

Nancy McPeak

From: Drew Dara-Abrams <dda@dara-abrams.com>
Sent: Sunday, April 10, 2022 10:37 PM
To: John Knox White; Malia Vella; Tony Daysog; Trish Spencer; Marilyn Ezzy Ashcraft; Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Andrew Thomas
Cc: City Clerk; Nancy McPeak
Subject: [EXTERNAL] feedback on April draft of Housing Element (PB 4/11 Item 7-C and CC 4/19 Item 7-C)

Dear Planning Board members, Mayor, Vice Mayor, Councilmembers, and Director Thomas,

I'd like to offer some feedback for you all regarding the April draft of the Housing Element to be heard 4/11 at PB and 4/19 at Council:

First, thanks to staff, Planning Board, and a majority of City Council for making a good faith effort to submit a compliant Housing Element to the state. This isn't true for all cities, especially more affluent ones, in the Bay Area. It's both good that Alameda is doing the right thing, as a matter of principle, and good that Alameda is doing the right thing proactively, so as to find creative compromises to better serve more stakeholders.

Throughout this months-long process, one of the most contentious questions you all have been asked to consider is how much should be asked of the R-1 zone. The R-1 zone encompasses the largest land area of all the residential zones, the largest number of parcels, and many of Alameda's neighborhoods best served by public services. My family and I are pleased to live in a single-family home that we own in one of the well-resourced R-1 neighborhoods of the East End. More should be able to enjoy these neighborhoods (including the parks, walkable business districts, and schools) in a much wider variety and price-points of housing units.

The state has, through SB9, forced the city to provide some more room for change in R-1. Is the one additional modification that the Housing Element will apply to R-1 the Residential Transit Overlay District? (Note that the HE draft does not list R-1 as part of Program 4 on p. 16; however, the draft zoning amendments does include R-1 on p. 50.) At a minimum, please ensure that the Residential Transit Overlay District will apply to R-1. Beyond that, I do think Planning Board and City Council should spend some more time discussing how little of R-1 is asked to participate in this Housing Element: little to none of Fernside, little to none of Bay Farm, only select portions of the southeastern quadrant of main island. Maybe it's the most effective political compromise to make on *this* Housing Element. Emphasis on "this" because if city leaders can't figure out how to productively engage its largest residential zone in the Housing Element process, then we may all find ourselves facing the same questions again come the next HE cycle.

To this longer term view, it's great to see staff's proposals to help educate residents, current and future, about the nature of the local housing market and also its history (Goal 1, H-9, p. 10). I grew up in the Bay Area, but it was only when buying a house that I was actually asked to read and sign my name to important local policies like the ban on using a wood-burning fireplace on Spare the Air Days. Learning more about the history and nature of local real estate could similarly help residents and property owners to understand their rights *and* responsibilities. Likewise with homelessness, where we can find both a more compassionate and more effective approach by understanding how an overheating real-estate market leads to couch surfing, families living in motels, people living in cars, people living on streets, and so on (Goal 3, H-26). Learning more about the regional realities of our housing problems — along with our powerful regional economy that creates so many

jobs and opportunities — can, I hope, also help temper some fears. A few too many comments during this HE process have been framed in near apocalyptic tones. Perhaps ongoing outreach to both newcomers and existing residents can help to provide more grounding for future housing debates and decisions.

Regarding Alameda Point, it's good to see that this Housing Element does *not* treat it as the primary or only location for new housing, but rather uses the city's ownership of land to promote an even wider range of housing types and price points than may be built by private land-owners elsewhere in the city (H-5, p. 8). I don't know the odds of state-wide social housing legislation and financing, or about the odds of a local bond measure, but it's good for the city to work to be ready for those possibilities.

Re Program 20: Environmental Health, please consider mentioning the I-580 truck ban and how this increases emissions on the I-880 corridor. Caltrans, Alameda County, and other stakeholders are starting to engage on this issue and it would be great for the city to take a more active role in one of the largest local sources of particulate matter. If you are not already aware about this issue, please see <https://www.kqed.org/news/11879641/trucks-are-banned-on-oaklands-i-580-these-sixth-graders-wondered-why>

Finally, the thorniest issue in California: how housing intersects with public schools. The draft HE proposes to "encourage AUSD to allow open enrollment, for students to choose to attend any school in the district rather than their local neighborhood school" (p. D-40). This isn't necessarily a poor policy, but it's just proposing to pass a "hot potato" from the City (which appears to be admitting defeat to enable more housing, more socioeconomic diversity, and more racial diversity near well-resourced schools in R-1 zones) over to AUSD. And then AUSD will just have to pass the "hot potato" to parents to decide whether they have the means to shlep their children across town every day.

Instead of asking AUSD and parents to solely take on the burden of undoing patterns of residential segregation, the city and its elected leaders should work to: upzone for more housing in well-resourced neighborhoods, encourage school/parent groups to pool a portion of their funds across the entire city, support the school district's efforts to pass bond and parcel tax measures, lobby Sacramento for more K-12 funding, and support ballot measures to undo the unfair legacy of Proposition 13. This list goes well beyond the scope of the Housing Element, but it's worth acknowledging that part of Alameda's appeal and a fair amount of a housing unit's value in this city is due to the quality of the public schools. Increasing the "size of the pie" in terms of both housing availability and school resources can be compatible and complementary goals.

Thanks for your time,
Drew Dara-Abrams
Calhoun St

Nancy McPeak

From: Donna Fletcher <ohprimadonna@gmail.com>
Sent: Sunday, April 10, 2022 11:39 PM
To: Alan Teague; Asheshh Saheba; Rona Rothenberg; Ronald Curtis; Hanson Hom; Teresa Ruiz; Xiomara Cisneros
Cc: Andrew Thomas; Nancy McPeak
Subject: [EXTERNAL] April 11 Agenda Item 7-C Proposed Zoning Code Amendments to RHNA

Dear Planning Board Members,

I am writing to ask you to accept the thoughtful recommendations of the Alameda Architectural Preservation Society (AAPS) for height limits and density on the Park Street and Webster corridors, and in the C-1 District "Stations."

The proposed 5-story/60' amendments are out of scale with Alameda's "main street" character, and our charming neighborhood commercial stations. I would not have realized the scale of the proposed increases if AAPS hadn't provided the simulation of a 60' tall building on the 1600 block of Park Street in its March 27 commentary to the Board, (and other graphic examples included of buildings in Jack London Square.)

I appreciate the Board's resourcefulness in identifying realistic building sites to comply with our RHNA obligation. I also understand the due diligence of adding surplus sites to the RHNA inventory.

However, the most accessible source of surplus units over the 8-year time span of the RHNA exists right now at Alameda Point, rather than on top of ground-floor commercial and retail on "main street."

Page 22 of the Draft Housing Element addresses this obliquely under "US Navy Lands and Constraints: work with the US Navy to expedite the remediation and conveyance of lands generally located in Site A Phase 3 to allow for additional housing development during the Housing Element cycle and **ensure that any existing US Navy financial constraints on new housing construction to accommodate the City's RHNA are lifted.**"

I trust that city staff are making progress in our negotiations to lift the Navy cap on residential development at Alameda Point. If we are confident in the course of these negotiations--a status report would be a welcome future agenda item!--**it seems reasonable to factor in projections of additional housing units being added to our RHNA over the 8-year term for compliance.** This in turn could take the pressure off of some of our calculations for site capacity in the current draft of the Housing Element.

Thank you for your consideration regarding the appropriate height limits for Park and Webster Street and the "stations," and for factoring in additional capacity at Alameda Point that will surely come into play during the current RHNA span.

Sincerely,

Donna Fletcher
112 Centre Court

PS Kudos to the staff for the latest iteration of the Draft Housing Element. It is an excellent document--thorough, detailed, well-organized, and readable.



April 10, 2022

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

Subject: Draft Housing Element and related zoning text amendments (Item 7-C on 4-11-22 Planning Board agenda)

Dear Planning Board members:

The Alameda Architectural Preservation Society (AAPS) is still reviewing the April 2022 Draft Housing Element and will therefore defer significant comments on the Draft until after we have given it a more complete review.

We have the following comments on the related zoning text changes. The comments mostly restate those in our March 13 and March 27, 2022 letters, but with some modifications to address the changes in the amendments since the previous drafts prepared for the Planning Board's March 14 and March 28 meetings, as well as in some of the Housing Element provisions.

- 1. Delete the proposed massive upzoning of the residential areas from the overall proposal.** The March 14 staff report and Draft Housing Element state that upzoning is necessary to obtain 270 non-ADU RHNA units in the residential zones by 2031 (an average of 34 units per year). **Such a drastic and wholesale upzoning of the residential areas to obtain only 270 units is unnecessary and complete overkill.** It is especially reckless since it is much harder to downzone than to upzone if it is later determined that the upzoning was a mistake. In addition, staff increased the 5353 RHNA-required units by 1060 units (about 20%) for a total of 6413 units in order to provide a "buffer" based on HCD guidelines, in case the City has difficulty over the 2023–31 Housing Element period to produce 5353 units. Without the buffer and without the 270 units, the staff estimate of total units would exceed the 5353 RHNA units by 790 units.

Moreover, the Draft Housing Element, March 14 Planning Board staff report and April 19 staff report estimates of 50 units per year, 60 ADUs per year and 70 units per year, respectively are all too low. 79 permits for ADUs were issued in 2021, well above the 39 that were issued in 2020 and continuing an upward trajectory. In addition, the February 15, 2022 SB 9 City Council staff report estimated that nine additional SB9 units will be produced per year in the R-1 Zone, which, when added to the 79 ADUs, **results in a total of 88 RHNA units per year in the residential zones, or 704 units for the eight year RHNA period, 224 units more than the 400 and 480 estimated in the Draft Housing Element and March 14 staff report, respectively, which reduces the 270 units the Draft Housing Element estimates are needed for the residential districts to 26 (slightly more than three units per year).** ADUs should steadily

increase in 2022 and subsequent years as property owners, contractors, and architects get more familiar with ADU possibilities. The City should monitor monthly ADU and SB 9 production in 2022 and adjust the estimates (likely upward) as the Housing Element progresses based on the actual production.

An especially troubling aspect of the upzoning is that the proposed residential density increases in the R-3 through R-6 zoning districts and in all areas covered by the Transit Overlay will allow State Density Bonus Law (SDBL) projects on about one-third of the lots in R-3 through R-6 and on ALL of the lots within the Transit Overlay, allowing developers to demand the relaxation of zoning standards, such as height limits, lot coverage, setbacks and universal design requirements. We have repeatedly stated concerns about the impact of the SDBL relative to upzonings and asked for a staff analysis of the interplay between the proposed upzonings and the SDBL in Alameda's built-up residential and historic commercial areas, but this analysis is yet to be provided. See Item 2(b) below for a strategy that increases density using ADUs without triggering SDBL projects.

In addition, **the Transit Overlay's reliance on bus lines as a basis for upzoning (although currently popular with some City planners) is unwise.** Bus routes can be easily changed or eliminated and the high frequency service that is critical to a "quality" transit route can be easily reduced. **It is irresponsible to base long-term and not easily reversed massive upzonings on something as ephemeral as a bus route.** Planning for transit oriented development is more appropriately based on more permanent transit infrastructure, such as fixed rail.

Ironically, the proposed upzoning could threaten the existing stock of relatively low-cost privately owned rental units by encouraging developers to buy up these buildings and expand and/or renovate them to create more units at higher rents, especially if using the State Density Bonus Law. There is an increasingly worrisome trend for large institutional developers to do this. Although density bonus projects are based on providing affordable units as part of the project, the number of affordable units in many cases will be insufficient to offset the loss of the pre-existing affordable units.

In addition, **consideration should be given to change the R-1 Zone to R-2.** This will eliminate the complications presented by SB9 and allow up to five units on an existing R-1 lot (two regular units plus three ADUs) rather than the SB9 minimum of four units (in various combinations of regular units and ADUs).

Staff may be concerned that HCD, in its review of the first HCD Housing Element draft, will question reliance on ADUs and SB9 units to obtain enough units in the residential zones by 2031. But the City should not prematurely assume that HCD will reject this approach and **should keep its powder dry and not preemptively include such extensive upzonings in the first HCD Housing Element draft.** If HCD in its first review rejects the ADU/SB9 approach, the City can present alternative strategies in the second HCD draft that could include, if necessary, residential area upzonings that are more targeted than currently proposed. In addition after the Housing Element is adopted, if after a specified period of time (perhaps three or four years), the City is falling short in meeting the RHNA, further targeted upzonings and/or other development incentives could be considered. We understand that HCD is open to this kind of phased approach.

Why was the previously proposal of allowing unlimited density within existing building envelopes dropped? AAPS has previously stated that the strategy seems promising and suggested several refinements. But the strategy is not included in the current proposal.

2. Park and Webster Street height limits and density.

- a. Height limits.** We were surprised that the draft zoning amendments presented at the March 14 Planning Board meeting proposed 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)

The revised proposal in the latest draft zoning amendments continue to include the previous draft's proposed 60 foot height limit for all of the Park Street and Webster Street Business Districts but now require a 15 foot setback for height over 50 feet, except for Park Street north of Lincoln. **The upper floor setbacks may be helpful in some cases, but the setback trigger should be 40 feet (reflecting most existing maximum building heights), rather than 50 feet and the adequacy of a 15 foot setback needs study.** The sightline approach proposed by WABA is less arbitrary since it is based on actual analysis addressing visibility

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.** At least some of the ADUs could be required to be deed-restricted affordable, paralleling the SDBL 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.

3. **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 stated in Item 1 above concerning 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.

4. **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 50% 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.**

5. 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. Streetscape photo 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

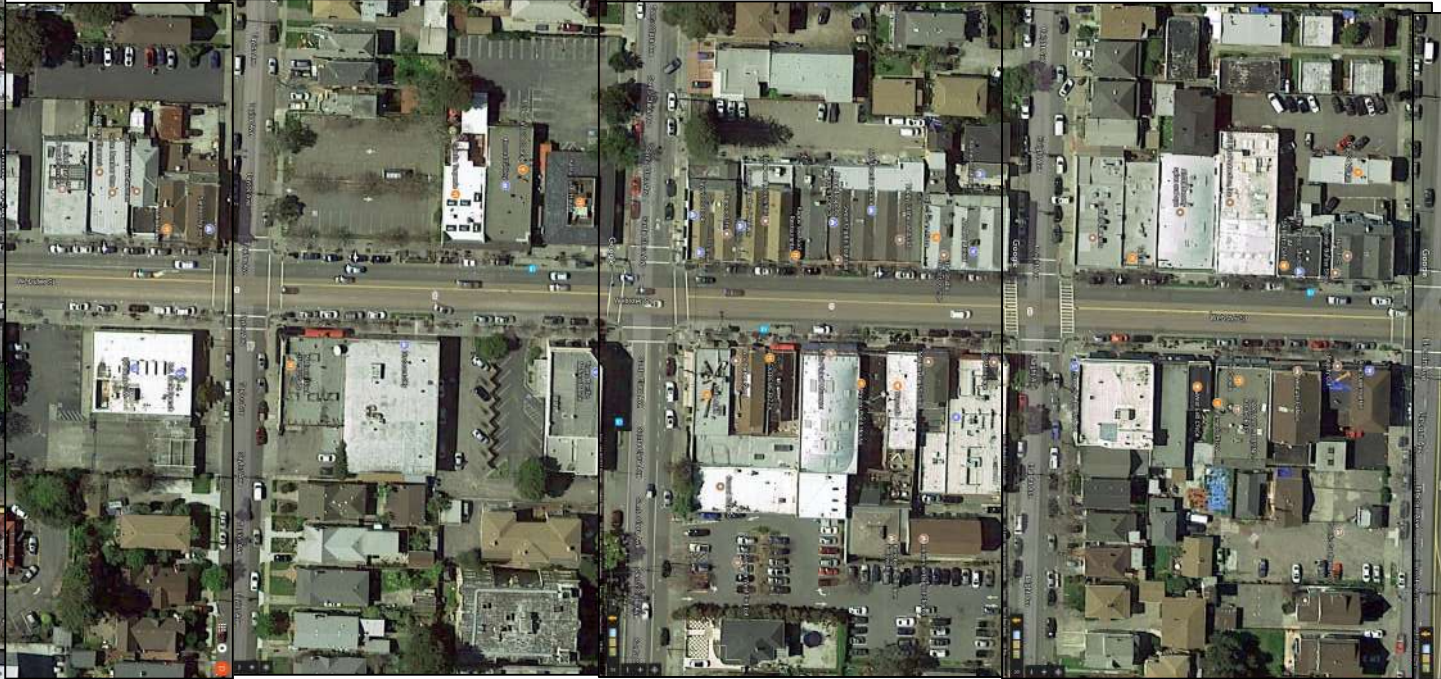
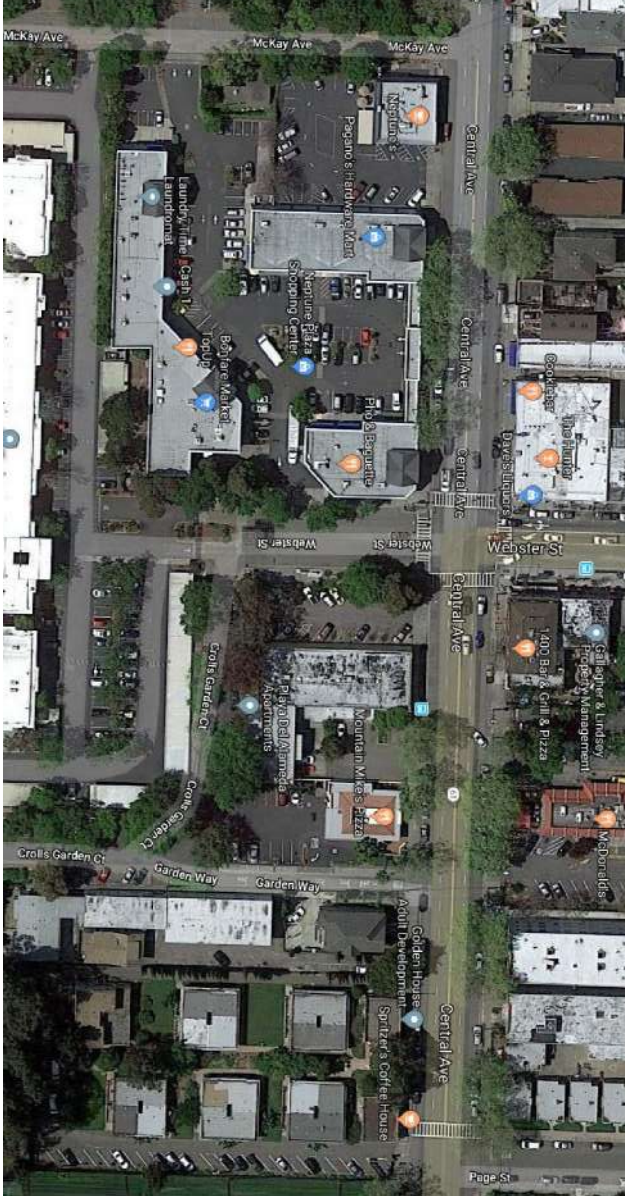
Cc: Mayor and City Council
Andrew Thomas, Allen Tai
WABA Board of Directors

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



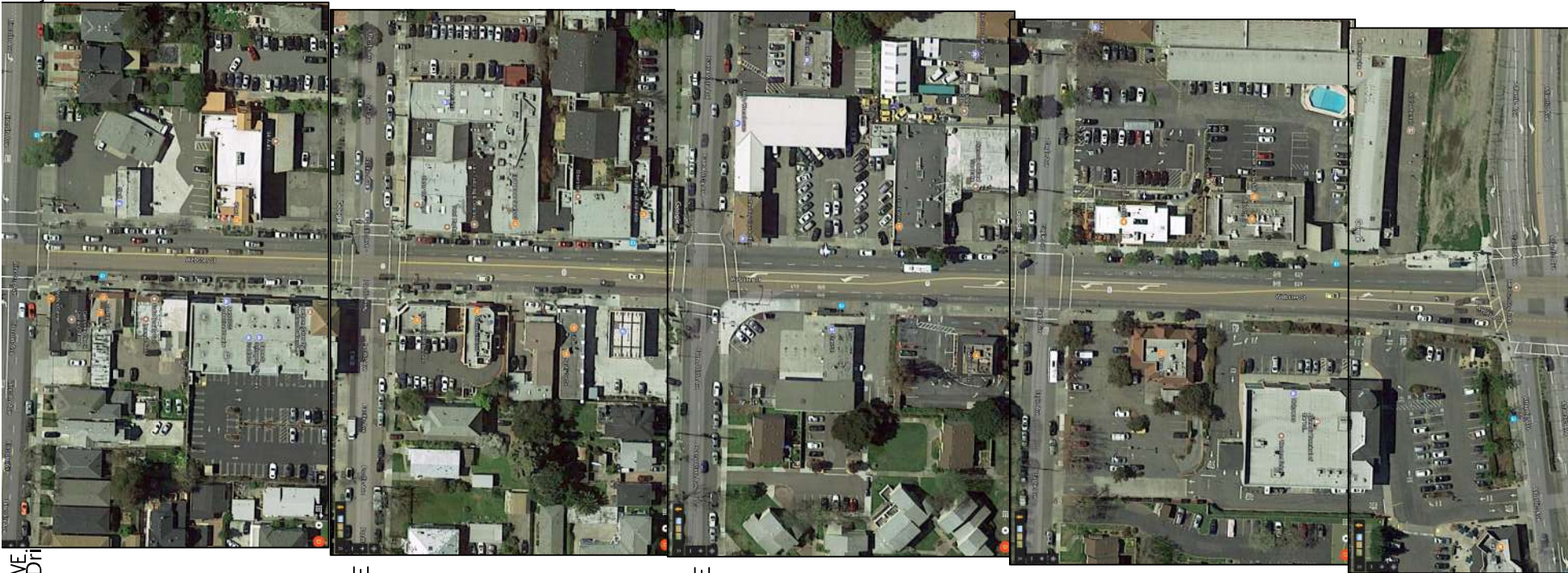
TAYLOR AVE

SANTA CLARA AVE

HAIGHT AVE

LINCOLN AVE





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

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:

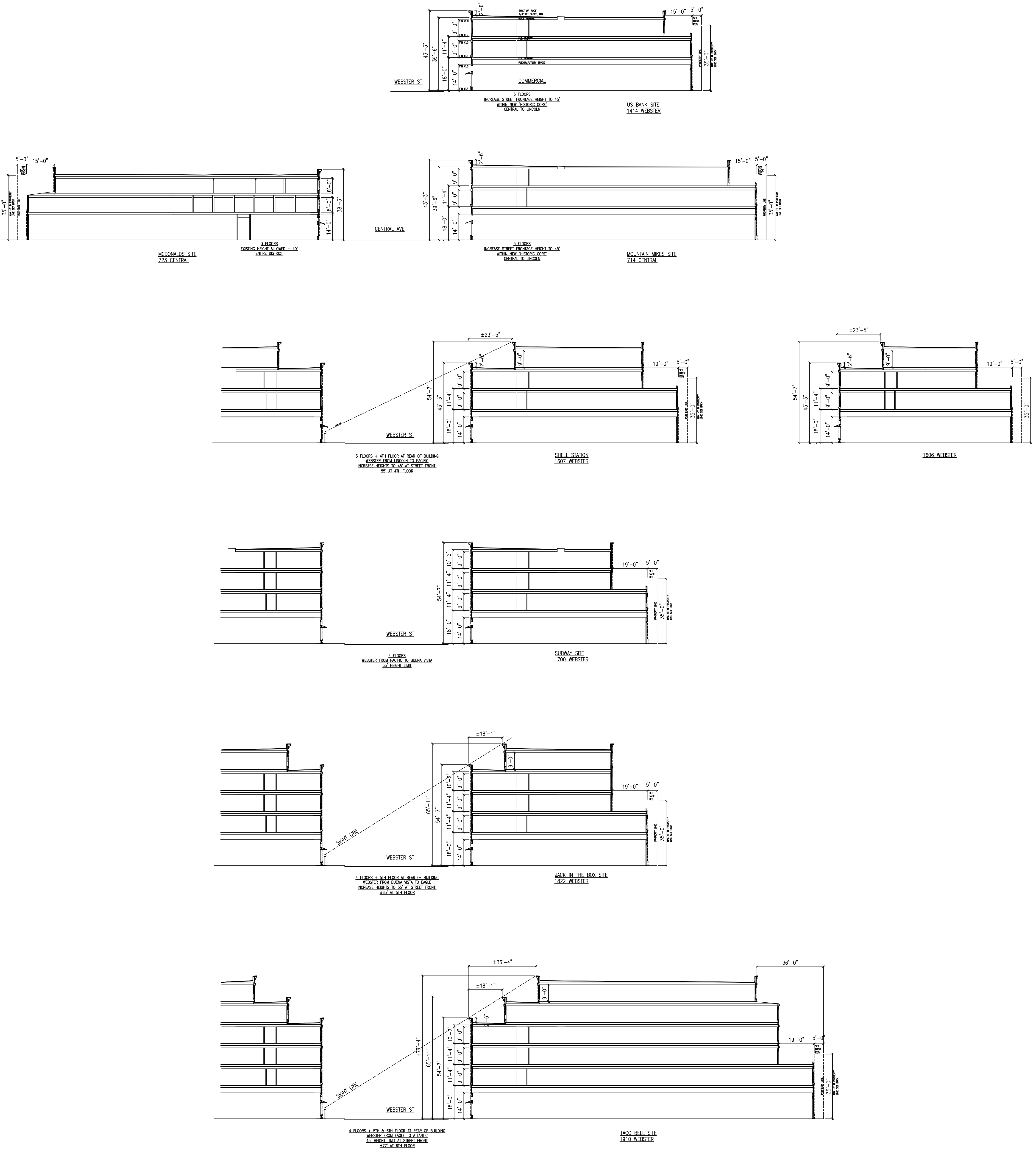
Park Street District—Maximum height shall be ~~five (5) stories but not to exceed sixty (60') feet.~~ for properties fronting on Park Street north of Encinal Avenue. In the remaining areas of the Park Street C-C District the height limit shall be forty (40') feet and the height within this area may be 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.

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 FT?)
 - 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
match rear setbacks to
duplicate front setbacks



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









Harrison

Classic
SMOG
CHECK
415-821-2583

Clean Air
TEST ONLY CENTER
SMOG CHECK
415-821-2583

TEST
ONLY
STATION

415-355-0010
JIMMY
WISE
Music
Store

D&D AUTO
BODY
3600

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

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

NO PARKING
4x6
MON WED FRI
STREET CLEANING

354

NO
LOITERING

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 & Remmel, 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: Alameda Citizens Task Force <announcements@alamedacitizenstaskforce.org>
Sent: Monday, April 11, 2022 9:06 AM
To: Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Ronald Curtis; Nancy McPeak; Xiomara Cisneros
Cc: Marilyn Ezzy Ashcraft; Malia Vella; John Knox White; Trish Spencer; Tony Daysog; Eric Levitt; Andrew Thomas; Yibin Shen; Lara Weisiger
Subject: [EXTERNAL] Housing Element - -Draft Zoning Amendments - -Item 7-C on Planning Board's 4-11-22 Agenda

Follow Up Flag: Follow up
Flag Status: Flagged

ACT

Alameda Citizens Task Force

Vigilance, Truth, Civility

Dear Planning Board Members:

We last wrote to you on March 13 expressing our view that the upzoning of the R-3 thru R-6 zoning districts conflicts with fair housing requirements. We argued that densifying these districts would lead to either demolition or remodeling of existing rental inventory that cause displacement of tenants and higher rents generated by construction costs and increased land value. We now address the April 2022 draft Housing Element.

April HE Draft: The April draft of the Housing Element (HE) expands the residential upzoning to include the R-2 zoning district with no explanation as to the need for the same. It also, for the first time, displays the Planning Department's draft housing site inventory with a breakdown of each parcel's projected realistic capacity in each of the four income categories. The R-1 thru R-6 zoning districts are labeled "Infill Residential District Sites". (Appendix Page E-4)

City Charter Article 26: ACT has consistently supported the position that the Article 26 density limitation of 21 units/acre is superseded by the state Housing Element Law *to the extent necessary* to meet our lower income categories RHNA. *In both of those categories the inventory reveals that there will be surplus units in excess of our RHNA, even if those categories are deleted from the Infill Residential District Sites.* Therefore, in terms of achieving our 2239 unit lower income categories RHNA there is no legal basis for upzoning these sites.

At the last Planning Board meeting Mr. Thomas cited the provision in HCD Housing Element Guidebook which states at page 22, "...it is recommended the jurisdiction create a buffer in the housing element inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower income RHNA." https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

However, this is a “recommendation”, not a requirement for a certified HE. While the current inventory does not quite meet the suggested percentage in the very low income category, it meets it in the low income category.

Moreover, the current inventory significantly understates the realistic capacity for ADUs at item 15(a) of the inventory at only 400 units. In Mr. Thomas’s report attached to City Council Agenda Item 7-C the realistic capacity is corrected to 560 units, thus adding 160 units to the buffer, spread over all categories. However, even this correction is too conservative. 79 permits for ADUs were issued in 2021, well above the 39 that were issued in 2020 and continuing an upward trajectory. Therefore, a projection of at least 79 new units per year is reasonable, thus raising the eight year total to 632. This increase would also create a buffer to cover a possible rejection of our SB-9 projection discussed below, inasmuch as SB-9 is not attracting development here or statewide.

The same Thomas report modifies Item 15 (b) of the inventory “infill residential sites”, reducing the projection from 270 units to 238 units with no explanation. The report projects a 72 unit projection SB-9 units as if it were a separate item from Item 15 (b) However both Item 15 (a) and (b) include the R-1 district. Therefore the 72 SB-9 units are part of Item (15 (b)). After deducting those 72 units from the 238, it must be concluded that he is proposing the massive upzoning of R-2 thru R-6 to gain only 166 units, ***none of which are needed to meet our RHNA in any income category.*** Increasing our ADU realistic capacity as suggested in the preceding paragraph reduces that number to only 94 units.

Fair Housing: The draft HE advances the concept that the that HCD requirement of fair housing provides that every neighborhood in the city be upzoned to a density of at least 30 units per acre for the two lower income categories, thus necessitating the upzoning of these districts. ***There is simply nothing in the Housing Element Law or in HCD requirements that supports this claim.*** Here again the Guidebook informs us. At page 8 this requirement is applied to the housing element inventory as follows:

“For purposes of the housing element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Instead, sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.”

The combination of Alameda’s inclusionary ordinance requiring 11% of residential building projects to be in the lower income categories and the Density Bonus Law has resulted in most of the thousands of units approved for construction during the current HE cycle to contain mixed income housing, with all income categories constructed within each project area. Thus, areas that were lower resourced are now growing areas of market rate housing and will inevitably become high resource areas. There is no reason why projects constructed in the future will not achieve the same result.

The TCAC/HCD Resource Map at Appendix D, page 6 does not demonstrate all of these upgradings of resources because, “even the most recent publicly available datasets typically lag by two years, meaning they may not adequately capture conditions in areas undergoing rapid change.”

<https://www.treasurer.ca.gov/etcac/opportunity/2022/2022-hcd-methodology.pdf> at page 1.

Conclusions: All of the above demonstrates that there is no legal or policy basis for upzoning our R-2 to R-6 zoning districts.

Obviously, our Planning Department (PD) is of a different view. We are of the opinion that the PD conclusions are not driven by a neutral application of available data but by the desire for repeal Article 26 consistently expressed by the Director over the past several years. However, the repeal of Article 26 was rejected by a

resounding majority of the voters in November of 2020. Therefore, it is a law of the City Of Alameda which you are bound to honor to the extent not superseded by state law.

There is a relatively easy way to test whether our conclusions or that of the PD are correct. That is to submit a draft of the HE to HCD for review that deletes the R-2 thru R-6 from the lower income categories and the upzoning proposal and abandons its conclusion that the law requires the upzoning of every residential district in the city. If the HCD approves the draft or if they instead require the upzoning of all residential districts, the issue, as a practical matter will be resolved.

There is also a practical reason for this approach. Presenting a draft which excludes the upzoning of these districts, if approved by HCD, will give us the space to expand our housing for the next RHNA cycle eight years from now. The maximal approach of the PD will lead to a future RHNA where the only available space is vertical in the extreme.

Finally, while we have chosen to limit this letter to opposition to upzoning of the R-2 to R-6 zoning districts, we strongly support the position of AAPS concerning height restrictions in our commercial zones.

Sincerely,

Paul Foreman,
Authorized Board Member of Alameda Citizens Task Force.

Nancy McPeak

From: karen waddell <kwadd@hotmail.com>
Sent: Friday, April 8, 2022 9:56 AM
To: Nancy McPeak
Subject: [EXTERNAL] keep Thompson Field zoned "Open Space" and become part of McKinley Park

Follow Up Flag: Follow up
Flag Status: Flagged

Karen

Hope knows no fear.

Hope dares to blossom

Even inside the abysmal abyss.

Hope secretly feeds

And strengthens promise.

— Sri Chinmoy

Nancy McPeak

From: Martha McCune <martitout@yahoo.com>
Sent: Monday, April 11, 2022 11:04 AM
To: mezzashcraft@alameda.gov; Malia Vella; John Knox White; Tony Daysog; Trish Spencer; manager@alameda.gov; Andrew Thomas; Nancy McPeak
Subject: [EXTERNAL] Thompson Field

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,
I feel very strongly that Thompson Field should become part of McKinley Park!
Thank you for your attention!
Sincerely,

Marti
Martha Tout Interior Design

Nancy McPeak

From: A. Spehr <spehr@kde.org>
Sent: Monday, April 11, 2022 5:04 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Andrew Thomas; Allen Tai; Brian McGuire; Lara Weisiger; Nancy McPeak
Subject: [EXTERNAL] RHNA comment: suggestion to upzone existing apartment buildings & C-1

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Is it possible to upzone every apartment building built after a certain year? That would have the advantage of not destroying historic buildings, while increasing density across the island. The newer apartment buildings are an eyesore, and they might as well be doubled or tripled in height. Perhaps they could be made to look better at the same time.

Additionally, I propose we have no height limits in the C-1 district, in exchange for reuse of existing facades. Height should not be a concern for "preserving neighborhood character". If we truly care about our history, we should work to keep the historical facades on Webster. I haven't seen this addressed at all, by anybody, including the architecture society!

Perhaps also make it subject to some kind of sunshine review to make sure nobody's solar panels are affected. (I would also be concerned about blocking the sun of the new plants along the Ralph Appetzeto Memorial Parkway/bike lane: those require full sun to thrive, and are the lovely beginnings of a local ecosystem restoration.)

The AAPS's proposal on Webster and Central C-1 height limits seems designed to be just low enough to make it financially unviable to build a 5 over 1. This is unwise. We should be encouraging density in our older neighborhoods. These are the safest areas for all natural disasters:

- * Earthquake: best land type on the island on the earthquake liquidation hazard map
- * Tsunami: highest elevation puts them out of the danger zone
- * Climate change sea level rise: high enough elevation to hopefully be able to avoid sea level rise effects

Additionally, building where we've already built would protect what little open space we have left. Our parks are a valuable resource!

Generally, I also want to discourage removing commercial warehouses, marina work areas, and commercial space. It's important to have a wide variety of businesses in Alameda. I remember the tech boom of the 2000s: every company I interviewed with was bankrupt within a year. Business diversity is a very good thing.

I'll be interested to see the RHNA progress! It looks like you're doing a great job.

Thank you,
Alex Spehr
Walkable West End

Nancy McPeak

From: Erin Garcia
Sent: Thursday, April 7, 2022 3:49 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Re: Draft Housing Element and related draft zoning amendments to be considered at HAB April 7 meeting - -AAPS comments
Attachments: We sent you safe versions of your files; 2022-4-11Alameda Housing Element Update PlnngBdWkshpStaffReport.pdf; 2022-4-11Exhibit 2 Draft Zoning Amendments (2).pdf; 2022-4-11Planning_Board_Meeting_Agenda.pdf

From: Andrew Thomas
Sent: Thursday, April 7, 2022 2:17 PM
To: Erin Garcia <egarcia@alamedaca.gov>
Subject: FW: [EXTERNAL] Re: Draft Housing Element and related draft zoning amendments to be considered at HAB April 7 meeting - -AAPS comments

From: Christopher Buckley [<mailto:cbuckleyaicp@att.net>]
Sent: Thursday, April 7, 2022 10:14 AM
To: Thomas Saxby <tsaxby@tsaxbyarchitect.com>; Norman Sanchez <norman@nsarchitecture.com>; Jenn Heflin <jennheflinphoto@gmail.com>; Lynn Jones <email.lynnjones@gmail.com>; alvinklau@gmail.com
Cc: Allen Tai <ATai@alamedaca.gov>; Andrew Thomas <athomas@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>
Subject: [EXTERNAL] Re: Draft Housing Element and related draft zoning amendments to be considered at HAB April 7 meeting - -AAPS comments

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Dear HAB members:

The Alameda Architectural Preservation Society (AAPS) highly recommends that the HAB review the latest draft zoning text amendments dated April 4, 2022 related to the draft Housing Element. These April 4 amendments will be considered at the Planning Board's April 11, 2022 meeting. The Planning Board agenda, staff report and draft amendments are attached.

We also highly recommend that the HAB review the Public Review Draft Housing Element available at the link provided in the HAB April 7, 2022 staff report: www.alameda2040.org

The draft Housing Element and the April 4 draft zoning amendments were only released last Monday, allowing the HAB less than four days for review. **We therefore recommend that the HAB vote at its April 7 meeting to continue its consideration of these materials to its May 5, 2022 meeting or an earlier special meeting.** The May 5 meeting will coordinate well with the Housing Element review period, which ends on May 9, but a special meeting before the City Council's April 19 Housing Element workshop may be preferable (see the

Planning Board's April 11 staff report for a more detailed Housing Element/Zoning Amendments schedule and other more detailed information than provided in the HAB staff report).

AAPS Is still reviewing both documents but has the following observations:

1. The April 4 draft zoning amendments include the previous draft's proposed 60 foot height limit for all of the Park Street and Webster Street Business Districts (except for Park Street north of Lincoln) but now require a 15 foot setback for height over 50 feet. However, the previous draft's proposal for Park Street north of Lincoln for 60 feet with no setbacks over 50 feet is unchanged.

AAPS is still reviewing this modified proposal. The upper floor setbacks may be helpful in some cases, but the setback trigger should probably be 40 feet, rather than 50 feet and the adequacy of a 15 foot setback needs study.

2. The draft zoning text amendments modify the previously proposed unlimited residential density in the R-2 through R-6 residential zones to a range between 22 units/acre for R-2 to 60 units/acre for R-6, but also include a Residential Transit (RT) Combining Overlay District that applies to all residential zones (including R-1) with *unlimited* residential density and a height limit of 50 feet. Although the mapping of the RT district is not included in the zoning text, the draft Housing Element describes the mapping as within a quarter-mile of "high quality transit routes", which essentially means the 51 bus line and possibly other bus lines and would impact much of central Alameda, including some of Alameda's most historic neighborhoods. The RT zone was presented as an option at the Planning Board's March 14, 2022 meeting and is apparently included in the April 4 zoning amendments and draft Housing Element based on support from some Planning Board members at their March 14 meeting. As stated in our March 13, 2020 letter to the Planning Board, **AAPS considers the RT District and the other proposed residential upzonings to be unnecessary to meet the Regional Housing Needs Assessment (RHNA) and reckless**, based in part on annual Accessory Dwelling Unit (ADU) production of at least 79 units rather than staff's estimate of 70 units.

Christopher Buckley, Chair
AAPS Preservation Action Committee
510-523-0411

On Tuesday, April 5, 2022, 08:19:30 AM PDT, Christopher Buckley <cbuckleyaicp@att.net> wrote:

In anticipation of HAB discussion of the draft housing element and zoning amendments at its April 7 meeting, attached are the Alameda Architectural Preservation Society (AAPS) letters to the Planning Board dated February 13, March 13 and March 27. These letters were previously copied to you, but I am sending them again for your convenience. AAPS plans to review the comments in these letters at the April 7 meeting.

Christopher Buckley, Chair
AAPS Preservation Action Committee
510-523-0411

Nancy McPeak

From: Andrew Thomas
Sent: Tuesday, April 19, 2022 9:07 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Item 7-C

Please save in HE comments.

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

From: Patricia Baer [mailto:2baers@att.net]
Sent: Sunday, April 17, 2022 1:17 PM
To: Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; John Knox White <JknoxWhite@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>
Cc: Eric Levitt <elevitt@alamedaca.gov>; Gerry Beaudin <gbeaudin@alamedaca.gov>; Andrew Thomas <athomas@alamedaca.gov>; Lara Weisiger <lweisiger@alamedaca.gov>; Allen Tai <ATai@alamedaca.gov>
Subject: [EXTERNAL] Item 7-C

Councilmembers,

I strongly urge you not to make the proposed, huge residential upzoning changes. The existing residential neighborhoods should not be forced into this unwanted density, nor should Park and Webster streets be turned into caverns of high-rise.

Please wait until the May 9 deadline so that there is time for all public comments.

Thank you,

Patsy Baer

Nancy McPeak

From: Andrew Thomas
Sent: Thursday, April 21, 2022 6:40 AM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] April 19, 2022 City Council Agenda Item 7-C Housing Element

Follow Up Flag: Follow up
Flag Status: Flagged

This is for the HE Folder (comments received). Thanks.

From: Donna Fletcher [mailto:ohprimadonna@gmail.com]
Sent: Monday, April 18, 2022 10:43 PM
To: Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; John Knox White <JknoxWhite@alamedaca.gov>
Cc: Eric Levitt <elevitt@alamedaca.gov>; Allen Tai <ATai@alamedaca.gov>; Andrew Thomas <athomas@alamedaca.gov>; Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] April 19, 2022 City Council Agenda Item 7-C Housing Element

Dear Mayor Ashcraft, Vice Mayor Vella, and Council Members Daysog, Knox-White, and Herrera Spencer,

Unintended Consequences of Upzoning

I am writing to ask you to please consider the negative impacts of the excessive upzoning currently proposed in Alameda's draft Housing Element. The increases range from 40% to 275% and are over-and-above State mandated upzoning required in Senate Bill 9. Why is this necessary?

I understand that the HCD encourages cities to "create a buffer of at least 15% to 30% more capacity than required, **especially for capacity to accommodate the lower income.**"

However, I'm very concerned that rather than providing more affordable housing options for Alamedans, upzoning R-2 to R-6 neighborhoods will have the exact opposite effect, as increased density increases land value, and higher construction costs result in higher rents.

No-Brainer Buffer

If staff want to include a buffer in our RHNA, (which I understand is optional) the most reasonable source of surplus units over the 8-year time span of the RHNA exists at Alameda Point.

Page 22 of the Draft Housing Element addresses this under "US Navy Lands and Constraints: work with the US Navy to expedite the remediation and conveyance of lands generally located in Site A Phase 3 to allow for additional housing development during the Housing Element cycle and **ensure that any existing US Navy financial constraints on new housing construction to accommodate the City's RHNA are lifted.**"

Where are we in our negotiations to lift the Navy cap on residential development at Alameda Point? If we are confident in the course of these negotiations, **it seems reasonable to factor in projections of additional housing units being added to our RHNA over the 8-year term for compliance.** This in turn could take the pressure off of some of our calculations for site capacity in the current draft of the Housing Element.

Way to Maximize Affordable Housing

But more than creating excess capacity that can be applied as needed to the RHNA, housing on **Alameda Point requires an allocation of 25% affordable housing, which is where there is the most need in our community.**

Preserve Scale on our "Main Streets" and Stations

I am also asking the Council to consider the thoughtful recommendations of the Alameda Architectural Preservation Society (AAPS) for height limits and density on the Park Street and Webster corridors, and in the C-1 District "Stations."

The proposed 5-story/60' amendments are out of scale with Alameda's "main street" character, and our charming neighborhood commercial stations. (We would not have realized the impact of the proposed increases if AAPS hadn't provided the simulation of a 60' tall building on the 1600 block of Park Street in its March 27 commentary to the Board, and other graphic examples of buildings in Jack London Square.)

Council Needs to Hear Public Comment before Approving

My final request relates to the **opportunity for the Council's final review and approval of the draft Housing Element before it is submitted to the HCD.** Please continue the public hearing to a date *after May 9* so that the Council can consider public comments received by the May 9 deadline, as well as comments from the Historical Advisory Board's May 5 meeting and the Planning Board's meeting

Thank you for the opportunity to comment!

Sincerely,

Donna Fletcher
112 Centre Court
Alameda

END

Nancy McPeak

From: Andrew Thomas
Sent: Tuesday, April 19, 2022 9:08 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Housing Element Item C

Please save in HE folder. Thx.

From: Patricia Gannon [mailto:pg3187@gmail.com]
Sent: Tuesday, April 19, 2022 12:37 PM
To: Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Andrew Thomas <athomas@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Eric Levitt <elevitt@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>; John Knox White <JknoxWhite@alamedaca.gov>
Subject: [EXTERNAL] Housing Element Item C

Dear Mayor Ashcraft, City Council Members, City Staff

I am writing to express my strong opposition to the upzoning proposal under Item C.. It is totally unnecessary legally. The PlanningDepartment did an excellent job in locating enough spaces to fulfill the RYNA requirement of over 5,000 units at all income levels. If all are developed that will create unmanageable stress on our infrastructure and we know that in the future Alameda will be asked to do even more.

Please support the majority of Alamedans who rejected Measure Z 2 years ago clearly affirming their support for reasonable growth. Item C repudiates the vote of Alameda citizens.

Thank you.

Patricia M. Gannon
1019 Tobago Lane
Alameda, CA 94502

pg3187@gmail.com

Nancy McPeak

From: Marie Kane <mariekane94502@gmail.com>
Sent: Tuesday, April 12, 2022 11:25 AM
To: rcurtis@alamedca.gov; Asheshh Saheba; Rona Rothenberg; Hanson Hom; Teresa Ruiz; Xiomara Cisneros; Alan Teague
Cc: Andrew Thomas; Marilyn Ezzy Ashcraft; Trish Spencer; John Knox White; Malia Vella; Tony Daysog; Nancy McPeak
Subject: [EXTERNAL] Our Beautiful Historic City

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Board,

You have a great deal to do with the future of our beautiful city. Hoping you have not given up on protecting it. To many of us, what is evolving is worrisome. Please do not let the developers and their highly paid advocates influence your decisions.

Please take note of the recommendations of the Alameda Architectural Preservation Society in your deliberations. Please take note of the Alameda Citizen's Task Force's wise words regarding the future growth of our city.

Thank you for your consideration.

Sincerely,
Marie Kane



April 18, 2022 (By electronic transmission)

Members of the City Council, City of Alameda 2263 Santa Clara Avenue Alameda, CA 94501

Subject: Draft Housing Element Update - -April 19 City Council Agenda Item7-C

Dear Mayor Ashcraft and Council members:

On behalf of the West Alameda Business Association Board of Directors, please review our comments for the April 19th City Council Agenda: Sandy Russell, Fireside Lounge; Marie Ortega, Feathered Outlaw; Tanoa Stewart, A Town Agency; Connie Garcia, Alameda Menagerie, Pia Barton, Malayan Botanicals; Tina Vasconcellos, College of Alameda; Daniel Hoy, Daniel Hoy Architect; Ann Moore, Back to Life Wellness Center; Chris Vovrosky, Golden Gate Sothebys Int. Realty; John Lipp, Friends of the Alameda Animal Shelter, Carrie Madarang, West End Resident;

1. For clarification, WABA is unwavering in our support for housing development and in particular, more affordable housing, within our district.
2. We support creative, innovative ideas with no density limits and have found a solution that helps the City bring in even more housing than required, while preserving the charm and feel of the Historic Webster Street District between Central and Lincoln.
3. By stepping up height limits beyond Lincoln and not limiting density with three story buildings in the historic core, we can build several hundred new housing units and a vibrant and diverse Western Alameda neighborhood that benefits everyone. The five stories proposed in the Housing Element and related zoning amendments is inconsistent with City's Webster Street Vision Plan.
4. We find the 171 units estimated for Webster Street on Housing Element Page E-10 are too conservative for what can actually be built on these properties, since the estimate assumes only 30 units per acre. We believe that significantly higher densities are possible and have developed strategies that would increase both the number of total units and affordable units within the district.
5. We ask that the Draft Housing Element return to Council for final review after the May 9 comment deadline and May 9 Planning Board before it is sent to the State Department of Housing and Community Development.

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

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

Cc: Planning Board
Andrew Thomas, Allen Tai
WABA Board of Directors

Nancy McPeak

From: Andrew Thomas
Sent: Saturday, April 16, 2022 1:23 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Housing

Please add to Housing folder. Thanks.

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

From: Pat Cronin [mailto:patcronin@sbcglobal.net]
Sent: Saturday, April 9, 2022 9:22 PM
To: Andrew Thomas <athomas@alamedaca.gov>
Subject: [EXTERNAL] Housing

As you consider allowing more housing without adequate parking, I ask you to consider how these tenants can ever have visitors with no additional parking. Some of the newer housing has no available street parking, or very few spaces that will most likely be taken by residents who were not lucky enough to get a unit with a parking space. Think about several residents having holiday parties on the same day. How can you expect granny to walk blocks, or how can you drop off, when there is only one traffic lane. I don't care how many times you say new residents will be using public transportation or riding bikes, I find that very hard to believe. I have seen very few people biking in the very nice lanes that were made for them. I do, however, see more and more backup of cars. Park street, Webster Street, Broadway, Otis, Blanding, and Clement are more like slow car parades, or "driving in a parking lane" than 25 mph traffic lanes. I'd venture to guess most future residents will not be biking to work, as most employers will not be moving their companies to Alameda. And, even if residents do have bikes, most still use cars to get to work, run errands, do shopping, or taxi kids to school, sports practices and games, or appointments.

As you keep adding higher and higher buildings to alameda, you are blocking the views that make alameda what it used to be. A city where you could see the hills of Oakland, the skyline of downtown Oakland, the estuary, the Coast Guard ships, the view of The City from Shoreline Drive, the cute little houses with the green lawns that are now blocked by the cars that have to park in the "middle" of the street so an infrequent bike rider can ride in an empty lane.

If the trend of more and taller buildings continues, you'll find alameda an overcrowded city of vacant buildings because people will see no reason to pay such high housing costs to live in any town USA, where it takes longer to get out of Alameda than the rest of their commute.

Alameda is also losing its charm with the slow streets with all the ugly barricades and white poles marking the lanes that make cars turn into on-coming traffic. It's not easy driving when lanes switch from two lanes to one lane, and back again on Park and Webster streets. It's not cute or quaint with lines of cars in every direction waiting to get out of the city. I think it's time to rethink some of your housing and traffic plans.

Please consider lifestyle and not just having enough rooms for every person who might say they'd like to live in Alameda. Alameda is no longer "Alameda", but still nice, but down the road, if this continues, will just be another overcrowded city.

Thank you for, hopefully, considering some of these concerns.

Pat
Sent from my iPhone

Nancy McPeak

From: Andrew Thomas
Sent: Saturday, April 16, 2022 1:24 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] feedback on April draft of Housing Element (PB 4/11 Item 7-C and CC 4/19 Item 7-C)

For Housing Element folder. Thanks.

From: Drew Dara-Abrams [mailto:dda@dara-abrams.com]
Sent: Sunday, April 10, 2022 10:37 PM
To: John Knox White <JknoxWhite@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Ronald Curtis <rcurtis@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Rona Rothenberg <RRothenberg@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Alan Teague <ateague@alamedaca.gov>; Andrew Thomas <athomas@alamedaca.gov>
Cc: City Clerk <CLERK@alamedaca.gov>; Nancy McPeak <nmcpeak@alamedaca.gov>
Subject: [EXTERNAL] feedback on April draft of Housing Element (PB 4/11 Item 7-C and CC 4/19 Item 7-C)

Dear Planning Board members, Mayor, Vice Mayor, Councilmembers, and Director Thomas,

I'd like to offer some feedback for you all regarding the April draft of the Housing Element to be heard 4/11 at PB and 4/19 at Council:

First, thanks to staff, Planning Board, and a majority of City Council for making a good faith effort to submit a compliant Housing Element to the state. This isn't true for all cities, especially more affluent ones, in the Bay Area. It's both good that Alameda is doing the right thing, as a matter of principle, and good that Alameda is doing the right thing proactively, so as to find creative compromises to better serve more stakeholders.

Throughout this months-long process, one of the most contentious questions you all have been asked to consider is how much should be asked of the R-1 zone. The R-1 zone encompasses the largest land area of all the residential zones, the largest number of parcels, and many of Alameda's neighborhoods best served by public services. My family and I are pleased to live in a single-family home that we own in one of the well-resourced R-1 neighborhoods of the East End. More should be able to enjoy these neighborhoods (including the parks, walkable business districts, and schools) in a much wider variety and price-points of housing units.

The state has, through SB9, forced the city to provide some more room for change in R-1. Is the one additional modification that the Housing Element will apply to R-1 the Residential Transit Overlay District? (Note that the HE draft does not list R-1 as part of Program 4 on p. 16; however, the draft zoning amendments does include R-1 on p. 50.) At a minimum, please ensure that the Residential Transit Overlay District will apply to R-1. Beyond that, I do think Planning Board and City Council should spend some more time discussing how little of R-1 is asked to participate in this Housing Element: little to none of Fernside, little to none of Bay Farm, only select portions of the southeastern quadrant of main island. Maybe it's the most effective political compromise to make on *this* Housing Element. Emphasis on "this" because if city leaders can't figure out how to productively engage its largest residential zone in the Housing Element process, then we may all find ourselves facing the same questions again come the next HE cycle.

To this longer term view, it's great to see staff's proposals to help educate residents, current and future, about the nature of the local housing market and also its history (Goal 1, H-9, p. 10). I grew up in the Bay Area, but it was only when buying a house that I was actually asked to read and sign my name to important local policies like the ban on using a wood-burning fireplace on Spare the Air Days. Learning more about the history and nature of local real estate could similarly help residents and property owners to understand their rights *and* responsibilities. Likewise with homelessness, where we can find both a more compassionate and more effective approach by understanding how an overheating real-estate market leads to couch surfing, families living in motels, people living in cars, people living on streets, and so on (Goal 3, H-26). Learning more about the regional realities of our housing problems — along with our powerful regional economy that creates so many jobs and opportunities — can, I hope, also help temper some fears. A few too many comments during this HE process have been framed in near apocalyptic tones. Perhaps ongoing outreach to both newcomers and existing residents can help to provide more grounding for future housing debates and decisions.

Regarding Alameda Point, it's good to see that this Housing Element does *not* treat it as the primary or only location for new housing, but rather uses the city's ownership of land to promote an even wider range of housing types and price points than may be built by private land-owners elsewhere in the city (H-5, p. 8). I don't know the odds of state-wide social housing legislation and financing, or about the odds of a local bond measure, but it's good for the city to work to be ready for those possibilities.

Re Program 20: Environmental Health, please consider mentioning the I-580 truck ban and how this increases emissions on the I-880 corridor. Caltrans, Alameda County, and other stakeholders are starting to engage on this issue and it would be great for the city to take a more active role in one of the largest local sources of particulate matter. If you are not already aware about this issue, please see <https://www.kqed.org/news/11879641/trucks-are-banned-on-oaklands-i-580-these-sixth-graders-wondered-why>

Finally, the thorniest issue in California: how housing intersects with public schools. The draft HE proposes to "encourage AUSD to allow open enrollment, for students to choose to attend any school in the district rather than their local neighborhood school" (p. D-40). This isn't necessarily a poor policy, but it's just proposing to pass a "hot potato" from the City (which appears to be admitting defeat to enable more housing, more socioeconomic diversity, and more racial diversity near well-resourced schools in R-1 zones) over to AUSD. And then AUSD will just have to pass the "hot potato" to parents to decide whether they have the means to shlep their children across town every day.

Instead of asking AUSD and parents to solely take on the burden of undoing patterns of residential segregation, the city and its elected leaders should work to: upzone for more housing in well-resourced neighborhoods, encourage school/parent groups to pool a portion of their funds across the entire city, support the school district's efforts to pass bond and parcel tax measures, lobby Sacramento for more K-12 funding, and support ballot measures to undo the unfair legacy of Proposition 13. This list goes well beyond the scope of the Housing Element, but it's worth acknowledging that part of Alameda's appeal and a fair amount of a housing unit's value in this city is due to the quality of the public schools. Increasing the "size of the pie" in terms of both housing availability and school resources can be compatible and complementary goals.

Thanks for your time,
Drew Dara-Abrams
Calhoun St

Nancy McPeak

From: Andrew Thomas
Sent: Saturday, April 16, 2022 3:50 PM
To: Nancy McPeak
Subject: Fwd: [EXTERNAL] April 19, 2022 City Council Agenda Item 7-C (Housing Element)

For HE folder. Thx.

Andrew Thomas,
510-774-5361 (c)

Begin forwarded message:

From: jane peal <janepeal@sonic.net>
Date: April 16, 2022 at 2:28:53 PM PDT
To: Gerry Beaudin <gbeaudin@alamedaca.gov>
Cc: Andrew Thomas <athomas@alamedaca.gov>, Lara Weisiger <lweisiger@alamedaca.gov>, Allen Tai <ATai@alamedaca.gov>
Subject: [EXTERNAL] April 19, 2022 City Council Agenda Item 7-C (Housing Element)

I'm writing to urge you to please:

1. **Delete the massive, indiscriminate and unnecessary residential upzonings;**
2. **Limit the height in the historic parts of Park and Webster Streets to 40 feet; and**
3. **Continue the public hearing to a date after May 9, so that the Council can consider public comments received by the May 9 deadline as well as comments from the Historical Advisory Board's May 5 meeting and the Planning Board's May 9 meeting and approve the final draft Housing Element before it is submitted to HCD.**

Thank you, Jane Peal

Jane Peal, MFT
Integral Counseling for Individuals,
Couples, & Adult Adoptees
Alameda Office
<http://www.janepeal.com>
jane@janepeal.com
415.902.5761

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email in error, please immediately notify me by email (by replying to this message), and permanently destroy or delete the original and any copies or printouts of this email and any attachments.

Nancy McPeak

From: Andrew Thomas
Sent: Saturday, April 16, 2022 1:08 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] April 19, 2022 City Council Agenda Item 7-C (Housing Element)

Nancy: [Please add to HE comments folder.](#) Thx. – a

From: conchita@eyeline.tv [mailto:conchita@eyeline.tv]
Sent: Saturday, April 16, 2022 10:55 AM
To: Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; John Knox White <JknoxWhite@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>
Cc: Eric Levitt <elevitt@alamedaca.gov>; Gerry Beaudin <gbeaudin@alamedaca.gov>; Andrew Thomas <athomas@alamedaca.gov>; Lara Weisiger <lweisiger@alamedaca.gov>; Allen Tai <ATai@alamedaca.gov>
Subject: [EXTERNAL] April 19, 2022 City Council Agenda Item 7-C (Housing Element)

Dear City Council,

I agree with AAPS' requests to maintain and preserve Alameda as a manageable city to live and work in. I ask you to please,

1. **Delete the massive, indiscriminate and unnecessary residential upzonings;**
2. **Limit the height in the historic parts of Park and Webster Streets to 40 feet; and**
3. **Continue the public hearing to a date after May 9, so that the Council can consider public comments received by the May 9 deadline as well as comments from the Historical Advisory Board's May 5 meeting and the Planning Board's May 9 meeting and approve the final draft Housing Element before it is submitted to HCD.**

Sincerely,

Maria Perales
Alameda resident since 2003