

To: Honorable President and
Members of the Planning Board

From: Michael Ignaszewski and Barbra Walker (1820 Bay Street)

Date: October 23, 2017

Re: PLN17-0274 - 1822 Bay Street Call for Review - Applicant: Clarence Chu. A public hearing to consider a Planning Board Call for Review of a Community Development Department approval of a Design Review application to rehabilitate and restore an existing vacant four-unit Queen Anne Cottage. The subject property is located within the R-2 (Two-Family Residence) Zoning District.

Thank you for considering the review of the 1822 Bay Street Project. We are the next door neighbors (1820) and have been living at this address since August 2003 (14 years).

The current project will have a huge negative impact on the neighborhood. The adjacent properties are single family homes with backyards. The previous owner of 1822 Bay Street, Barbara Kerr, a former member of the Alameda City Council and a staunch advocate for maintaining the Island's small town character, bought the property in 1975 and was living by herself at 1822 Bay for at least 20 years before she passed away 2 years ago

Please consider the following points :

1. 1822 is vacant and has been abandoned.

The previous owner passed away on 9/19/2015 (more than two years ago). As the next door neighbors, we can clearly see that no-one has lived there since.

The list of code enforcements was supposed to be included as Exhibit 3 but only the permit records were included.

See exhibit A : list of Code Violations :

- Sept 21 2011 : House may have been vacant for years
- Jan 25, 2016 : Abandoned property not up to code
- Existing Property condition : "building at 1822 Bay Street is currently uninhabitable" (Call for review)

Exhibit B : Public pictures of 1822 Bay Street (inside, where you can see that the building has been uninhabitable for many years).

Because of it has been abandoned for more than one year, can building keep its legal non-confirming status?

2. 1822 is located in R2 property zone and is indicated as R2 on the Alameda Zoning Map

Exhibit C: Zoning Map and 100ft radius map

As you can see from the 100ft radius map, the houses in the neighborhood all have some things in common:

- House to yard ratio (large yard).

- One or two family dwelling
- Houses of similar size and shape.

1822 Bay will change the character of our neighborhood by being significantly different with 4 large apartment, enormous footprint with no yard, no parking and no place to put the 12 necessary garbage, recycling and green bins.

We are asking the planning board to consider the impact on our neighborhood, change back to a conforming R2 residence.

3. The current building footprint is : 1464 square feet. The addition in the back was not built with permits and should not be considered part of the foot print.

The new footprint is 1767 square feet according to A-1

Footprint net increase: 303 square foot.

Total net increase: 606 square foot.

" An existing rear addition will be removed and replaced with a new rear yard addition, which will increase the building footprint from 1,637 square feet to 1,723 square feet, for a net increase of 86 square feet."

See Exhibit A : list of code violations.

We are asking to consider the size of the addition (more than 600 square feet). We believe that the addition is not compatible and harmonious with the use of surrounding properties and will jeopardize the value of our properties.

4. The addition will increase the height of the building in the back (roof).

We are asking to maintain the current roof line in the back of the building and not increase it.

See Exhibit D : Picture from our kitchen.

5. Window 36 is a new large double window that will overlook our living space.

There is currently no window at this location. We are asking to provide screening above the current fence (mature plantations) to provide privacy.

See Exhibit D

6. Windows 7: bathroom.

On A-1, Window 7 is a bathroom windows and our living room window will directly overlook it. On A-2, the same window is marked as 14 and referenced as 'Not used'. This needs to be consistent and fixed on the plan.

We are asking to remove Windows-7 or provide privacy screen.

Exhibit E:

7. The number of windows facing the side of our property increases from 13 to 20.

We are asking that the window sizes stay the same or be smaller. Windows 18 (double windows) is 4 times the size of the current window it is replacing at the same location.

We are asking for window 18 to be the same size as the windows it will replace (bathroom window).

The windows on A-1 are improperly represented.

8. Additional windows. Windows 19 and 20 are additional windows that will overlook directly our garden.

We are asking for these windows to be of small size and start above eyesight (located 6 feet from the floor) so that we maintain our privacy.

9. Back porch: A new back porch is being built and will overlook our garden.

We are asking to install a privacy screen on the back porch because of privacy concern. The back porch will overlook our garden as well as the back of our house and kitchen.

10. Privacy plants

We are asking mature privacy plants to be added to the property lines to mitigate the extra windows of the addition

11. Parking.

The Del Monte Warehouse 48 will provide 1.33 car spaces per apartment. Because the apartments at 1822 Bay are bigger, we are asking to provide 2 car spaces per apartment.

We estimate that compared to the previous use (1 car, parked in the driveway), there will be an influx of at least 8 cars. One apartment will have a garage and driveway. But in the current situation, the rest will have to park on the street.

Where will people park ?

12. Privacy screening in the front of the house.

A tree was removed from the front of the property. This tree was providing privacy in the front of the building.

We are asking that a mature tree be planted at the same place to provide privacy to our front room from people walking in and out of this 4 apartments and 9 bedrooms. The tree blocked the direct view between our living room and the front entrances.

See Exhibit F

13. Garbage Bins location

Barbara Kerr used to keep her 3 garbage bins on the side the house like everybody else in the neighborhood (out of sight from the street). Because of the landscaping the front of the property, the 12 bins will have to be outside, lined up in front of the house.

We are asking where the garbage bins will be normally located on the property and on the street on garbage day.

14. Walls remaining

On A-2, the north wall in the back of the building (illegal structure) is marked as 'Walls to remain'.

The plan should be amended to clearly mark this wall as being removed. Some other walls are staying on the second floor but being removed on the second floor.

15. Length of the building

On A-2, the length is 76'8" , on A-5, it becomes 76'9" and on A-7 it is now 79'. This is an increase of more than 2 feet (2'4"). This would increase the square footage by 112 square feet.

We are asking for a new set of plans that clearly indicates the dimension of the building and is consistent through the different pages.

16. Roof in the back of the building

A-4 shows that the back porch will not be covered by the roof but A-5 shows that the back porch will be covered by a significant portion of the roof (2 feet).

We would like to know how much of the back porch will be under the roof and what portion needs to be included in the foot print as well as the size of the addition.

Exhibit A : Code Violation:

1822 BAY ST, ALAMEDA, CA 94501

X17-0048

Received Date:

Mar 20, 2017

Description:

HOUSE FALLING; UNCLEAR PIPES

Status:

In Violation

1822 BAY ST, ALAMEDA, CA 94501

X16-0117

Received Date:

May 25, 2016

Description:

DILAPIDATION - BROKEN WINDOWS, GUTTERS, FRONT YARD, ROOF FAILING, PLANTS GROWING INSIDE

Status:

In Violation

1822 BAY ST, ALAMEDA, CA 94501

X16-0009

Received Date:

Jan 25, 2016

Description:

ABANDONED PROPERTY NOT UP TO CODE

Status:

Received

1822 BAY ST, ALAMEDA, CA 94501

X11-0431

Received Date:

Dec 15, 2011

Description:

VOLTAGE AT METER FOR UNIT B IS 120 VOLTS NOT 240 VOLTS
METER IMPROPERLY WIRED AND HOUSE MAY HAVE BEEN VACANT
FOR YEARS

Status:

In Violation

1822 BAY ST, ALAMEDA, CA 94501

X11-0313

Received Date:

Sep 21, 2011

Description:

REAR SHED THAT CONTAINS WATER HEATERS WAS BUILT WITHOUT
PERMITS; GAS APPLIANCE VENTS DOES NOT MEET CODE;
IMPROPERLY VENTED PLUMBING & OLDER GAS APPLIANCES NOT
CORRECTED UNDER PAST CODE ENFORCEMENT CASES;
OVERGROWN VEGETATION

Status:

In Violation

1822 BAY ST, ALAMEDA, CA 94501

X11-0274

Received Date:

Aug 18, 2011

Description:

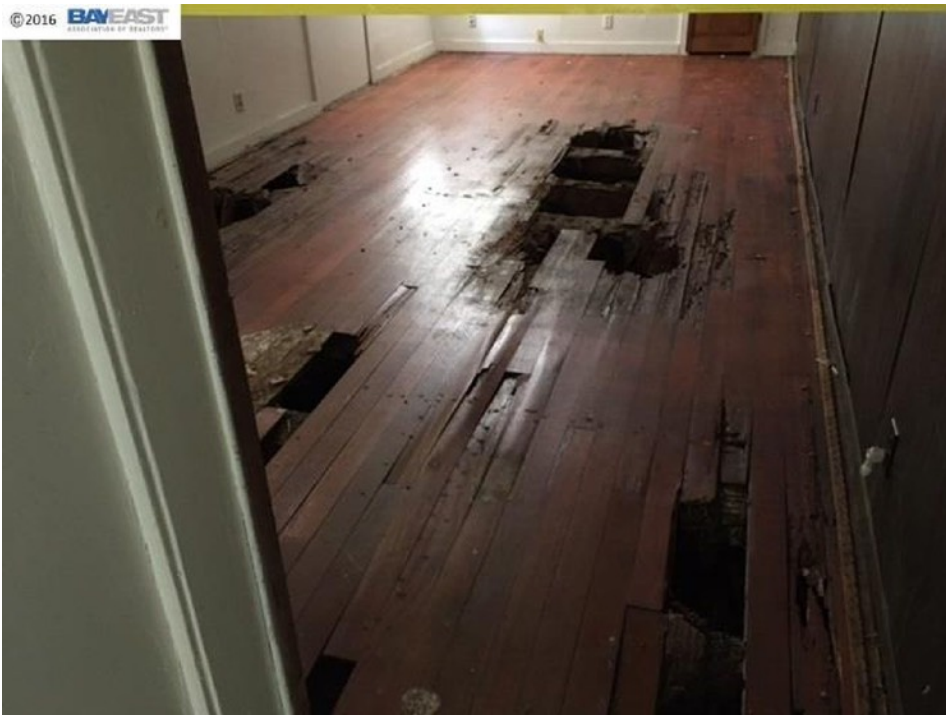
OVERGROWN VEGETATION

Status:

Compliance

Exhibit B

Public pictures of 1822Bay





1822 BAY ST
100 FT 9-7-17



Exhibit D: Extending existing roof line from the rear addition instead of from the roof of the main structure.



Exhibit D : Windows 36



Exhibit E : Windows 7 (or windows 14)



Exhibit F : Tree in the front

