

Item 7-A Public Comment A. Mann

From: Allan Mann <allanmann68@gmail.com>
Sent: Friday, March 24, 2017 10:22 AM
To: NANCY McPeak
Subject: Project at Pacific/Webster

Follow Up Flag: Follow up
Flag Status: Flagged

To: Planning Board

I am unable to attend the Planning Board meeting on Monday, but I would like to comment on the project at Pacific and Webster that you will be discussing at the meeting.

I am co-owner of Under One Woof on the northwest corner of Pacific and Webster. We provide pet grooming along with daycare and boarding for small dogs. On most days, we have between 50 and 60 people making two brief stops at our business – first to drop their pet off, then later to pick it up. They stay an average of 5-10 minutes and generally park at metered spots on Webster or Pacific or in the loading zone on Pacific. Two of the parking slots behind our building are available to our customers on a first-come, first-service basis, and both East Ocean Seafood Restaurant and Hawthorn Suites hotel have graciously allowed our customers to park briefly in their lots. Even so, parking can be difficult at time, especially when East Ocean is at its busiest.

While we are delighted that a high quality development will be built across the street from us, but we are deeply concerned that it is being approved with 17 off-street parking spaces rather than the required 24. Parking is already difficult for our customers and this is bound to make it worse. I would ask that further consideration be given to requiring the full 24 off-street parking spaces. Alternately or additionally, other parking mitigation measures should be considered, including replacing some or all of the metered spots on Pacific west of Webster with a 15-minute green parking zone.

Thank you for your consideration in this matter.

Allan Mann, Business Manager
Under One Woof
1701 Webster St.,
Alameda, CA 94501

DATE: March 27, 2017

TO: Members of the City of Alameda Planning Board
By email:

David Burton
Ronald Curtis
John Knox White
Kristoffer Koster
David Mitchell
Sandy Sullivan
Lorre Zuppan

SUBJECT: **March 27, 2017, Board Meeting: Item: 7A--1629 Webster Street**

We are writing in support of subject development project located at the corner of Pacific Avenue and Webster Street.

The site has long been underutilized and the design of the building is both nicely in keeping with the rest of this main street and will provide another location for new retail businesses with the added bonus of much-needed senior housing. We live nearby and walk to the Webster main street almost daily -- we love the character of the mixed-use buildings on the street and would very much like to see the Pacific/Webster corner become another regular destination for us.

It is time for this site to become a real part of the nice Webster main street. The plans have been updated appropriately, as requested previously by the thoughtful input of Planning Board members.

We urge you to vote in favor of this project which will enhance our neighborhood. We look forward to walking by daily to see the project come to fruition!

Thank you for your consideration.

Allan Massingill and Ann Bracci
808 Pacific Avenue
Alameda, CA. 94501
510-865-1348
AnnBracci@juno.com

October 2016

Dear Planning Board Members:

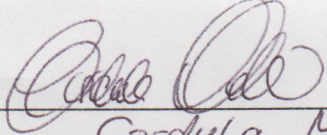
I am writing to support the development coming to the Planning Board in November regarding the project at **1629 Webster Street**. I urge you to approve construction of this mixed use development with retail space on the 1st floor and a senior living facility on the 2nd and 3rd floors. This development is highly needed in Alameda. It will be a welcome sight to this long -standing vacant lot at this strategic Webster and Pacific location.

The following points are significant:

- 1) Pedestrian oriented and a good addition to the neighborhood.
- 2) Brings jobs to Alameda.
- 3) The Kokas currently run a reputable auto repair business with 25+ years in Alameda and 17 on Webster. If this development is run with the same integrity, then this will be a valuable asset to the community.
- 4) Its affordable rates, allow seniors to stay in Alameda.

I strongly support this project and urge you to vote in its favor. The West Alameda Business Association has already strongly supported this project.

Sincerely,

Signature: 
Name: Cordula Mellor
Address: 627 Pacific Ave.
Phone #: 510 205-4690
Email address: Cordulamellor@gmail.com

Janine Carr

301 Broadway #203

Alameda, CA 94501

(510) 522-2528

March 27, 2017

Planning Board Members:

Re: 1629 Webster Street

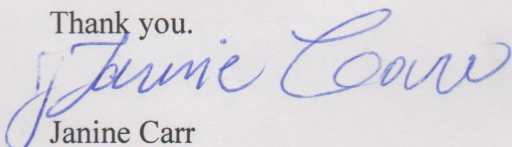
I urge you to support the project being presented to you tonight. I am 91 yrs old and cannot come to the meeting in person, but would like to voice my approval and thoughts about this important addition to Webster Street.

I have lived in Alameda since 1967 and have seen many changes in this town. This one is a positive change and I especially like that it is geared towards keeping seniors who want to remain in the city they have lived in their whole lives, in town.

The few parking spaces that are lacking is such a minor detail when looking at the whole picture. Let's look at the positives this project is bringing to town. Most will be walking or busing anyway. The Farmers' Market is right down the street.

I hope you make the right decision tonight by voting yes on this development that is so needed for we seniors.

Thank you.



Janine Carr

cc: Henry Dong

October 2016

Dear Planning Board Members:

I am writing to support the development coming to the Planning Board in November regarding the project at **1629 Webster Street**. I urge you to approve construction of this mixed use development with retail space on the 1st floor and a senior living facility on the 2nd and 3rd floors. This development is highly needed in Alameda. It will be a welcome sight to this long -standing vacant lot at this strategic Webster and Pacific location.

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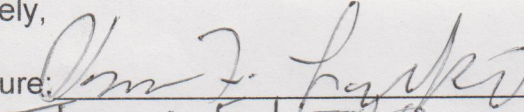
Signature:

Name:

Address:

Phone #:

Email address:


James F. Lesko
622 Pacific Ave
510-336-4031
jlesko@gmail.com

Item 7-A Public Comment K. Jensen

From: Kathleen Jensen <kathleenjensen2@hotmail.com>
Sent: Friday, March 24, 2017 12:07 PM
To: NANCY McPeak
Subject: Plans for Pacific and Webster Koka's project

Follow Up Flag: Follow up
Flag Status: Flagged

Refer to the Alameda Sun article on the front page of the March 23, 2017 issue "Plan Revealed for Pacific, Webster. Please forward to the planning board members.

Senior Housing. Article states "Some 9,300 sq. ft. of senior housing on the second and third floors would include 12 rooms for seniors with a mix of one or two beds, with up to 16 total beds. Each room would contain a full bathroom, closets, one or two beds, counter space suitable for a small sink with a side board, cabinets and a personal refrigerator. The third floor would include a full-service commercial kitchen, closets, one or two beds communal dining and living room areas, a gymnasium, toilets with showers, a managers quarters and office space."

Comments and Questions:

1. Have the building set back from the sidewalk to the distance matching Otaez Restaurant.
2. Parking. Short 17 spaces. We need even more off street parking. Where are the tenants of the building going to park? If potential business going to be patronized the customers need some place to park and should not have to park in the adjacent residential neighborhoods.
3. I find the senior housing set-up confusing. This senior housing set up looks like the old rooming house concept where the tenant has their own room with no cooking facilities. Article states there is a third floor commercial kitchen and living room areas. Are these shared by all the tenants? Who does the cooking? Is there an elevator for seniors to go to the third floor? What about ADA requirements?

Kathleen Jensen Email: kathleenjensen2@hotmail.com

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Item 7-A Public Comment L. Carr

From: Henry Dong
Sent: Monday, March 27, 2017 8:25 AM
To: NANCY McPeak; ERIN GARCIA
Subject: FW: 1629 Webster Street Project

From: lmcarr1@aol.com [mailto:lmcarr1@aol.com]
Sent: Friday, March 24, 2017 7:00 AM
To: Henry Dong <HDong@alamedaca.gov>; David Burton <DBurton@alamedaca.gov>; Ronald Curtis <rcurtis@alamedaca.gov>; John Knox White <JknoxWhite@alamedaca.gov>; dmitchelle@alamedaca.gov; Sandy Sullivan <SSullivan@alamedaca.gov>; Lorre Zuppan <LZuppan@alamedaca.gov>; Kristoffer Koster <KKoster@alamedaca.gov>
Subject: 1629 Webster Street Project

Dear Planning Board Members:

I am writing to support the development coming to the Planning Board on march 27th regarding the project at 1629 Webster Street. I urge you to approve construction of this mixed use development with retail space on the 1st floor and a senior living facility on the 2nd and 3rd floors. This development is highly needed in Alameda. It will be a welcome sight to this long -standing vacant lot at this strategic Webster and Pacific location.

The following points are significant:

- 1) Pedestrian oriented and a good addition to the neighborhood.
- 2) Brings jobs to Alameda.
- 3) The Kokas currently run a reputable auto repair business with 25+ years in Alameda and 17years on Webster. If this development is run with the same integrity, then this will be a valuable asset to the community.
- 4) Its affordable rates, allow seniors to stay in Alameda.

I strongly support this project and urge you to vote in its favor. The West Alameda Business Association has already strongly supported this project.
Thank you for taking the time to read this letter out of your busy schedule.

Sincerely,

Name: __Lili Carr_____
Address: __339 Broadway Alameda_____
Phone #: __510 748 0588_____
Email address: __lmcarr1@aol.com_____

November 2016

Dear Planning Board Members:

Email to:

David Burton- dburton@alamedaca.gov

Ronald Curtis- rcurtis@alamedaca.gov

John Knox White- jknoxwhite@alamedaca.gov

Kristoffer Köster- kkoster@alamedaca.gov

David Mitchell- dmitchell@alamedaca.gov

Sandy Sullivan- ssullivan@alamedaca.gov

Lorre Zuppan- lzuppan@alamedaca.gov

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I strongly support this project and urge you to vote in its favor. The West Alameda Business Association has already strongly supported this project.

Sincerely,

Name: Lisa Herman
Address: 989 Post St
Phone #: 510-522-4269
Email address: lisamferguson@hotmail.com

Item 7-A Public Comment M. Delagrange

From: Henry Dong
Sent: Monday, March 27, 2017 8:40 AM
To: NANCY McPeak; ERIN GARCIA
Subject: FW: Koka project

From: Miriam [mailto:miriam.delagrange@sbcglobal.net]
Sent: Thursday, March 23, 2017 10:58 PM
To: David Burton <DBurton@alamedaca.gov>
Cc: Henry Dong <HDong@alamedaca.gov>
Subject: Koka project

I am writing to support the development coming to the Planning Board on march 27th regarding the project at 1629 Webster Street. I urge you to approve construction of this mixed use development with retail space on the 1st floor and a senior living facility on the 2nd and 3rd floors. This development is highly needed in Alameda. I recently reviewed the plans at Sam's shop and was impressed with the vision.

The following points are significant:

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- 4) Its affordable rates, allow seniors to stay in Alameda.

I strongly support this project and urge you to vote in its favor.

Sincerely,

Miriam Delagrange
miriam.delagrange@sbcglobal.net
510 543-3621

"The tyranny of a prince in an oligarchy is not so dangerous to the public welfare as the apathy of a citizen in a democracy." -Charles de Montesquieu

"The tyranny of a prince in an oligarchy is not so dangerous to the public welfare as the apathy of a citizen in a democracy." -Charles de Montesquieu

Item 7-A Public Comment O. Dimitratos

From: Henry Dong
Sent: Monday, March 27, 2017 8:25 AM
To: NANCY McPeak; ERIN GARCIA
Subject: FW: Alameda Senior Boarding house in Webster

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

From: Olga Dimitratos [mailto:olgadimitratos@yahoo.com]
Sent: Thursday, March 23, 2017 2:50 PM
To: Henry Dong <HDong@alamedaca.gov>
Subject: Alameda Senior Boarding house in Webster

Mr. Dong,

I support this project! Thank you,

Olga Dimitratos

Sent from my iPhone

Item 7-A Public Comment R. Graber

From: Henry Dong
Sent: Monday, March 27, 2017 8:49 AM
To: NANCY McPeak; ERIN GARCIA
Subject: FW: Agenda Item 7A for 3//27/17

From: Reyla Graber [mailto:reylagraber@aol.com]
Sent: Saturday, March 25, 2017 11:46 AM
To: ANDREW THOMAS <ATHOMAS@alamedaca.gov>
Cc: Henry Dong <HDong@alamedaca.gov>
Subject: Fwd: Agenda Item 7A for 3//27/17

Hello Andrew,

Thank you for calling me back on Thursday. Here is the letter I mentioned that we would be sending out .

Thank you, Reyla G.

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

From: Reyla Graber <reylagraber@aol.com>
To: dburton <dburton@alamedaca.gov>; rcurtis <rcurtis@alamedaca.gov>; jknoxwhite <jknoxwhite@alamedaca.gov>; kkoster <kkoster@alamedaca.gov>; dmitchell <dmitchell@alamedaca.gov>; ssullivan <ssullivan@alamedaca.gov>; lzuppan <lzuppan@alamedaca.gov>
Sent: Fri, Mar 24, 2017 10:36 pm
Subject: Agenda Item 7A for 3//27/17

Sent: Fri, Mar 24, 2017 10:36 pm

Subject: Agenda Item 7A for 3//27/17

Dear President Koster and Planning Board Members Burton, Curtis, Knox White, Mitchell, Sullivan and Zuppan

Re: Agenda Item 7 A for 3/27/17

We Alameda residents have read the draft resolution for amending the zoning text for boarding homes.

After reading the resolution etc., we think that the definition of the resolution and the description of this particular project is so broad that it could be construed to include independent senior care facilities and even assisted senior living facilities,

We are not opposed to senior facilities being built in commercial neighborhood areas. Additionally, we are not opposed to this particular project. However, we are concerned that this broad definition will invite considerable confusion. Therefore, we ask that you consider making the definition more narrow and clear, as to prevent possible future confusion between boarding homes and senior facilities such as assisted living facilities.

For instance, some additional clarifying language wording could be " A boarding home does not provide personal services such as personal hygiene; housekeeping; personal transportation and help with dressing and administration of medications. " We suggest this wording, as such services are normally provided in senior assisted living facilities,

Item 7-A Public Comment R. Graber

and not in boarding homes.

Additionally, in Oakland, right now developers are considering "co-housing" buildings with 200 to 400 units in high rise buildings. These units really meet this proposed boarding home definition under consideration before you. Do we want such large facilities built in our City under the guise of boarding homes? As we know, boarding homes have always been relatively small facilities.

To avoid very large facilities being built under the definition of boarding homes, we would suggest that you limit the occupancy of boarding homes to no more than 25 persons.

We believe such language would be helpful and request that you consider it in the new zoning text for boarding homes.

Thank you,

George Humphreys
Steve Gortler
Reyla Graber
Patricia Lamborn
Pat Gannon

March 2017

Dear Planning Board Members:

Email to:

David Burton- dburton@alamedaca.gov

Ronald Curtis- rcurtis@alamedaca.gov

John Knox White- jknoxwhite@alamedaca.gov

Kristoffer Köster- kkoster@alamedaca.gov

David Mitchell- dmitchell@alamedaca.gov

Sandy Sullivan- ssullivan@alamedaca.gov

Lorre Zuppan- lzuppan@alamedaca.gov

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- 4) Its affordable rates, allow seniors to stay in Alameda.

I strongly support this project and urge you to vote in its favor. The West Alameda Business Association has already strongly supported this project.

Sincerely,

Name: Tali Risse
Address: 251 Beach Road Alameda
Phone #: (510) 409-1980
Email address: newtlr@icloud.com

March 2017

Dear Planning Board Members:

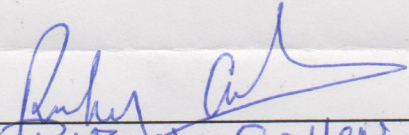
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Sincerely,

Signature: 

Name: ROBERT COHEN

Address: 1025 BROADWAY, Alameda - CA.

Phone #: 510 5215160

Email address: _____