

Draft 1.0
August 11, 2014

Dear Editor:

Recently the Alameda Home Team (AHT) invited the Developer of the Del Monte Building to make a public presentation to the community on the proposal and take questions. This development is so very important to Alameda! Situated at one of the most desirable waterfront properties on the island, the Del Monte Building is one of our few historic island icons. It has also become a long-languishing eyesore.

Revitalization of Alameda's Northern Waterfront, includes the Del Monte Building, and was included in the City's 2007 General Plan. Tim Lewis Communities proposes renew the Del Monte realizing the City's vision of connecting neighborhoods to the water, improving the street network, and revitalizing these former industrial areas . They also will make a significant contribution to the Jean Sweeney lineal park. This win-win development is way overdue!

Under the City's Housing Element of the General Plan, the Del Monte Warehouse site is one of few properties rezoned in 2012 to allow multi-family housing. Tim Lewis Communities is proposing 308 units in the warehouse, and up to 106 units on two adjacent parcels on Sherman Street. Importantly, the plan calls for 55 of the units to be affordable rentals, a commitment that supports stable homes of lower income residents and contributing to the diverse economy and vibrant neighborhood.

The Developer is working with the City to create a transportation plan for the entire Northern Waterfront that would provide /facilitate the use of alternative modes of transportation.

The community members attending the presentation, expressed enthusiasm for the plan, and the revitalization of Del Monte which will provide much-needed housing for all incomes, about 20,000 square-feet of retail space, make helpful changes in transit

alternatives, launch the Sweeney Park and initiate the revitalization of the Northern Waterfront.

The AHT will be urging the Planning Board and City Council to move swiftly on this highly beneficial project.

Helen Sause

President, Alameda Home Team

816 Grand Street

Alameda, CA 94501

510-521-3940

Andrew THOMAS - Approve Del Monte plan

From: "Diane Lichtenstein" <dlooo@comcast.net>
To: <'dania@hbrino.com'>, <stang@alamedaca.gov>, <kkoster@alamedaca.gov>, <l...
Date: 8/19/2014 4:21 PM
Subject: Approve Del Monte plan
CC: <athomas@ci.alameda.ca.us>, "'Helen Sause'" <h@hsause.com>, "'Patricia Y..."

As a member of the Alameda Home Team and a person with Alameda interests, I strongly recommend the approval of Tim Lewis Community's Del Monte project. I believe he completed project will become a key component to revitalize the western end of the island. With homes of all types and for all incomes, rentals, commercial, office and retail the project will be a cornerstone, on a cornerstone corner! The creative, exciting design incorporates both Historic and City requirements.

I am disappointed that the very low and low units are planned for a separate building; this is contrary to the concept of integration of all types of units; I'm told the separation is requisite to receive financing for affordable housing, but I wonder if there isn't another way. In any case, I urge you to approve this project.

Sincerely, Diane Lichtenstein

Andrew THOMAS - Del Monte Building Project

From: Catherine Edwards <caseyedwards@icloud.com>
To: <athomas@alamedaca.gov>
Date: 8/31/2014 3:06 PM
Subject: Del Monte Building Project

Dear Mr. Thomas,

I am writing regarding the Del Monte Building proposal.

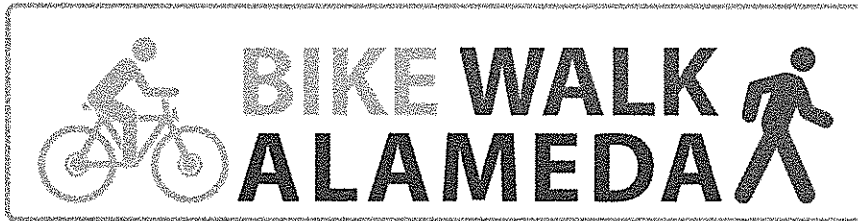
I originally wanted to send this e-mail to the Planning Board: Present Burton, Vice President Henneberry and Council members Alvarez-Morrone, Tang, White, Koster and Zuppan. I was not able to find e-mail addresses for them on the City of Alameda website. I would appreciate it if you would forward a copy of my e-mail to them for me.

As a longtime Alameda resident (since 1982) I have watched the development of this project with great interest. I am thrilled that this development is going forward and that the exterior of the building will be maintained. I also welcome the new homes and commercial opportunities.

My concern with the project centers on parking. The proposed number of parking spaces does not seem at all sufficient for the new homes and businesses that will be added. Please consider requiring the final developer to increase the number of parking spaces.

Thank you,

Catherine Edwards



www.bikewalkalameda.org

(510)595-4690

PO BOX 2732

ALAMEDA, CA 94501

September 3, 2014

Planning Board
Alameda, CA 94501

RE: Del Monte Warehouse Master Plan

Bike Walk Alameda is very supportive of the transportation elements of the Del Monte development. The bicycling and walking infrastructure planned is in line with Alameda's Transportation Element and the desire to promote biking and walking.

The cycle track/ protected bikeway along Clement Ave is a key component of the Cross Alameda Trail. The resident bike parking will also be important in securing some residents' main mode of transportation.

We are hopeful that the Transportation Demand Management plan will be robust and include water service and shuttle services that are coordinated with other developments along the north and west of Alameda.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Lucy Gigli", with a long horizontal flourish extending to the right.

Lucy Gigli, President Bike Walk Alameda

Andrew THOMAS

From: AC Glaser <ac.glaser@gmail.com>
To: <athomas@alamedaca.gov>
Date: 9/5/2014 10:34 AM

September 5, 2014

Dear Editor:

As a longtime resident of Alameda's "Bronze Coast," I'm watching the plans for the Del Monte Warehouse with great interest.

I believe that thoughtful, multi-use development of this historic parcel will breathe new life into an area of the island that's been underused for far too long.

As a landlord and resident of the island for 40 years, I know that if you give Alamedans attractive places to call home, while providing desirable, accessible services and amenities, like walkable retail sorely needed in the middle of the island, people will want to live and play here.

I welcome this kind of progressive new development in my neighborhood and am excited at the prospect of having a new waterfront destination just steps from my house.

Carole Glaser

Alameda Resident

Andrew THOMAS - Plans for Del Monte Warehouse

From: Vicki Sedlack <vsedlack@gmail.com>
To: <athomas@alamedaca.gov>, david burton <dburton@burtonarchitect.com>, Dan...
Date: 9/8/2014 4:30 PM
Subject: Plans for Del Monte Warehouse

September 8, 2014

Dear Mr. Thomas and Members of the Alameda Planning Board,

My husband and I rode our bikes around the Del Monte building last weekend and again admired the rustic industrial charm of the former warehouse. I have always wished this building could be brought back to life again. Now it looks like this could finally happen thanks to the possibilities presented in Tim Lewis Communities' plans.

For nearly 50 years, Alamedans have watched with puzzlement as this historic site, once a bustling center for canning and distribution of Del Monte goods, has sat mostly vacant, shut away behind a cyclone fence.

The Tim Lewis Communities' plans for the Del Monte space maintain its eclectic facade and include a mix of housing, retail, restaurants and open space. The design supports walkability and a variety of transportation options, lessening reliance on the automobile and supporting environmental sustainability. The plans include improved waterfront accessibility for all Alamedans and contribute to the development of the Jean Sweeney Park.

I look forward to learning more about the revitalization of this iconic building and the entire Alameda northern waterfront. It's about time this "diamond in the rough" become a real gem for Alameda.

Vicki Sedlack

1950 Kofman Pkwy

Alameda, CA 94502

510-865-5254

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Vicki Sedlack
vsedlack@gmail.com



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City of Alameda

MARK SORENSEN
Executive Director

HEIDI BENSON
Marketing Director

September 9, 2014

Dear Andrew Thomas:

The Alameda Chamber of Commerce supports the direction the City is taking toward revitalizing Alameda's Northern Waterfront and is particularly excited about Tim Lewis Communities' plans for the Del Monte Warehouse.

While all of the details for the project have yet to be worked out, the Chamber is encouraged by the Master Plan for this now underutilized, publicly-inaccessible land. The proposal can only mean economic opportunity for the island. Attractive, modern mixed-use development will bring necessary housing and walk able retail, translating to jobs and tax revenue for the City.

Importantly, the developer and the City have addressed concerns over traffic and parking through a comprehensive Northern Waterfront Transportation Plan. The plan is sensitive to the needs of adjacent property owners and creates a viable and sustainable Transportation Program to offset parking demand, pollution and emissions, and single occupant vehicle (SOV) traffic on Alameda corridors, tubes and bridges. This is one of the most thoughtful transportation programs that has been proposed in years!

The Chamber looks forward to plans to bring new life to Alameda's estuary.

Sincerely,

Mark Sorensen

Mark Sorensen
Executive Director
Alameda Chamber of Commerce

Alameda Chamber of Commerce

2210-D South Shore Drive • Alameda, California 94501

Phone: (510) 522-0414 • Fax (510) 522-7677

E-mail: connect@alamedachamber.com • Web Site: www.alamedachamber.com

September 9, 2014

Stuart Rickard
981 Park Street
Alameda, CA

Planning Board
City of Alameda
2263 Santa Clara Avenue
Alameda, CA

RE: Hearing regarding Del Monte proposal September 22, 2014

Dear Members of the Planning Board,

Please accept these questions and comments regarding the Del Monte master plan proposal.

1. Paseo Usability
 - a. Please request definition what days/times the paseo passageway through the Del Monte building is open to the public
 - b. The configuration of the paseo needs to be amenable to public use. It should be of adequate width, without awkward stairs/ramps. The public shouldn't feel they are intruding on private space.
2. At Clement Ave, can the bike line be on the sidewalk side with parallel parking next to the traffic lane? I think this is a safer configuration and doesn't use more space.
3. What street trees will be chosen along Buena Vista? This location will have significant wind exposure and, it appears, bioswale requirements. The Master Street Tree Plan has some trees that may not be well-suited to this location, and other trees that are better suited may not be on the Master Street Tree Plan. Will the developer consider a pattern of tree species as opposed to a single species? As an example, on Park Street, the new street tree pattern that has been installed, with community input, is nicer than the monoculture ginkgoes that were proposed in the Master Street Tree Plan.
4. Under what circumstances would a pedestrian signal at Benton and Buena Vista not be required? Same question for Benton and Clement.
5. Does the curb cut on Buena Vista near Sherman meet standard requirements for distance from an intersection?
6. Some of the parallel stalls on public streets are labeled "compact." I don't think it makes sense to have compact stalls in a parallel parking public street situation.

7. Wind River land - what occurs if the Wind River piece is not obtained? This is not defined in the set of drawings available to the public. What is the appropriate way to consider a development proposal in which a portion of the land is not under the control of the applicant?
8. Design of canopy and fences. The existing brick façade and windows have very high aesthetic value. There is a wonderful rhythm and hierarchy to these components and the materials are durable and of high quality. The skill of the architect and the quality of the materials allows this huge warehouse building actually to be beautiful. Please do not allow the application of new canopies and fences to ruin the beauty of the building.
9. Visual study from Buena Vista. The long arc of the façade when viewed from the east on Buena Vista is wonderful. It's a landmark when traveling along Buena Vista. There is a rendering of the drawing from Buena Vista, but the view point is quite close to the building, which masks the view of the raised portion of the building. It would be desirable to see a rendering from farther east on Buena Vista.
10. Parking
 - a. Unbundling. Because street parking is an option for residents of the project, unbundling will not have a strong deterrent effect on vehicle ownership by the residents. In fact, the higher the unbundled parking price, the more the parking demand is likely to be shifted to the neighborhood street parking.
 - b. Adequacy. Please review and analyze the parking demand for the project. It should be possible to estimate the parking demand by surveying similar projects in Alameda.
11. What happens at the west end of the site? What is the massing and what is the parking concept?
12. Master plan. What parts of the master plan are required for the Del Monte renovation? There are rights included in the master plan that don't relate to the Del Monte renovation that has been proposed. For example, there are requirements for minimum development that would apply to the land even if the Del Monte renovation did not proceed.

Thank you for your service to our community.

Sincerely,

Stuart Rickard

From: <barbkerr@mindspring.com>
To: <ATHOMAS@ALAMEDACA.GOV>
Date: 9/9/2014 2:46 PM
Subject: COMMRNTS FOR THE PLANNING BOARD MEEING ON DEL MONTE

DENSITY OF LOW INCOME HOUSING

State law prohibits concentration of subsidized housing. The proposals for density, not including Alameda Point, are all on the north side of the island.

VEHICLE ACCESS

The Mitigated Negative Declaration (MND) states that vehicle access will be from I-880 through the Webster Tube. The tube is already backed up.

FORMER USE

The original site use was housing, not industrial. That there were subsequent industrial uses should not ignore the protection of the residential areas that abut the site.

PROJECT BOUNDARIES

The MND does not include any mention of the area immrdiately west of the project area. This historic district is zoned R2. It was subdivided in the late 1899's, before the Del Monte building was erected. It needs to be protected.

PARKS

The use of the existing Littlejohn Park to satisfy the open space requirement is inexcusable. When I was on the council, the addition of park area was mandatory for this development.

PARKING STICKERS

Do not preclude the use of parking stickers in the adjacent neighborhood. Although there has been some opposition by people who do not know the facts, including cost. about the stickers, everyone I have heard from are in favor. Without them, the aforementioned neighborhood would become a nightmare.

Barbara Kerr

Barbara Kerr
barbkerr@mindspring.com
510-522-0126

September 9, 2014

Dr. Mr. Thomas and Members of the Planning Board:

As a concerned citizen, I want a Del Monte project that will benefit the entire community. But, there are a number of unresolved issues which are likely to be a problem for the community and the neighborhood and the development.

1. Parking and traffic are the most important issues for the neighbors and the community. Since we are an island, we are not like other communities of the same size. The fact that there are only four bridges and a tube to leave or enter the island makes the possibility of unbearable congestion at those points a real issue for everyone.
2. I think that there should be at least one parking spot per each unit. Residences should be encouraged to use ride-share, public transportation or other means, but not be penalized if they elect to use their automobile.
3. I feel that the developer should be required to decide whether the units will be rental units or will be sold prior to confirmation of the developer.
4. I also feel that the developer should make a contribution to support and maintain the extra wear and tear on neighborhood facilities that the new development may affect. Such as Littlejohn Park, which is already a very busy and highly use park, fund to do additional maintenance may not be available since the Alameda Recreation and Parks Department is strapped for fund currently, maintenance will become a large issue.

Thank you for your consideration.

Evelyn Kennedy
1420 Court Street
Alameda, CA 94501

Andrew THOMAS - Del Monte

From: Arthur Lenhardt <lenhardta@gmail.com>
To: <athomas@alamedaca.gov>
Date: 9/9/2014 1:14 PM
Subject: Del Monte

9 September 2014

City of Alameda Planning Board

Attn: Andrew Thomas, City Planner

Mr. Thomas and Members of the Planning Board:

When we first moved to Alameda in 1968 it was for several reasons: Schools, housing, public transportation, and general ambience. We thought it would be great to raise our children here, and we were right.

Part of the attraction was, of course, from the older homes and from the industrial areas that would become, we felt, re-vitalized or replaced. When I first saw the Del Monte warehouse I thought: Wow, this will be great when it's fixed up!

46 years later, I still think it would be great, but I just don't know what has taken so long. This Tim Lewis outfit seems to have had some background with this exact sort of building and their proposal is for housing and commercial space, all of which would be a boon to a blighted area. From what I can tell, traffic would be minimally impacted. They're even going to follow through with honoring Jean Sweeney's legacy.

So, I can only encourage the City to allow the company to proceed apace, bringing jobs, new faces, and making the view from Littlejohn/Buena Vista Park a good deal more appealing and, frankly, making the general area safer, particularly for children. We shouldn't have to wait another 46 years.

Sincerely

Arthur Ramirez Lenhardt

1321 Weber St.

94501-3943

510-331-0631

Andrew THOMAS - Del Monte project

From: Pacita Dimacali <pdimacali@gmail.com>
To: <AThomas@alamedaca.gov>
Date: 9/10/2014 11:23 AM
Subject: Del Monte project

Dear Mr. Thomas and Members of the Planning Board:

I am one of several Alameda residents who support a sensible, viable Del Monte project that will benefit our community. The Del Monte project, as it was presented, raised several concerns, and are not acceptable.

Our concerns are about a number of significant, unresolved issues which are likely to have irreversible, negative consequences for the community in general and adjoining neighborhood in specific. We are hoping that the following actions should be required in order for the Del Monte development approval to be viable

1. Require at least one permanent, off-street/on-site parking spot per housing unit. On a side note, has TLC considered stacked parking like many new projects in Emeryville, Oakland and San Jose are doing?
See <http://www.bizjournals.com/eastbay/stories/2008/06/30/focus4.html?page=all>
2. Require that the developer make a contribution to support and maintain the extra wear-and-tear on neighborhood facilities that the new development will bring.
 - a. Littlejohn Park is a highly used park: BBQ spots are booked almost every weekend, ball fields are in constant use and many youth sports teams practice and hold tournaments in this park
 - b. Current APR budget is barely sufficient to cover the cost of annual park maintenance.
4. Request an alternative design with a mix of sale and rental units, with more units large enough for singles and families to "grow" into the next stage of life.

The success of the Del Monte development relies on moving ahead with prudence and risk mitigation planning. The City of Alameda and her residents must not be left to live with these and pay for these consequences - especially when some simple actions can be taken to mitigate those risks. With these requirements in place, Del Monte is better positioned to be a successful project for everyone.

Sincerely,

Pacita C. Dimacali

REALTOR, e-PRO, SRES, CDPE, MBA

Relocation Specialist * Residential & Income Property * Distressed Property

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Alain Pinel Realtors

<http://www.apr.com/pdimacali>

Website

Member of Team Ranked by the Wall Street Journal in 2012 and 2013 as one of the most successful real estate teams in the nation

September 9, 2014

Dear Mr. Thomas and Members of the Planning Board:

I support a sensible, viable Del Monte project that will benefit our community. However, there are a number of significant, unresolved issues which are likely to have irreversible, negative consequences for the community in general and adjoining neighborhood in specific. I believe that the following actions should be required in order for the Del Monte development approval to move ahead:

1. Require that at least one permanent, off-street/on-site parking spot per housing unit be included
 - a. Commuting patterns and distance of essential goods and services make it clear that residents will need at least one vehicle, even if they do not use personal cars to get work.
 - b. City code currently does not allow for street parking to count in meeting the required amount of parking for a housing unit.
2. Require that Tim Lewis Communities add "pending Clement completion," interim, on-site parking which meets current Alameda residential parking space ratio requirements.
 - a. There is no way to reduce traffic in general and truck traffic in specific on Buena Vista until Clement Avenue can be completed all the way through from Park St., as per the Master Plan. Until truck traffic can be moved to Clement, extra parking spaces cannot be added to BV
 - b. While TLC is relying on future Del Monte resident's use of a car share program in lieu of car ownership, the success of this approach has not been demonstrated in a city similar to Alameda
3. Require that the developer make a contribution to support and maintain the extra wear-and-tear on neighborhood facilities that the new development will bring.
 - a. Littlejohn Park is a highly used park: BBQ spots are booked almost every weekend, ball fields are in constant use and many youth sports teams practice in this park
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4. Request an alternative design for the Del Monte site that includes all housing units (market rate and affordable) within the property Tim Lewis Communities has in its possession at the time permits are issued and building is allowed to commence
 - a. While it may be in the City's best financial interest to provide the parcel of land for required affordable housing units in exchange for TLC's purchase of Wind River property and completion of Clement, the timeline for this to be completed is uncertain.
5. Request an alternative design with a mix of sale and rental units, with more units large enough for singles and families to "grow" into the next stage of life.

- a. Attracting residents who are interested in living quarters conducive to "settling in" and becoming part of their town/community can be a stabilizing force against rapid turnover and building neglect in an economic downturn
- b. As residents reach new life stages, the living options in Del Monte should include larger units that accommodate growing families who will become part of the fabric of this amazing and unique community

The success of the Del Monte development relies on moving ahead with prudence and risk mitigation planning. The City of Alameda and her residents must not be left to live with these and pay for these consequences - especially when some simple actions can be taken to mitigate those risks. With these requirements in place, Del Monte is better positioned to be a successful project for everyone.

Sincerely,

Heather Little

1626 MORTON STREET

Alameda, CA 94501

heather.little@senecacenter.org

Andrew THOMAS - Del Monte Project

From: Miska Kazda <mschaos@gmail.com>
To: <AThomas@alamedaca.gov>
Date: 9/9/2014 10:57 AM
Subject: Del Monte Project

Dear Mr. Thomas and Members of the Planning Board:

I support a sensible, viable Del Monte project that will benefit our community. However, there are a number of significant, unresolved issues which are likely to have irreversible, negative consequences for the community in general and adjoining neighborhood in specific. I believe that the following actions should be required in order for the Del Monte development approval to move ahead:

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a. Attracting residents who are interested in living quarters conducive to “settling in” and becoming part of their town/community can be a stabilizing force against rapid turnover and building neglect in an economic downturn

b. As residents reach new life stages, the living options in Del Monte should include larger units that accommodate growing families who will become part of the fabric of this amazing and unique community

The success of the Del Monte development relies on moving ahead with prudence and risk mitigation planning. The City of Alameda and her residents must not be left to live with these and pay for these consequences - especially when some simple actions can be taken to mitigate those risks. With these requirements in place, Del Monte is better positioned to be a successful project for everyone.

Sincerely,

--

Michala Kazda
1718 Jay Street

Andrew THOMAS - Letter to the Planning Board re: Del Monte

From: Denise Cicuto <dcicuto@gmail.com>
To: <AThomas@alamedaca.gov>
Date: 9/9/2014 11:29 AM
Subject: Letter to the Planning Board re: Del Monte

Dear Mr. Thomas,

I suggest the following actions before the Planning Board can recommend approval of the TLC development plan for Del Monte:

1. Require that at least one permanent, off-street/on-site parking spot per housing unit be included
 - a. Commuting patterns and distance of essential goods and services make it clear that residents will need at least one vehicle, even if they do not use personal cars to get work.
 - b. City code currently does not allow for street parking to count in meeting the required amount of parking for a housing unit.
2. Require that Tim Lewis Communities add "pending Clement completion," interim, on-site parking which meets current Alameda residential parking space ratio requirements.
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5. Request an alternative design with a mix of sale and rental units, with more units large enough for singles and families to "grow" into

Sincerely,
Denise Cicuto
1510 Pacific Ave, Alameda

--
Denise Cicuto, L.Ac.
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Andrew THOMAS - PRO Del Monte comment from a RENTER

From: Brian McGuire <brianrmcguire@gmail.com>
To: <AThomas@alamedaca.gov>
Date: 9/10/2014 3:58 PM
Subject: PRO Del Monte comment from a RENTER

Mr. Thomas and Planning Board members:

I want to encourage you to not lose sight of the big picture when considering the Del Monte proposals. Half of this island's population are renters, and we are acutely aware of the failures of the region to add an appropriate amount of housing stock over the years.

Some of us understand that the city is required to add 'x' number of new units. While the most noise gets made by those who wish they could just say no to any new development, there is a silent majority who need to be considered as well. Those most effected by the housing crunch are least likely to have the RAM to stay up to date on development proposals, and time to speak out at public meetings. They are simply trying to get by any way possible.

Since we have to add units, the question is not whether, but how. Many Alamedans understand, and many more who don't will appreciate the end result anyway, that using smart planning principles is the only responsible way to go. Too much parking will simply encourage more private car ownership and more trips per day. In addition, it will kill our chance at having a robust, successful suite of alternative transportation options.

All, this, to say nothing of the benefit to the community of an amazing adaptive re-use of this landmark structure.

Unbundled parking, less spaces per unit, robust FUNDING/BUY-IN from residents for alternatives, this is the way to go. Not every unit needs to accommodate every possible type of user (families vs. singles vs. seniors, etc), diversity of housing stock is a feature, not a bug.

I don't believe the adjacent neighborhood's street parking will be significantly effected. Regardless, if it were, there are solutions to this potential problem IF it arises. One of which is to acknowledge that there is not god-given right to free, taxpayer funded, unlimited car storage within spitting distance of your front door.

Get it done!

Brian McGuire
1621 Emerson Terrace
Alameda, CA 94501

September 10, 2014

Members of the Planning Board and Mr. Thomas:

I support a sensible, viable Del Monte project that will benefit our community. However, there are a number of significant, unresolved issues which are likely to have irreversible, negative consequences for the community in general and adjoining neighborhood in specific. I believe that the following actions should be required in order for the Del Monte development approval to move ahead:

1. Require a complete redesign of the Del Monte structure. While history is being preserved and the Secretary of Interior Standards may be met, the inside with the large wooden beams will be destroyed. Current design concepts of the Del Monte structure remodel is what I would call a bad looking attempt at Bay Street Emeryville. At least that is how the renderings showed at the community workshop at Mastic and then again at the early summer Planning Board Workshop. The renderings from Tim Lewis Community Partners looked like a metal structure sticking up and out of a renovated Del Monte façade. I don't believe that is what Alameda wants to look like, since our neighboring city of Emeryville already emulated that look.
2. Two million dollars for Jean Sweeney Open Space Park isn't enough. At a minimum, Littlejohn Park should get an entire facelift. If you have seen how active that park is with weekend rentals, weekday use, soccer and baseball practice (and games), ARPD programs and drop-in community use, that park must get some much needed attention and infrastructure upgrades. Park trees are dying and falling on neighbors fences, the pathways are cracking, the turf is old, the building is deteriorating and the playground equipment will need to be replaced soon. I see no plans for improvement to that park throughout these development discussions. Along with improvements to Littlejohn, I believe the developers should create another park within the development as well to ease some of the use Littlejohn gets now.
3. Absolutely require less density for this project. Yes, I know the density is triggering all the water taxi funding and talk and the dreams that everyone will use this transportation system. Alameda Point has a maximum build out of approximately 1400 homes in about a 700 acre area of the city. The Del Monte property (and surrounding areas) which is approximately 20-30 acres, is proposing about the same build out of homes. This story is not really being told. 400 or so at Del Monte, 700 behind Del Monte and another 100 or so to the east of Del Monte (property already being graded). To put the same population in this small parcel of land is absurd and should be reconsidered.
4. Require that at least one permanent, off-site parking spot per housing unit be included
 - a. Commuting patterns and distance of essential goods and services make it clear that residents will need at least one vehicle, even if they do not use personal cars to get work.

- b. City code currently does not allow for street parking to count in meeting the required amount of parking for a housing unit.
- 5. Require that Tim Lewis Communities add "pending Clement completion," interim, on-site parking which meets current Alameda residential parking space ratio requirements.
 - a. There is no way to reduce traffic in general and truck traffic in specific on Buena Vista until Clement Avenue can be completed all the way through from Park St., as per the Master Plan. Until truck traffic can be moved to Clement; extra parking spaces cannot be added to Buena Vista Avenue.
 - b. While TLC is relying on future Del Monte resident's use of a car share program in lieu of car ownership, the success of this approach has not been demonstrated in a city similar to Alameda.
- 6. Request an alternative design for the Del Monte site that includes all housing units (market rate and affordable) within the property Tim Lewis Communities has in its possession at the time permits are issued and building is allowed to commence.
 - a. While it may be in the City's best financial interest to provide the parcel of land for required affordable housing units in exchange for TLC's purchase of Wind River property and completion of Clement, the timeline for this to be completed is uncertain.
- 7. Request an alternative design with a mix of sale and rental units, with more units large enough for singles and families to "grow" into the next stage of life.
 - a. Attracting residents who are interested in living quarters conducive to "settling in" and becoming part of their community can be a stabilizing force against rapid turnover and building neglect in an economic downturn.
 - b. As residents reach new life stages, the living options in Del Monte should include larger units that accommodate growing families who will become part of the fabric of this amazing and unique community.
- 8. Lastly, not sure why, but this project seems to be on the fast track for approvals. Had residents not shown up to Mastic in such numbers and then again at the early summer Planning Board meeting, the project likely would have already been approved. Only because of this community "push-back" is the process taking a little longer. I'm saddened to see the process being rushed through and respectfully ask the Planning Board to require Tim Lewis Community Partners to redesign a development with less density. As a neighbor, one that sees the Del Monte building every day, I'd like to see something done, just not so much density. The water taxi idea is a pipedream for most and will be used by a select few.

The success of the Del Monte development relies on moving ahead with prudence and risk mitigation planning. City of Alameda residents must not be left to live with these and pay for these consequences - especially when some simple actions can be taken to mitigate the risks. With these requirements in place, Del Monte is better positioned to be a successful project for everyone.

Sincerely, Jay Ingram, Del Monte neighbor

From: Tracy O'Shea <tloshea@comcast.net>
To: "AThomas@alamedaca.gov" <AThomas@alamedaca.gov>
Date: 9/10/2014 7:24 PM
Subject: Del Monte development

Dear Mr. Thomas,

The purpose of this letter is to express our strong concerns regarding the proposed Del Monte development. As a resident, we have concerns about traffic and parking. We live on a crowded street a block and a half away from Del Monte. It's already difficult to find parking on our street; I'm afraid the development's current plan of one car per unit will negatively affect our parking situation. Since the construction on Buena Vista began, there has been an increase in traffic on Pacific Avenue, our street. With more cars coming into these developments (Del Monte and others), I'm afraid traffic will get worse.

I'm also concerned with the plan's decision to separate the affordable housing from the market rate housing. This offends me. TLC is getting a density bonus for offering affordable housing; it should be included in the development that gets the benefit of that bonus, not segregated away.

I've lived in Alameda for over 20 years. I've always felt that Alameda does it right. If something needed fixing, from bike lanes to emergency phone calls, it got fixed. There was a logical, thoughtful approach to life in Alameda. I'm afraid I don't feel that way now. In fact, I am worried that these decisions regarding development are not thoughtful or logical and I fear their impact on the city I've grown to love and call home. I would like to see these developments put on hold until they too can be addressed with the thoughtfulness they deserve.

Sincerely,

Tracy O'Shea

1135 Pacific Avenue

Sent from my iPad

From: Debra Arbuckle <zebra4@icloud.com>
To: Andrew THOMAS <athomas@alamedaca.gov>
Date: 9/10/2014 10:06 PM
Subject: Neighborhood objections to the Delmonte Project

To the members of The Planning Board,
I write you on behalf of myself and several of my elderly neighbors who do not use computers and are to frail to make it to a Planning meeting. We all have lived in the LittleJohn Park area for many, many years.

1. The project is to dense for the adjoining neighborhood. It is not at all similar to the adjoining neighborhood, either in size or planned demographic. We are very involved neighbor oriented neighborhood and want to see our families enjoy this for years to come.
2. There is a major issue with the deficient number of parking places per unit. There needs to be a minimum of one parking place tied to each unit on the Delmonte site. The parking plan doesn't take into account the full impact of 400 plus units, their friends and family or sufficient retail parking, and the effect on surrounding streets. Even if they do reduce traffic as they propose by 10 % that still leaves the other 90% as an increase in traffic, for parking, on the roads, and through the tunnel.
3. Then we have the issue of Little John park, this is a very heavily used park and that makes for some tight parking problems at times and a lot of wear and tear on the actual park. If there are not enough parking places on the Delmonte site this will spill right on to Buena Vista and streets surrounding and make use of the park impossible.
4. We have a complaint with the EIR relying on Clement being a through street and not being able to accomplish this. They say they are working to get the Wind River end of Clement to happen, but we all know the Pennzoil portion of the Clement solution is not going to happen any time soon. So what good is a plan and EIR that depend on the connecting of Atlantic through to Clement and Grand when this is not a fact. Clement absolutely needs to be done as a requirement to build. We need another EIR based on the actual roads open to traffic. If Clement doesn't go through then extra on site parking will be needed at minimum.
5. If our understanding is correct all the units will not be fully integrated into the the Delmonte building proper. We want to see a mix of market rate and low income units mixed together, not separated.

Thank you for your time and attention,
Debra Arbuckle
1505 Pacific St.

Sent from my iPad

September 10, 2014

Dear Mr. Thomas,

On behalf of PLAN! Alameda, I want to reiterate our support for moving ahead with a sensible, viable Del Monte project with modifications that will benefit and mitigate risk to our community. We appreciate the time that your office (you, in particular) and Mike O'Hare of Tim Lewis Communities (TLC) have spent meeting with some of our core team and discussing community concerns. While we have a much greater understanding of your goals and thought process, there remain a number of significant, unresolved issues which are likely to have irreversible, negative consequences for the community in general and adjoining neighborhood in specific. Until these are issues are addressed, we cannot support any decisions to grant approval for TLC to move forward with the Del Monte development.

Fundamentally, the goal of reducing personal car use and single-occupancy vehicle trips is one that most people support. The disconnect is in the City & TLC's attempt to prematurely implement a "TOD" type model with a large development. We have much to learn about how TOD can work in a city like Alameda; the fact that no one has been able to provide a successful working example of a city similar enough for us to model ourselves after emphasizes that we are not ready for some of the suggested actions in the current Del Monte plan.

The 2012 MTC Smart Growth Technical Model contains many great ideas which, at this point, remain ideas. Many of the strategies recommended can't be applied to Alameda: reducing parking in downtown/non-residential areas does not translate to the current plans for the Northern Waterfront, let alone Del Monte. Even the strategies for unbundled parking are positioned as a component of livable, walkable neighborhoods, and also come with employer-sponsored transportation. We do not have the employer bases of San Francisco and Berkeley, the examples in this document. Other good examples include cities giving residents cash incentives for giving up their cars. One misapplication of this document to the Northern Waterfront is in the approach to reducing parking spaces. This model discusses "minimum parking requirements" as detrimental in the context of large amounts of space dedicated to *unused parking*. This is one problem that Alameda residential neighborhoods do not have. All the zoning in the world does not change the fact that the Northern Waterfront area, and the Del Monte/Littlejohn neighborhood in particular, are definitely residential and most definitely not drowning in a sea of unused street parking. (See the attached "Littlejohn Street Parking" Powerpoint document).

Picking and choosing the elements that appear feasible for Alameda at this point in time is not a way to bring TOD to Alameda. The idea of TOD is a worthy goal, one that our city leaders should consider making a community-wide initiative. But we just aren't near to being ready.

The path forward with the Del Monte development requires that the city accept the reality and challenges we have in terms of transportation, traffic, parking and community demographics. The only thing ready to be “unbundled” at this point is the attempt to mash some elements of the MTC Model into this large development project as quickly as possible.

Another source of great anxiety is the impact of this development on our parks and community culture. We have become known as **the** place to come and raise a family. Yet, the developer’s stated, target demographic is early career young adults who have been “priced out of the city and are willing to have roommates to split large rents.” The size and number of smaller units in the Del Monte plan are not conducive to encouraging young adults to stay and grow into their next stages of life as part of the rich community we are known for. Although there is the expectation that “Encinal Terminal” may be more amenable to growing families, it is not clear that the developer is committed to moving forward with that project, nor does the neighborhood support another large development in this location. This underscores the need for the Del Monte building to be designed as a place that residents will see as their long-term home, in their town of Alameda.

A “win-win” Del Monte development enhances and embraces the community and culture of Alameda. “Doing our part” to address the Bay Area housing shortage does not mean building a “culturally separate” mini-city on the estuary.

Towards that end, we feel that the following actions are necessary and must be required in order for the Del Monte development approval to move ahead:

1. Require that at least one permanent, off-street/on-site parking spot per housing unit be included
 - a. Commuting patterns and distance of essential goods and services make it clear that residents will need at least one vehicle, even if they do not use personal cars to get work.
 - b. City code currently does not allow for street parking to count in meeting the required amount of parking for a housing unit.
 - c. Relying on “car share” availability to provide sufficient alternative transportation to personal car ownership is unproven; the stated “maximum number of 2 car share vehicles” has not been explained.
2. Require that Tim Lewis Communities add “pending Clement completion,” interim, on-site parking spaces, sufficient to bring the total number to meet current Alameda residential parking space ratio requirements.
 - a. There is no way to reduce traffic in general and truck traffic in specific on Buena Vista until Clement Avenue can be completed all the way through from Park St., as per the Master Plan. Until truck traffic can be moved to Clement, extra parking spaces cannot be added to BV
 - b. While TLC is relying on future Del Monte resident’s use of a car share program in lieu of car ownership, the success of this approach has not been demonstrated in a city similar to Alameda

3. Require that the developer make a contribution to support and maintain the extra wear-and-tear on neighborhood facilities that the new development will bring.
 - a. Littlejohn Park is a highly used park: BBQ spots are booked almost every weekend, ball fields are in constant use and many youth sports teams practice in this park
 - b. Current APR budget is barely sufficient to cover the cost of annual park maintenance.
4. Request an alternative design for the Del Monte site that includes all housing units (market rate and affordable) within the property Tim Lewis Communities has in its possession at the time permits are issued and building is allowed to commence
 - a. While it may be in the City's best financial interest to provide the parcel of land for required affordable housing units in exchange for TLC's purchase of Wind River property and completion of Clement, the timeline for this to be completed is uncertain.
5. Request an alternative design with a mix of sale and rental units, with more units large enough for singles and families to "grow" into the next stage of life.
 - a. Attracting residents who are interested in living quarters conducive to "settling in" and becoming part of their town/community can be a stabilizing force against rapid turnover and building neglect in an economic downturn
 - b. As residents reach new life stages, the living options in Del Monte should include larger units that accommodate growing families who will become part of the fabric of this amazing and unique community

Finally, there are some high-stakes questions, beyond the control of TLC or any one Developer, that need answers before a large-scale development can commence. Regardless of the "Day One Shuttle" there is no way around the certainty of increased traffic in town and the immediate neighborhoods. Since a certain "critical mass" of population density must be reached before public transportation can be added, what happens "in between?" With the "public transportation" focused on commuters leaving town to go to work, how will the city support and encourage patronizing of small local businesses? Scenario planning and the detailed timeline must be developed and widely shared; piece-meal creation of a transportation management association, run by developers, is not acceptable.

The implementation and building of the Del Monte development will set the tone for additional development along the Northern Waterfront. We look forward to continued dialogue and the difference that community input can make.

Sincerely,
Alison Greene
Pacific Ave

From: Page Tomblin <page.tomblin@gmail.com>
To: "athomas@alamedaca.gov" <athomas@alamedaca.gov>
Date: 9/11/2014 9:45 PM
Subject: del monte bldg

Hi

There needs to be a plan for parking and traffic before a development can be built there. I have yet to hear one single resident support this new development.

Page Tomblin

To Whom It May Concern:

19th 7:30 NASTIK

We the undersigned, Alameda neighbors impacted by the proposed development of the Del Monte warehouse on Buena Vista and Sherman, want to advise the Alameda City Council and the Alameda Planning Board members that we are absolutely and unanimously against any proposal acceptance for this project that does not include enough parking spaces to support the number of persons residing in the structure or patronizing the businesses on site. We will not accept the condition of issuing parking passes to those already residing in the neighborhood in order to mitigate the stress of additional vehicles that the project would create. Please consider the below signatures as testimony to our collective opposition. Thank you.

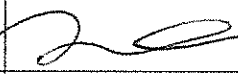
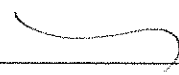
Name	Address	Phone Contact	Email Contact
1 Heather Little	1626 MORTON ST	415-760-1647	heather.little@sencacentr.org
2 Sharon Phillips	1623 Sherman St	510-390-3886	sharphurray@gmail.com
3 James Murray	1623 Sherman Street	510-522-4222	jamesmurray@gmail.com
4 Mark Little	1626 Mark St.	415-583-9792	little@eightix.com
5 Denise Cicuto	1510 Pacific Ave	510-725-2860	dcicuto@gmail.com
6 Everett Wells	1516 Sherman	650-984-0505	
7 EVAN DEMKO	1612 Sherman St.	415-343-5863	turklight@hotmail.com
8 MEGAN DEMKO	1612 SHERMAN ST	415-343-5863	turklight@hotmail.com
9 Steve Ramos	1608 Sherman St.	510-523-1706	ssnzi@aol.com
10 Florence Jaquiere	1622 Sherman St.	650-713-9593	florence.jaquiere@gmail.com
11 Stephen Will	1310 Pacific Ave	510-340-9455	swill007@pacbell.net
12 Scott Corkins	1630 Sherman St Apt A	510-205-5791	tee-graph@me.com
13 Isabelle Burgess-Corkins	1630 Sherman St Apt A	510-521-0503	corkins@comcast.net
14 SEANASTINE GALDASIAN	1312 PACIFIC AVE	510-521-8932	SEANASTINE@GALDASIAN.COM
15 WALTER M. QUESTEN.	1420 PACIFIC AVE	510-521-1356	SIWASTT1977@YAHOO.
16 Mary Sotelo	1612 Morton St.	510-523-6614	sotelomary@aol.com
17 Mathias V. Garza	1620 MORTON ST.		
18 Joe Ingram	1319 PACIFIC AVE	(510) 557-0365	jj2ingram@AOL.COM
19 BILLY BREW	1612 MORTON ST.	510-523-6614	
20 RON BARBETTE	1621 MORTON ST.	510-523-5946	ron-barb@att.net
21 BARRY NORMAN	1621 MORTON ST.	523-5946	11
22 Sarah Coombs	1617 Morton St	510-995-6150	coombs515@yahoo.com
23 Gary McKenzie	1414 PACIFIC AVE	510-735-1881	garycmckenzie@yahoo.com
24 Shannon Maxwell	452 Haight Ave	619-895-5001	mercynee24@hotmail.com
25 David Maxwell	452 Haight Ave	408-375-2550	

Name	Address	Phone Contact	Email Contact
26 John-Michael Kross	1821 CHAPIN ST.	(916) 724-6085	JMKYONO @ AUBREDA VICTORIANS.COM
27 Zack Burnside	1686 MORTON ST	925 876 5144	Zacksideburns@phoe.com
28 Pacita Dimacali	1414-A Pacific	510-205-2992	pdimacali@gmail.com
29 Evelyn Kennedy	1420 COURT ST	510-504-5612	evelyn@evelynkennedy.com
30 VICTOR GRAYSON	1574 Pacific Ave Alameda	510-207-0222	grayson9@pacbell.net
31 EDDIE C FARACE	1625 MORTON ST	(510) 523-5887	faracee@gmail.com
32 Leo Farrier	1635 MORTON ST	(510) 523-5887	—
33 Priscilla Farrier	1625 MORTON ST	510 523-5887	—
34 Ben P. Reyes	1629 MORTON ST	510-769-6482	—
35 Edith T. Reyes	1629 MORTON ST	510-769-6482	—
36 Gina Riva	766 Pacific Ave	510-323-877-9670	griva82@gmail.com
37 Nicole VanAlstyne	910 Pacific Ave	510-789-8974	nicolevanalstyne@yahoo.com
38 Mark VanAlstyne	910 Pacific Ave	—	—
39 Kurt Madel	1524 Morton St	510-9970	—
40 Cudi Madel	1524 Morton St	510-9970	—
41 Lisa Holt	1002 Benton St.	(714) 615-2001	lisaholt09@gmail.com
42 Arthur Gold	1617 Benton St.	510-521-0242	—
43 MILDRED BONDI	1419 LINCOLN AVE.	510-846-3935	mrbond1@yahoo.com
44 RANBONAN	1419 LINCOLN AVE	510-846-3935	—
45 Catherine Pauley	1417 Lincoln Ave	510 769-1469	cpauley@berkeley.edu
46 Joshua Rodriguez	1415 Lincoln Ave	510 239-8827	estreyilta@gmail.com
47 HERBERT JAVIER	1413 LINCOLN AVE	510-712-7811	herbert_javier@yahoo
48 Alane Hana	1411 Lincoln Ave	510-863-1615	alaneherra@yahoo.com
49 Perdiguerra	1319 Lincoln Ave.	510-865-7132	edjanitorial@gmail.com
50 Eric Perdiguerra	1319 Lincoln Ave.	510-865-7132	futurehstry@gmail.com
51 Lindsay Perdiguerra	1319 Lincoln Ave.	510-865-7132	lindsaymayette@gmail.com
52 Bob Willson	1622 MORTON ST	415 902 6920	bob@bobwillson.com
53 Susan Wrigley	1622 MORTON ST	510 205 8691	susan.wrigley@icloud.com
54 Laura Legaux	1611 Morton St	510 390-2210	lrlgaux@yahoo.com
55 Ronald Legaux	1611 Morton St	510 390-2211	Ronaldlegaux@yahoo.com
56 Beverly Legaux	1611 Morton St.	510-521-3571	bKoksa@yahoo.com

Name	Address	Phone Contact	Email Contact
57 Candido Diwa	1525 #A Morton St	523-0490	CandidoDiwa@yahoo.com
58 ALBERT J. STEFANI	525 MORTON ST.	-	-
59 Adam G. Pitt	1108 Pacific Ave	-	g.pitt@gmail.com
60 APRIL C. TAYLOR	1115 PACIFIC AVE	-	april@suzannestahly.com
61 Barbara Thomas	1223 9th St		barbara-thomas.esq@comcast.net
62 Reyla Grabes	178 Basinside Way		reylagrabes@aol.com
63 KATHY LUCAS	2254 ENCINAL	523 6054	Kathy.Lucas@hotmail.com
64 DOUG DEHAAN	1319 PACIFIC	523 3712	DC2DOUG@AOL.COM
65 Tracy Oshea	1135 Pacific Ave	846-3615	tloshea@comcast.net
66 LAURENCE BAC	1625 Red Hills Ave	530 514 3169	LMDBAC@YAHOO.COM
67 RITA C. CANNON	1719 Bay St	510 521-3809	Orionella@yahoo.com
68 JOE Cloren	1045 Tahiti		JojoCloren@Comcast.net
69 Nate Martin	1504 Verdi	415-205-4563	NATMARTIN@GMAIL.COM
70 Jennifer Evans	1504 Verdi	415-279-8260	jennyjackson24@gmail.com
71 Rosemary Villalpando	1523 Pacific Ave.	570 205-6819	Rosemaryv10@yahoo.com
72 Anita Longoria	1523 PACIFIC AVE	510 205-4522	anita-longoria@yahoo.com
73 ZAC MUTRUX	1613 BENTON ST APT B		ZMUTRUX@gmail.com
74 Randy Villalpando	1523 Pacific Ave	570 938-0058	RandyVillalpando@yahoo.com
75 Gail Howell	1514 Verdi	510-522-8084	
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To Whom It May Concern:

We the undersigned, Alameda neighbors impacted by the proposed development of the Del Monte warehouse on Buena Vista and Sherman, want to advise the Alameda City Council and the Alameda Planning Board members that we are absolutely and unanimously against any proposal acceptance for this project that does not include enough parking spaces to support the number of persons residing in the structure or patronizing the businesses on site. We will not accept the condition of issuing parking passes to those already residing in the neighborhood in order to mitigate the stress of additional vehicles that the project would create. Please consider the below signatures as testimony to our collective opposition. Thank you.

Name	Address	Phone Contact	Email Contact
1 Alison Green	1505 Pacific Ave		awgreene@msn.com
2 DANA LAMB	1525 PACIFIC	510 865-0204	dana.lamb@net
3 Candy DeWitt	1028 Buena Vista	510 5233239	Candy.dewitt@comcast.net
4 A.D. DeWitt	1028 Buena Vista	510 5233239	Candy.dewitt@comcast.net
5 Cindy Chang	1528 Pacific	408.656.9697	Cynthia.schang@gmail.com
6 Madie Edwards	1552 Buena Vista	510 306 0256	
7 Irene Hase	1719 STANTON ST	510 522-4460	
8 L. Geiselman	1559 Pacific Ave		L-Geiselman@yahoo.com
9 Patricia Mingir	1562 Pacific Ave	510 522-1547	pmingir@pacbee.net
10 Debra Early	1590 Pacific Ave	510-814-3974	vicdd@nac.com
11 Andy Gustafson	1598 Pacific	415-516-4625	Andy.Gustafson@msn.com
12 K. Huru Baw	1524 Pacific Ave	415 752-2211	
13 Loretta Childs	1524 Pacific Ave	522-0615	
14 Robert Childs	1524 Pacific Ave	522-0615	
15 Sheila Clark	1524 Pacific Ave	521-7317	
16 Janet Hammond	1522 PACIFIC AVE	521-3450	
17 P.L. Hammett	1522 PACIFIC AVE	521-3450	

Name	Address	Phone Contact	Email Contact
18 Chris Salinas	1526 Pacific Ave	510-927-7107	csalinas69@hotmail.com
19 Elle Ghini	1557 Pacific Ave	510-867-6942	jeepsee@gmail.com
20 Ian Epperson	1557 Pacific Ave	510-520-5095	ian@effebon.com
21 Cliff Spindler	1526 Pacific Ave	510-228-5633	CliffSpindler@yahoo.com
22 Charlene Maney	1526 Pacific Ave	510-865-3024	Cmaney@peralta.edu
23 Danielle Adams	1530 Pacific Ave	510-404-3182	adamsdaniels27@gmail.com
24 Linda Faria	1546 Pacific Ave	510-523-1555	lulu1546@hotmail.com
25 Michael Ramsey	1525 Linda Ave #R	510-748-0262	michaelramsey2022002@yahoo.com
26 Randy Villapando	1523 Pacific Ave.	510-938-0058	randyvillapando@yahoo.com
27 Rosemary Villapando	1523 Pacific Ave	510-522-1809	1523 Pacific Ave.
28 Jeff Ferguson	1523 Pacific Ave	510-522-1809	1523 Pacific Ave
29 Rosemary Villapando	1523 Pacific Ave	510-522-1809	1523 Pacific Ave
30 Michael Kergle	1718 Jay St	510-964-4331	MikeKergle@yahoo.com
31 Dirk Hordagen	1311 Pacific	510-522-9644	DirkHordagen@yahoo.com
32 ZACH KAPLAN	1518 BUENA VISTA AVE.	510-522-2368	ZAKAPLAN@YAHOO.CO.UK
33 SUZAN KAPLAN	1721 JAY ST.	510-522-2832	
34 Mark L. Estigoy	1714 Jay Street	510-522-4284	markestigoy@comcast.net
35 Lew Estigoy	1714 Jay St.	510-522-4284	" "
36 Alexandra Petrich	1611 Hibbard	510-333-9869	apetrich@earthlink.net
37 Dave Fugitt	1570 Buena Vista	510-504-6732	Bruce + Abby Fugitt
38 John Fugitt	1570 Pacific Ave	510-522-6990	Health.org
39 Dr. Trevor Jackson	1535 Pacific Ave	510-987-5833	
40 Katy Komey	1517 Pacific Ave	(510) 769-2103	Kathleen L. Komey
41 Brenda Douglas	1533 Pacific Ave	915-704-8855	

Cece Reinhardt 1533 Pacific Ave 831-748-3777

To Whom It May Concern:

We the undersigned, Alameda neighbors impacted by the proposed development of the Del Monte warehouse on Buena Vista and Sherman, want to advise the Alameda City Council and the Alameda Planning Board members that we are absolutely and unanimously against any proposal acceptance for this project that does not include enough parking spaces to support the number of persons residing in the structure or patronizing the businesses on site. We will not accept the condition of issuing parking passes to those already residing in the neighborhood in order to mitigate the stress of additional vehicles that the project would create. Please consider the below signatures as testimony to our collective opposition. Thank you.

Name	Address	Phone Contact	Email Contact
1 Tim Falconer	1614 Sherman St	761-5297	tfalco@gmail.com
2 Adolfo Lazo	1627 Sherman St.	213-9704	adolfo.lazo@earthlink.net
3 Michael Warden	1627 Sherman St #B	421-9596	dylantour1966@yahoo.com
4 Ellen Ferris	1213 Pacific Ave	522-2568	ferris.jeffell@gmail.com
5 JEFF FERRIS	1213 PACIFIC AVE	522-2568	" " " " "
6 Rick Bell	1207 Pacific Ave	326 6855	rickbell@spcglobal.net
7 Mike Schorbus	1201 Pacific	812 5757	MIKE.SCHORBUS@BLICKENHOF.COM
8 JANELL ALVAREZ	1611 SHERMAN ST. #4	360.550.2728	DAKODA22@GMAIL.COM
9 Jeannine Belk	1715 Bay St.	415-240-0425	jbell@415.com
10 Maria Barron	1715 Bay St	415-240-0429	BARRON.CARTER@Yahoo.com
11 Sheree Velez	1209 Buena Vista	978-8254	sherevelez@yahoo.com
12 Debbie Postlethwaite	1717 Buena Vista Ave	367-1908	debbie.a.postlethwaite@KPL.com
13 Dylan Milligan	1627 Sherman St	761-9946	isks0303@yahoo
14 Ken Miller	1619 Sherman St	205 1294	kenm51@gmail.com.
15 Leslie Carter	1626 Sherman St	523-4235	LeslieCarter01@Comcast.net
16 Tyrique Stromberg	1626 Sherman	415-298-2840	t1stromberg@gmail.com
17 Michael Johnson	1412 PARU ST.	864-1908	nowmej@hotmail.com
18 Joyce Buckingham	1618 Sherman St.	510 523-9465	jabuckingham@att.net
19 Seif Athamneh	1622 Sherman ST	832-231-0809	Seif.Athamneh@Gmail.com
20 Susan Ramos	1608 Sherman St.	(510) 523-1706	ssnzi@aol.com
21 WALTER EDWARDS	1552 BUENA VISTA	510-521-7563	TAD.EDWARDS@AOL.COM
22 Diane Mello	1826 Bay St	510 521-514	
23 Tom Mills	1826 Bay St	521-8574	
24 Sharon Gardner	1064 San Antonio	865-2424	
25 Lester Labral	1819 Versa, 1155 Ave	521-6517	cable2@Comcast.net

Name	Address	Phone Contact	Email Contact
26 ROBERT MARTINEZ	1709 BAY ST.	521-7365	
27 Jill Ingram	1319 Pacific Ave	453-1037	
28 Sandy Piche	2780 Sea View	653-1165	
29 ROBERT BURKHEAD	1860 MASON ST.	523-0216	
30 Jimmy Rob	1717 Joy St	847-677-3080	
31 Suzan Kaplan	1518 Buena Vista	522-2832	
32 Corinne Lambden	1729 Chapin	521-7783	cplambden@gmail.com
33 John Platt	1215 Pacific Ave	521-4924	JohnTP77@aol.com
34 Alesia Glandon	1111 Buena Vista Ave	521-8669	
35 Michael Sullivan	1842 Mason St	337-0707	
36 Marc C Behring	1314 Pacific Ave	557-9861	
37 ORI PAZ	1827 Saint Charles St.	277-2653	
38 Jay Johnson	1412 PARUL ST	864-1908	
39 Margaret M Murray	2541 Van Buren St.	522-0066	margaretm007@comcast.net
40 Amy Jacer	1810 San Antonio Ave	523-1180	amyj33@yahoo.com
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To Whom It May Concern:

We the undersigned, Alameda neighbors impacted by the proposed development of the Del Monte warehouse on Buena Vista and Sherman, want to advise the Alameda City Council and the Alameda Planning Board members that we are absolutely and unanimously against any proposal acceptance for this project that does not include enough parking spaces to support the number of persons residing in the structure or patronizing the businesses on site. We will not accept the condition of issuing parking passes to those already residing in the neighborhood in order to mitigate the stress of additional vehicles that the project would create. Please consider the below signatures as testimony to our collective opposition. Thank you.

Name	Address	Phone Contact	Email Contact
1 Debra Arbuckle	1505 Pacific	522-8312	zebra4000@AOL.com
2 Teddy Wiedemeier	1504 Pacific	521-7394	Reamert@aol.com
3 Edward Wiedemeier	1504 Pacific	521-7394	Reamert@aol.com
4 RON GARLETS	1511 PACIFIC AVE	510-7151615	RONGARLS@YAHOO.COM
5 Raymond Paschke	1512 Pacific AV	415-740-0036	Raymond.Paschke@yahoo.com
6 David Clift	1514 Pacific Ave.	(510)798-0117	David.Clift@GMAIL.COM
7 NANCY GARLETS	1511 PACIFIC AVE	522-8923	
8 ELMER GARLETS	1511 Pacific Ave.	522-8923	
9 Julie R. Avon	1710 Benton St	505-2662	spikesthe@yahoo.com
10 Marie S. Tard	1725 B Para St	457-8446	marie.s.tard@yahoo.com
11 Don Hardman	2124 Buena Vista C	523-3776	
12 Phil Subido	2124 Buena Vista C	523-3776	
13 Juan Grom	1548 Verdi St	510-303-4522	Juan Grom
14 Cheryl	1548 Verdi St	510-303-4522	glolal.net
15 Will	1509 Pacific	510-591-088	
16 Debra Summer	1507 Pacific		
17 Judith Hoff	1504 Pacific Ave	510-748-9196	shianesummer1@JUNO.COM

Name	Address	Phone Contact	Email Contact
18 Dickson Schweiden	767 TAYLOR AZ Am EST	510 220 4447	DICKSON66@AOL.COM
19 Kevin Osborne	1540 Buena Vista Ave	(925) 726-7602	
20 Janna Lopez	1540 BUENA VISTA	510-725-5461	JLOPEZ739@YAHOO.COM
21 AMEL Gibson	1424 MORTON	510 521-1332	mejcgibson @gmail
22 Paul C Hammer	1522 Pacific Ave	510 521 3480	
23 Linda Weinstein	310 WESTLINE AVE	510 217 8205	com
24 Addie Lazo	1627 Sherman St	510 213 9704	com
25 Margaret Burke	960 Shorepoint Dr	510-326-8192	Wheat
26 Kathy Schumacher	1811 Harvard Dr	(510) 865-0953	
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Name	Address	Phone Contact	Email Contact
1 Clarissa Charles	1012 Pacific Ave. ⁹⁴⁵⁰¹ 6428 Ridgely Dr. 94		reddclarissa@gmail.com
2 DENISE LAM	1013 PACIFIC AVE		RaisaHeller@gmail.com
3 Carol Gottstein	1114 Grand		carolgottstein@yahoo.com
4 Brian Schumacher	1811 Howard		bschumacher@gmail.com
5 Mary Elena Gordon	1250 St. Charles		510 521-7165
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Name	Address	Phone Contact	Email Contact
26 Kim Bay	1618 Benton St. Apt B, Alameda, CA 94501	415-867-4328	KabaraneK@yahoo.com
27 Amber Merze	1618 Benton St. Apt B, Alameda, CA 94501	415-867-4316	ambermerze@hotmail.com
28	3253 Central Ave	510-593-3057	mariveira961@gmail.com
29	1124 HIGH ST.	415-606-3548	Carnitaslover@yahoo.com
30	1124 HIGH ST.	415-819-2327	amelisagirl@yahoo.com
31 Michael Strauss	1504 Buena Vista	510-531-3264	Strauss.mj@gmail.com
32 Julie Strauss	1504 Buena Vista	531-3264	dedonred@gmail.com
33 Elizabeth	1303 9th St	925-330-9125	elizabethwae@hotmail.com
34 JOSE EMILIA	1713 Stanton St 94501	510-435-0650	agreen.sen@gmail.com
35 Filipino worker	1711 Stanton	(510) 522-0288	Filipino worker
36	1718 Arbor St 94501	510-521-4097	arjdlb@yahoo.com
37	1525 Schiller St Apt B	(415) 854-8324	LindsayFrank3@gmail.com
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