the Planning Board shall be limited to the specific structure and use. Any future alterations to the building or changes in the use shall require a new parking exception or shall be required to meet the parking supply requirements of the parking schedule in Section 30-7.6.



2022-01-31



ART'S

Copper

Spoon

COCKTAILS & KITCHEN

WOLDS
OUR
SIGNS

SIGNS

HARRY MEX

Simulation of a 60' Tall Building on the 1600 Block of Park Street – West Side









Harrison

SNOW CHECK

Clean Air
TEST ONLY CENTER
SNOW CHECK

TEST ONLY CENTER

WES 332-1114

D&D AUTO
BODY
3680

NO PARKING
4th - 6th
MON WED FRI
STREET CLOSING

butter
Red Bull
ENERGY DRINK
Game this Summer from
South Africa right here.

ADVERTISE
HERE
415-863-5964
PERMIT-845870
12-20

North of Lincoln Historic Buildings

a report by Judith Lynch

Methodology

First, I noted the exact range of street numbers and names within the boundaries of the study area and “worked” all the addresses through the books published by the Alameda Museum that document Victorian and Edwardian buildings. Each listing was jotted on an index card. Then I walked all the blocks and looked closely at all the buildings. Along the way were structures that were not in the Museum listings but that were historic, so cards were added for those. Next I compiled a database and sorted the information several ways.

Findings

1. Hidden History

For a small area (12 blocks) the study area is rich in history, with 114 buildings that were either significant in appearance, documented as historic, or both. However, that total of 114 is not fully reflected in any official tally; just over half (59) are on the City’s Historic Buildings Study List.

2. Oodles of Oldies

Some of the oldest and most precious historic buildings on the Island are within the study area. These ancient structures include 21 designed in the Italianate style that was popular in the 1870s and early 1880s. In all of Alameda only 218 buildings are Italianates; ten percent of those are in the study area. Two of them are on the “oldest surviving buildings” list compiled by Alameda Museum Curator George Gunn, who states they date from before 1872 when city record keeping was established. Ironically, the Italianate style was inadvertently left out of the style synopsis in the City of Alameda Guide to Residential Design.



Italianate structures in the study area range from these wee flat fronts at 2410 and 2412 Buena Vista to the substantial property at 1729 Everett, on the list of “oldest survivors.”



The Fossing Building is a splendid example of an Italianate commercial building with cast iron pilasters shown in the detail on the right. It was restored (before left, after right) and received an award from the Alameda Architectural Preservation Society in 2000.



3. Styles Represented

(Note that dates are approximate)

Italianate (1870s): 21

Stick (1880s): 16

Queen Anne (1890s): 23

Colonial Revival (1900s): 22

Bungalow (1910s): 10

Other: 22



From the left, a Stick residence at 2312 Buena Vista, a Queen Anne at 2301 Buena Vista, and a Shingle style at 2437 Buena Vista.

4. Misguided Improvements

Few of these 114 study area vintage buildings have been disfigured by asbestos, stucco, tarpaper brick, or permastone (now called cultured rock). But vinyl sales have been brisk, and several old study area structures have been virtually obliterated. Luckily the characteristic bay windows remain, reminders that these are old houses at heart.



Two well kept examples: a Craftsman home at 2428 Buena Vista and a Queen Anne cottage at 2301 Eagle Avenue.

5. Charming Clusters

There is a choice nest of well kept homes on Foley, a street unknown to me until last month. Buena Vista and Eagle also sport clusters of tasty houses. So while the study area feels a bit shopworn and commercial if you only travel on Park Street, the side streets may be worthy of Heritage Area designation.

6. Architectural Pedigree

Few of the 114 structures are attributed to a renowned architect or builder but there are a handful: Joseph Leonard, A.R Denke, Marcuse & Rummel, Charles H. Foster, and the Newsoms (John and Theodore, related to the architects who designed the Carson Mansion in Eureka).



The Buddhist Temple at 2325 Pacific Avenue is a grand example of the Stick style. It was designed by architect George Bordwell

7. Fascinating Anomalies

The Buddhist Temple is located in the large towered Stick building called a “villa.” Its grounds and garden are an oasis! At 1813-17 Everett Street is a hybrid: facing the large back yard is a five sided

projecting



e l



altered

Like the expression: "Queen Anne front, Mary Anne behind," 1813-17 Everett is "Stick front and Italianate behind."

in the Stick style of the 1880s, perhaps when it was changed into two units. At 2419 Tilden Way, landlocked and only reachable by way of the driveway at 1633 Everett, is a sequestered treasure, an 1888 home designed by A.R. Denke. Some portions are smothered with siding, but much ornate detail remains, and this property could be a spectacular restoration project.



A chain link fence awash in ivy hides this Denke-designed house at 2419 Tilden Way. The sides and rear are covered with siding; choice details remain on the front.

8. History at Risk

I think we should add all the rest of the 114 buildings to the Study List . . . after careful staff and HAB review, of course. Some of these properties seem quite vulnerable. For example, two are for sale right now at 2324 and 2318 Pacific. They are not protected by Study Listing, and one is on an enormous lot. They are both 1907 Colonial Revival homes. On the real estate flyer for the residence at 2324 is this notation: "Zoned CM. Check zoning for allowed uses." That means a 100 foot height limit, 100 percent coverage (allowing for parking), all commercial uses plus warehousing and light industrial.

All images by Richard Knight, except old image of the Fossing Building. That is courtesy of the Planning and Building Department.

Nancy McPeak

From: David N <dnykin@gmail.com>
Sent: Monday, March 28, 2022 12:05 PM
To: Nancy McPeak
Subject: [EXTERNAL] comment for PB meeting 3/28, re: Webster St. Rezone

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nancy, please pass along my message to the planning board. Thanks!

Dear planning board members and staff,

As a home-owner living directly adjacent to Webster Street, I am writing in support of the updated Webster St. rezoning plan, specifically the uniform 60 foot height limit with 20 foot residential setback along the current CC zoning area. I feel this is much more equitable and advantageous to the West End compared to the previously suggested (and confusing) step-up in height from Central north to RAMP. By standardizing height limits for Webster and Park, we can encourage more investment in the Webster St corridor, while also having equal consideration of home and business owners in these 2 important districts.

I also would like to encourage including Neptune Plaza along with the other shopping centers in the residential overlay. As much as I love Paganos and Rang Dong and the other tenants of the shopping center, I believe this spot would be much better utilized for high density housing/retail, and feel that we have infrastructure to support this.

Thank you,

David Nykin

Nancy McPeak

From: Lara Weisiger
Sent: Monday, March 28, 2022 2:49 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Height limits

-----Original Message-----

From: Roxanne [mailto:rrleblanc40@att.net]
Sent: Monday, March 28, 2022 2:48 PM
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] Height limits

Urging you to NOT vote yes to allow height limits to be increased on Park St or Webster. Our historic buildings will be overshadowed by five and six story buildings! NO!

Sent from my iPhone

Nancy McPeak

From: Lara Weisiger
Sent: Monday, March 28, 2022 3:38 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Planning board Building Heights

From: Patricia Gannon [mailto:pg3187@gmail.com]
Sent: Monday, March 28, 2022 3:38 PM
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] Planning board Building Heights

Dear Lara;

I am very concerned that the Planning Board will increase building heights along the Park Street and Webster Street corridors and in the Stations Neighborhood shopping areas from 40 feet to 60 feet. Could you please forward this letter to the Planning Board. Thank you.

Dear Planning Board Chair and Members:

At tonight's meeting your Board will consider raising the height limits from 40 feet to 60 feet along the Park and Webster Streets shopping areas and in the historic "Stations" shopping areas. This would be totally out of character for these areas and destroy the uniqueness of these historic shopping centers. Please retain the 40 foot limit for buildings in these areas. 60 foot buildings are totally inappropriate here. Please retain the 40 foot height limit. Thank you.

Patricia M. Gannon
1019 Tobago Lane 94502
510-521-4402
pg3187@gmail.com

2gmailll

Nancy McPeak

From: Lara Weisiger
Sent: Monday, March 28, 2022 3:39 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Against Increasing heights

From: Sharon Martinez [mailto:martinez.sharon.a@gmail.com]
Sent: Monday, March 28, 2022 3:36 PM
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] Against Increasing heights

I'm 100% against the City lifting the narrow Park st and Webster st. We have an awesome historic neighborhood which those who live here love. An over bearing 60 ft barrier would take away all of our historic beauty. It will feel like a prison.

WAY too high for our historic neighborhoods.

Sincerely

Sharon Martinez

Nancy McPeak

From: Erin Garcia
Sent: Monday, March 28, 2022 4:34 PM
To: Nancy McPeak; Henry Dong; Andrew Thomas
Subject: FW: [EXTERNAL] Planning Board Meeting tonight

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Carmen Reid [mailto:carmereid@gmail.com]
Sent: Monday, March 28, 2022 4:31 PM
To: City Clerk <CLERK@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>
Cc: Erin Garcia <egarcia@alamedaca.gov>
Subject: [EXTERNAL] Planning Board Meeting tonight

Dear Planning Board Members,

Please consider the following—

Re: Item 7-C

The proposed increase in height limits to 60 feet on Webster St, Park St., and the “Stations” are inappropriately scaled for those neighborhoods. While Webster St. and Park St. are main corridors into Alameda, they are also integrated into adjacent historic residential neighborhoods. A 60 foot height limit would drastically visually impact those corridors. Please consider maintaining lower height limits to 40 feet, a scale more in proportion with existing commercial and residential buildings. I am also in support of the proposed suggestions by AAPS as indicated in their letter of correspondence to your Board.

Re Item 7-B

The Draft Resolution states, “CEQA Mitigation Measures: Final plans for building permits shall include a Mitigation Measure Compliance Checklist confirming compliance with all required environmental mitigation measures contained in the MMRP adopted by the Alameda City Council on December 4, 2018 for the McKay Wellness Center. The checklist shall be printed on the Building Permit plans.” This relies upon an Environmental Analysis report that was conducted in 2018 that states repurposing of existing buildings. With new plans to demolish all buildings on the property, an updated environmental report should be conducted before moving forward on any Design Review.

Please also note that the April 9 2019 ballot measure proposed “repurposing of existing building” to voters, however on 3/6/19, before the election, Pyatok Architecture and Urban Design was already contracted for this project. Note the date indicated in small print for the job site. This implies that decisions regarding the property were being discussed before it was brought to the voters. I kindly ask your Board to consider deferring to the City Attorneys for an investigation before proceeding.

Reference: “The Caring Alameda Act takes advantage of an incredible opportunity to save money by using existing buildings on surplus government land...”

Furthermore, the Board should be aware that there is a pending nomination of the property as a district to the National Register of Historic Places that will be heard by the State Historic Resources Commission on April 29 in Sacramento. The nomination is being supported as “eligible” for the National Register by the Office of Historic Preservation. Please consider a pause on the proposed Design Review until the eligibility is determined by the State Commission.

Thank you.

Sincerely,

Carmen

Sent from my iPhone

Nancy McPeak

From: Lara Weisiger
Sent: Monday, March 28, 2022 6:02 PM
To: Nancy McPeak
Subject: Fwd: [EXTERNAL] To Planning Board Regarding height limits for the city of Alameda.

Follow Up Flag: Follow up
Flag Status: Flagged

Begin forwarded message:

From: Susan Dunn <susanmdunn@yahoo.com>
Date: March 28, 2022 at 5:53:50 PM PDT
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] To Planning Board Regarding height limits for the city of Alameda.

Dear Planning Board,

Alameda is a unique and architecturally rich city, and maintains significant historical appeal. The proposed increases in height limits are out of scale with the historical character of our city and neighborhoods. Please maintain the height limits in the historical shopping areas such as Park St., Webster St. and the "Stations" neighborhoods, *to no more than 40'*, ideally lower to 35'. Increasing to a staggering 60' (potentially 5-6 stories) would disrupt the visual impact of the existing historical surroundings and unique character of the neighborhoods.

We live on BayFarm Island in Alameda.

Thank you.

Susan Dunn
36 Sunny Cove Circle
Alameda, CA 94502
510-337-1354 (home)
510-759-9771 (cell)

March 28, 2022

RE: Item 7C

Members of the Alameda City Planning Board,

I understand that members of the City Staff who have been focused primarily on complying with the mandate imposed on us by our Legislature, the Legislature that no longer represents its constituents, to find locations in Alameda that might be suitable for construction of additional housing have told you that building higher on Park Street would be an ideal location for such housing. What they are suggesting is an updated version of the Urban Redevelopment program that Alameda rejected more than fifty years ago. It is the same type of Urban Development that destroyed low-income and minority neighborhoods in San Francisco and other large urban cities across the Country.

In my opinion, building higher on Park Street and Webster Street would be inappropriate and would drastically damage the small-town ambiance that has been the hallmark of our town and which continues to attract newcomers.

However, in the event that you decide to permit the downgrading of our town by encouraging the building of multi-story buildings along our two main business districts and thoroughfares, may I suggest that your recommendation to the city Council include a recommendation for renaming the two streets to Park Street Canyon and Webster Street Canyon. Perhaps unsuspecting tourists from the East Coast will come here expecting to see natural wonders akin to the Grand Canyon.

Jay Garfinkle

Nancy McPeak

From: Lara Weisiger
Sent: Monday, March 28, 2022 5:18 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Item 7C Height Limits

Follow Up Flag: Follow up
Flag Status: Flagged

From: Reyla Graber [mailto:reylagraber@aol.com]
Sent: Monday, March 28, 2022 5:15 PM
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] Item 7C Height Limits

:

Dear Planning Board,

Alameda is a unique and architecturally rich city, and maintains significant historical appeal. The proposed increases in height limits are out of scale with the historical character of our city and neighborhoods. Please maintain the height limits in the historical shopping areas such as Park St., Webster St. and the "Stations" neighborhoods, *to no more than 40'*, ideally lower to 35'. Increasing to a staggering 60' (potentially 5-6 stories) would disrupt the visual impact of the existing historical surroundings and unique character of the neighborhoods.

**Thank you.
Reyla Graber**

Nancy McPeak

From: Lara Weisiger
Sent: Monday, March 28, 2022 5:00 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Height increase

Follow Up Flag: Follow up
Flag Status: Flagged

From: cjlacroix@aim.com [mailto:cjlacroix@aol.com]
Sent: Monday, March 28, 2022 4:53 PM
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] Height increase

Our lovely Park St and historical station neighborhoods do not need a height increase. I enjoy contributing to the local economy when I have an enjoyable shopping experience. This means ACCESS TO SUNLIGHT. The current state of our infill does not address adequately the need for livable cost for our residents. You can do better.

A giveaway to developers is not a solution for the future enjoyment of our wonderful community.

You can do better.

Sincerely,
Cynthia LaCroix
1437 MortonSt
Alameda, Ca. 94501

[Sent from the all new AOL app for iOS](#)

Nancy McPeak

From: Lara Weisiger
Sent: Monday, March 28, 2022 6:02 PM
To: Nancy McPeak
Subject: Fwd: [EXTERNAL] Planning design change

Follow Up Flag: Follow up
Flag Status: Flagged

Begin forwarded message:

From: Bradley Potts <1bradley1potts@gmail.com>
Date: March 28, 2022 at 5:56:50 PM PDT
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] Planning design change

Greetings,

Regarding the proposed height increase along the Park and Webster Streets business corridors, I strongly encourage this, please YES. Additionally, such an increase, maybe not as high, would be wise at the dispersed mercantile areas known as the "Stations," as that would encourage even more and dispersed services closer to where people live and work.

Hand-in-hand with that, the planning commission needs to consider that all restaurants operate in an extremely competitive market with profit margins at around 10%, which makes it very difficult to survive. (This also applies to most retail too) As an architect with restaurant design experience, one of the best things our community can do to help them is takes steps to require increased square footages for dining areas so that more tables can be accommodated. This is a topic of entitlements for the landlords, and should not be construed as support for chains and big box enterprises, because it is anything but that, but even medium and small local businesses need to be physically able to sell more to survive.

-- Bradley Potts

Sent by my Qwhoops, big fingers, small buttons

Nancy McPeak

From: Edward Sing <singtam168@att.net>
Sent: Monday, March 28, 2022 4:17 PM
To: Alan Teague; Andrew Thomas; Nancy McPeak
Subject: [EXTERNAL] Item 7-C, March 28th Planning Board Meeting - COMMENTS

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Board,

Alameda is a unique and architecturally rich city, and maintains significant historical appeal. The proposed increases in height limits are out of scale with the historical character of our city and neighborhoods. Please maintain the height limits in the historical shopping areas such as Park St., Webster St. and the "Stations" neighborhoods, *to no more than 40'*, ideally lower to 35'. Increasing to a staggering 60' (potentially 5-6 stories) would disrupt the visual impact of the existing historical surroundings and unique character of the neighborhoods.

Thank you.

**Ed Sing
Alameda Resident for 26 Years**

Nancy McPeak

From: theresemhall@aol.com
Sent: Monday, March 28, 2022 7:19 PM
To: Marilyn Ezzy Ashcraft; John Knox White; Tony Daysog; Malia Vella; Trish Spencer; Andrew Thomas; Allen Tai; Nancy McPeak; Erin Garcia; tsaxby@tsaxbyarchitect.com; norman@nsarchitecture.com; email.lynnjones@gmail.com; jennheflinphoto@gmail.com; alvinklau@gmail.com
Subject: [EXTERNAL] Housing Element - -Draft Zoning Amendments - -Item 7-C on Planning Board's 3-28-22 Agenda

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarded

-----Original Message-----

From: theresemhall@aol.com
To: xcisneros@alamedaca.gov <xcisneros@alamedaca.gov>; ateague@alamedaca.gov <ateague@alamedaca.gov>; rrothenberg@alamedaca.gov <rrothenberg@alamedaca.gov>; asaheba@alamedaca.gov <asaheba@alamedaca.gov>; truíz@alamedaca.gov <truíz@alamedaca.gov>; rcurtis@alamedaca.gov <rcurtis@alamedaca.gov>; hhom@alamedaca.gov <hhom@alamedaca.gov>; clerk@alamedaca.gov <clerk@alamedaca.gov>
Sent: Mon, Mar 28, 2022 6:53 pm
Subject: Housing Element - -Draft Zoning Amendments - -Item 7-C on Planning Board's 3-28-22 Agenda

Dear Planning Board,

I am extremely disappointed to see that none of public feedback from the last "public workshop" were incorporated into the current iteration of the upzoning plan. Specifically, recommendations to limit building height in the historic districts of Park Street and Webster Street were ignored.

Much of Alameda's charm, indeed it's character, derives from the small town feel that the two business districts provide. People visit Alameda to attend the Historic Alameda Theater, stroll shops, enjoy outdoor dining, etc. BECAUSE of the small town feel. To erect structures that dwarf any of the existing historical buildings would destroy and eliminate the impetus to visit this town and once it's gone, it's gone. Buildings taller than 35' will create microclimates, shading, wind tunnels, etc. all of which will WIPE OUT TOURISM and KILL BUSINESS.

The proposed increases for height limits up to 60' are out of scale with the historical character of our city and its neighborhoods. Please maintain the height limits in the historical shopping areas of Park St., Webster St. and the "Stations" neighborhoods, to no more than 35', but indeed NO MORE THAN 40'. Anything taller destroys the unique character and historical nature of these districts.

Thank you.
Therese Hall

Nancy McPeak

From: Lara Weisiger
Sent: Monday, March 28, 2022 6:02 PM
To: Nancy McPeak
Subject: Fwd: [EXTERNAL] Planning Board Meeting Proposals

Follow Up Flag: Follow up
Flag Status: Flagged

Begin forwarded message:

From: Kristy Winn <kristywinnca@gmail.com>
Date: March 28, 2022 at 5:57:48 PM PDT
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] Planning Board Meeting Proposals

Dear Planning Board,

Alameda is a unique and architecturally rich city and maintains significant historical appeal. The proposed increases in height limits are out of scale with the historical character of our city and neighborhoods. Please maintain the height limits in the historical shopping areas such as Park St., Webster St., and the "Stations" neighborhoods, to no more than 40', ideally lower to 35'. Increasing to a staggering 60' (potentially 5-6 stories) would disrupt the visual impact of the existing historical surroundings and the unique character of the neighborhoods.

Thank you.

Sincerely,

Kristy Winn