

Hello!

We are Michael and Jen McAnaney. We moved to Alameda from San Francisco in 2006 to buy a house and start a family. We have 2 kids in Alameda schools: Our 6 year old Delphine is a proud Otis Owl, and our 3 year old Atlas attends Kiddie Kampus Cooperative Preschool. Ten years have passed since we made the decision to invest in Alameda, and we can't imagine raising our kids anywhere else. We love this community and plan to be here for a very long time.

The need for our project rises as our kids grow. We currently have 1104 square feet of living space, with one bathroom and an unfinished basement that is starting to need repair. We bought this house knowing that as our needs changed we could refinish the basement. Our proposed plan finishes space entirely within the current footprint of the house and would create a playroom for our kids, an office for Jen to do her freelance work, a second bathroom and a master bedroom, plus a laundry room.

The problem is that city code requires that we add one parking space to get the project approved. We are requesting that we be granted a parking wavier because we believe we have special circumstances which lead to practical difficulty and unnecessary hardship:

- One of the main reasons we bought the home was because it had an enclosed and elevated yard with a beautiful winding brick path through garden space. We believe adding a parking space will lower the value and character of our home – a loss we can't measure, but which is potentially much greater than the cost of installing the actual driveway.
- The cost of adding the compliant parking will cost us ~\$20,000-\$25k, which is exorbitant for a driveway which we do not need and will not use. Our other choice would be to finish 749 sq. ft. and sacrifice the bathroom and office, two of the major reasons for the renovation.
- As outlined in 30-7.1, the intent of the off-street parking requirement is largely to "relieve congestion on the streets" – but this does not apply in our situation: Of the 21 public parking spaces on our block, on average 11 were in use at 8pm on several different days. We believe that ~50% use isn't considered congestion. Our neighbors have written letters of support (attached) agreeing that we don't have a parking problem on our block and that they don't want to see our yard removed.
- Everyone on the block benefits from our enclosed yard. Many have said the unique charm of our property adds to the overall value of all the homes on our street. Our yard acts as a mini-park where all the neighborhood kids regularly have squirt gun fights, play hide-and-go-seek and climb the tree that would have to be ripped out. It's a safe haven for kids and dogs because it's closed off from the street.
- We don't have a legal place to locate a parking space on our property. We may be able to locate the driveway partially on our neighbor's property due to an easement but neither we nor our neighbors want this outcome (see their attached letter). Exploring this option would incur additional legal fees and affect our neighbor's property negatively too.
- We are refinishing space for our family of 4 to live, not to add other persons with cars to the household. Michael uses AC Transit to commute on his bike to San Francisco, and we have 1 car for our family of 4.

While we respect the intent of the parking requirement, we don't have congestion on our street and to require us to negatively affect ours and our neighbor's property to install an expensive unwanted and unnecessary driveway seems to be an over-step of the intent of the law.

Thanks for your consideration,

The McAnaney Family
1310 Court St.



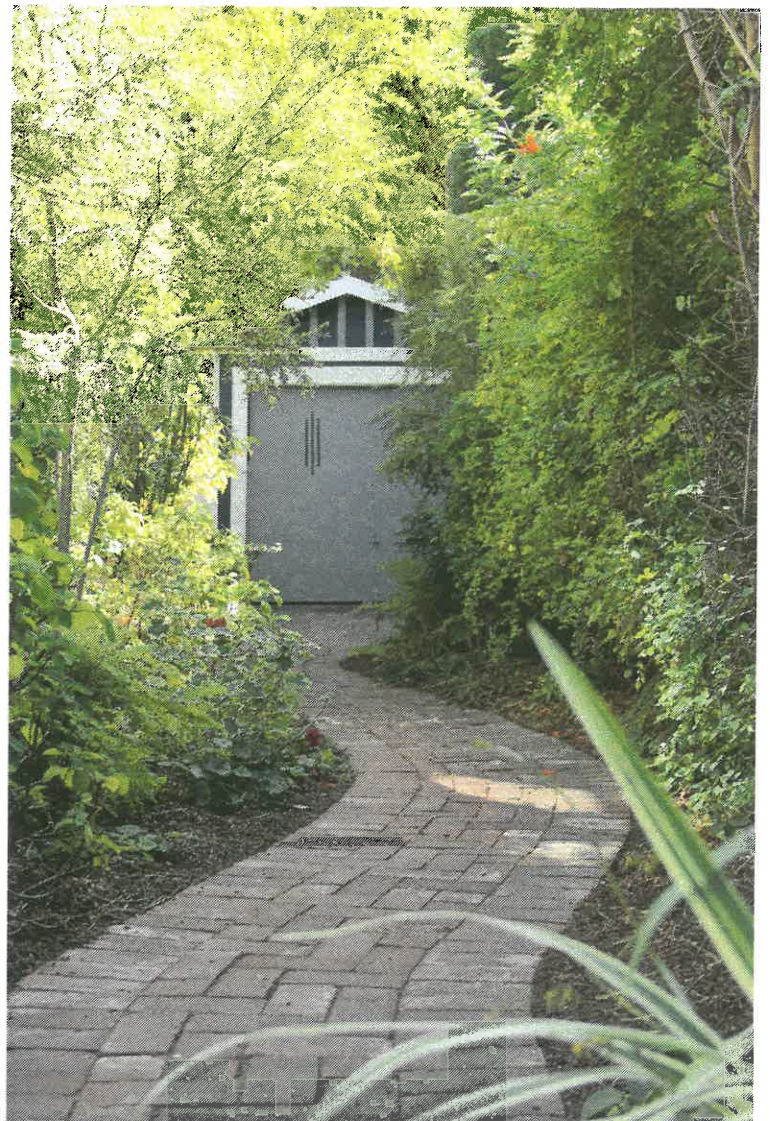
1310 Court St, Alameda

October 2016

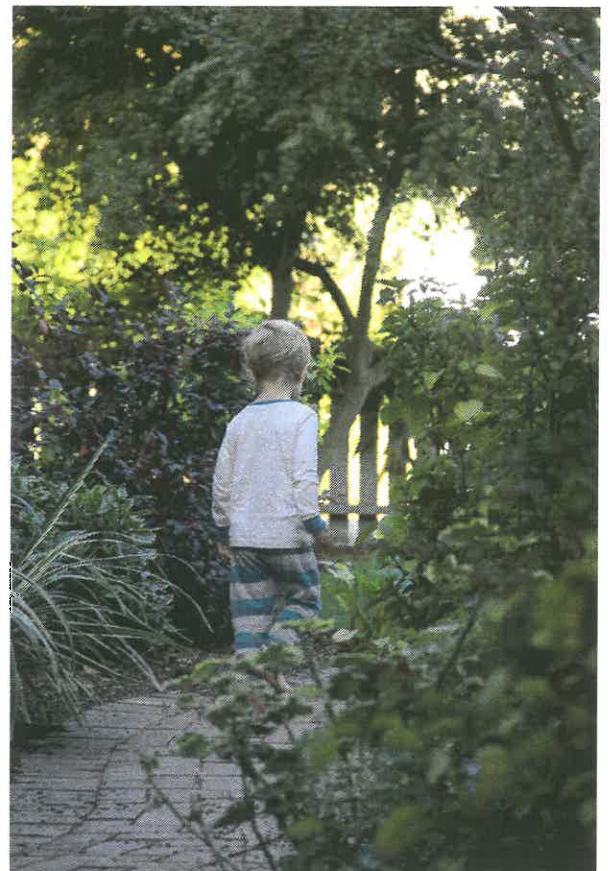
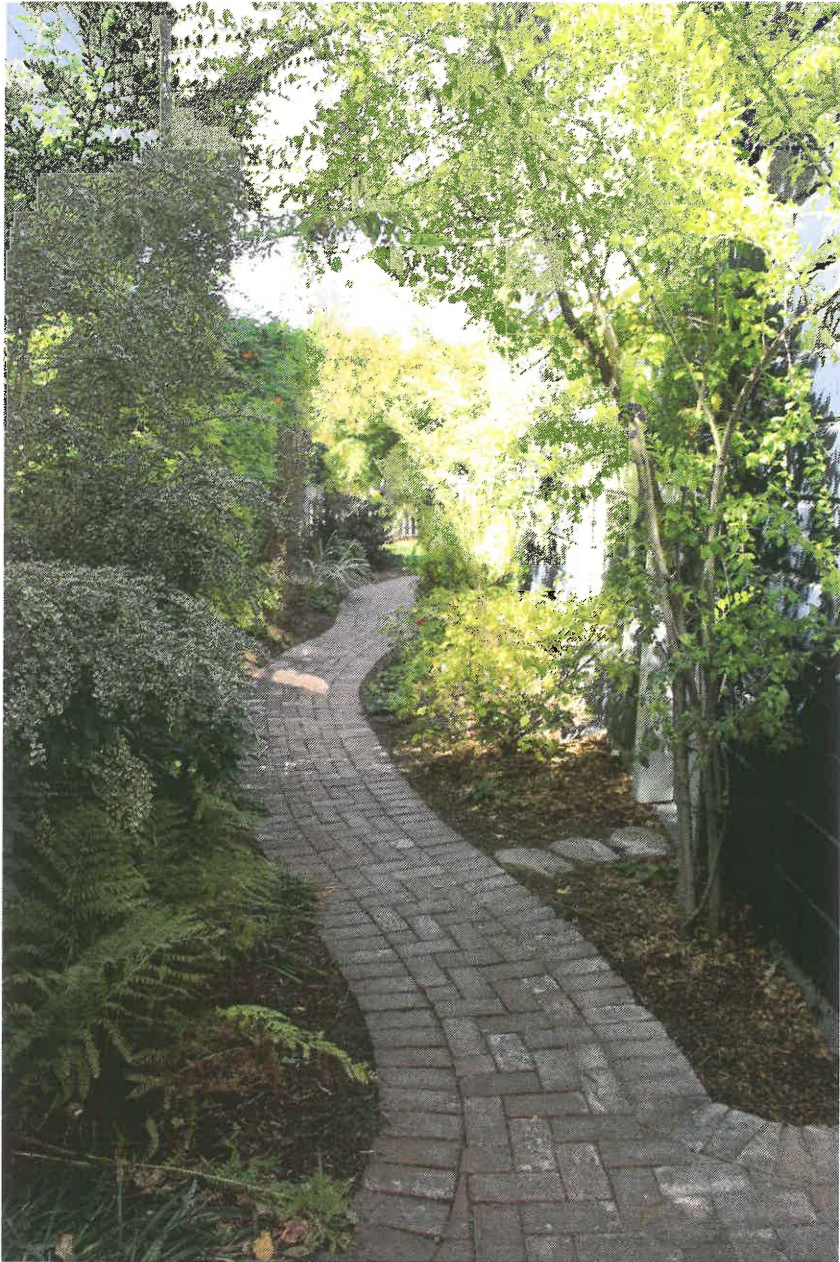




1310 Court St, Alameda
October 2016



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October 2016



1310 Court St, Alameda
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James P. Kaiser, Jr.
1308 Court Street
Alameda, CA 94501

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

September 12, 2016

To Whom It May Concern:

My name is James Kaiser and my wife Heather and I reside at 1308 Court Street, having recently purchased the home in July 2015. Although we were only able to formally join the community just over a year ago, Heather and I have been residing in Alameda for about 6 years since I was stationed on Coast Guard Island. We rented at 1342 High Street for a number of years before purchasing in the neighborhood of Alameda, which we came to love.

We are writing on behalf of our neighbors Michael and Jen McAnaney who own the home next door at 1310 Court Street. Michael & Jen are looking to update their basement and Heather and I would like to express our support of their proposed project. The strong family atmosphere is one of the best aspects of Alameda, particularly this neighborhood, and the City leadership's support of young family residents is very important to Heather and I long term.

Michael and Jen recently shared with us their proposed plans to update their basement and their request for an exemption from a parking requirement. If the exemption is not granted it appears there would be negative impacts to both of our properties on the easement that exists. In our strong support for this exemption, Heather and I would like to express that we have not experienced a street parking issue on our block, and that we appreciate the current ascetics of the area of the McAnaney's yard that would impacted if an exemption is not granted. Valuable and mutually pleasing landscaping has been in place for decades on this easement that neither of us would want to be effected.

Above all, we understand that parking is a real issue on many parts of Alameda, but we do not feel that the intention of this particular code was to restrict or negatively impact beautiful, growing young families that hope to have healthy living space and add real value to their homes.

Thank you for your time and consideration.

Sincerely,

James & Heather Kaiser

September 7, 2016

Alameda Planning Board
2263 Santa Clara Avenue
Alameda, CA 94501

Re: 1310 Court Street
McAnaney Project

Dear Alameda Planning Board members,

We live across the street from the McAnaney family, and are writing to express our support for their variance request. We moved to Alameda because we fell in love with the diverse housing types, sizes and landscaping. The McAnaney home is a charming example of this. It would be a shame to change it, especially given the aesthetic compromises and site challenges they would face to provide off-street parking.

In the years we have lived on Court Street, there has never been an issue with parking, even on street-cleaning days, when parking is limited to one side of the street. I don't believe this project will in any way degrade the parking situation, now or in the future.

For these reasons, we urge you to support the McAnaney proposal.

Thank you,

The Meuser Family
1315 Court Street

Thomas Laniecki & Sharon Ezekiel

1311 Court Street • Alameda, CA 94501
E-Mail: ThomasLaniecki@gmail.com • Cell: 415-672-4310
E-Mail: vezekiel@pacbell.net • Cell: 415-215-1442

City Planning Board
Alameda, CA 94501

September 5, 2016

To Whom It May Concern:

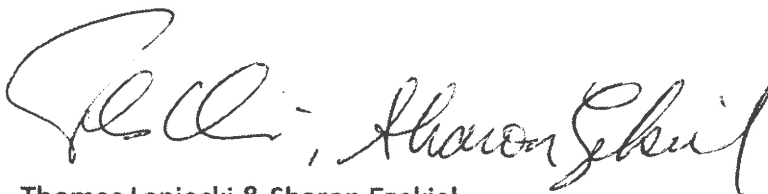
We are writing to you in regards to the application before you from our neighbors Michael and Jennifer McAnaney at 1310 Court Street, Alameda CA, 94501, to remodel and expand their existing property.

We live at and own the property across the street at 1311 Court Street, Alameda, CA 94501.

We would like to inform you that we have discussed the remodel and expansion plans with the McAnaneys and do not object to the project. We also feel that it is not necessary to add a driveway to their property, as there is sufficient street parking on our block and no additional people are expected to live at the property after the remodel.

We invite you to contact us with any additional questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Laniecki, Sharon Ezekiel". The signature is fluid and cursive, with the first name and last name of the first person being more prominent.

Thomas Laniecki & Sharon Ezekiel

Mr. Jean-Francois Revon
1326 Court Street
Alameda 94501
September 5, 2016

To who it may concern.

I leave on the same block then Jen & Michael Mc Ananey, have been leaving here since 2010, love the neighborhood, all the kids who play with each other and the peaceful atmosphere.

Seeing their family grow, I support their house improvement 100% their two daughters are growing fast, and they need the extra space.

Also in regards to parking in the vicinity, there is never any problem to park, to the point that the entire neighbors park in the same place, and have plenty empty space for visitors to park right by our houses. On street cleaning days, I always find place across the street to clear one side or the other of the street, and I never had to park away from my house. All of that to say that there is more then needed parking in the neighborhood.

Best regards,
Jean-Francois Revon

A handwritten signature in black ink, appearing to be 'J. Revon', with a long horizontal line extending to the right.

September 6, 2016

To Whom It May Concern,

We have reviewed the proposed project plans at 1310 Court Street and City driveway/parking requirements for this project. We wholeheartedly support the McAnaney family and their project. In addition we don't foresee any added parking congestion as a result of their proposed changes to their property.

Thank you,

Lea and Gregg Glick

3001 Jackson street

Alameda, CA

94501

September 7, 2016

To Whom It May Concern,

My neighbors are planning an addition to their home at 1310 Court Street. I am writing to support the permitting of the home addition without adding any parking. We have plenty of parking on our street. Also they will not be adding new drivers or cars with the addition to their home. They haven't had any parking on their property since they bought it, and it has never been a problem. Thank you for the consideration of their special circumstances.

Sincerely, Deva Wolf (owner of 1314 Court Street)

A handwritten signature in blue ink that reads "Deva Wolf". The signature is fluid and cursive, with the first name "Deva" and last name "Wolf" clearly legible.

510-604-5408

The Smith/ Maletz Family
1322 Court Street
Alameda, CA 94501

September 6, 2016

City Hall
Planning Board
2263 Santa Clara Avenue
Alameda, CA 9501

Dear Alameda planning board members,

We would like to express our full support for Jen and Michael McAnaney's home improvement project.

There are absolutely no parking issues on our street -- we are parking two cars in front of our house on a daily basis and have not encountered any problems. It would be sad to see the tall hedge and lovely tree go in order to make room for a driveway that is not needed.

We are wishing for Jen and Micheal to be able to keep their beautiful yard and get their basement done as soon as possible.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Smith & S. Maletz', with a stylized flourish at the end.

Richard Smith & Susann Maletz