

Dear Members of the Planning Board. On March 16th the City of Alameda approved our application for design review for the senior living component of the Alameda Wellness and Medical Respite project at 1245 McKay Ave. This site was conveyed to APC through lease from the US Department of Health and Human Services through a homeless accommodation conveyance. The senior living/convalescent design review is the first phase of the design review process and covers the portion of the project involving rehab of existing structures. This planning board first heard about this project on October 8th 2018 at which time you removed the G overlay, maintained the underlying A-P zoning, and determined that the proposed project was consistent with the zoning. Among a variety of allowable uses, A-P zoning allows convalescent homes, and rest homes. Permanent places for medically frail individuals – in our case homeless seniors, to live out the rest of their lives with appropriate care and dignity.

The City website defines design review this way: “The general aim of the Design Review process is to ensure that new construction and remodeling in Alameda is attractive, safe and harmonious with its surroundings. The intent of the process is preserve the city's architectural heritage, aesthetic values, residential character and natural beauty.” In approving the design, staff adhered closely to the criteria laid out in Section 30-37 of the Alameda Municipal Code. The Code specifies three findings (criteria) for evaluating projects: The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual.

A small contingent of well-funded property owners hiding behind the appellant are determined to deny critically needed services for our most fragile unhoused neighbors by attempting to delay this project as long as possible using every frivolous means they can dream up. Their appeal of the proper approval of our design review application is just one more example of the lengths they will go to. There is simply no merit to their appeal, nor do they bother to address any of the design review criteria designated by Municipal code.

Design review is literally that. It is a review of the design. Your evaluation of the appeal should look at each of the three valid criteria for design review, and whether they were met in this case.

Criteria 1: The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual.

On October 8th 2018 this Planning Board amended the General Plan and Zoning Ordinance to remove the G overlay and maintain the underlying Administrative Professional Zoning. This decision was later also approved by the City Council. At the October 8th meeting this Planning Board found that the proposed use “supports General Plan goals”, and that the “proposed Wellness Center facilities and uses are consistent with and permitted by the A-P Administrative Professional Zoning District”. The Design Review submitted for approval has not deviated in any way from those proposed uses. **The design review application met all requirements of this criteria for evaluation.**

Criteria 2: The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses;

The proposed design is the rehabilitation of an existing structure that was used by the USDA as a testing facility and prior to that as military barracks. The design maintains all of the existing structures and design elements, does not add any height to the existing facility or change the existing scale or character of the building. This will enhance the existing characteristic of the building by allowing features to be wrapped around the stairway. The color palette chosen reflects and mirrors the colors of the nearby waterfront, and are consistent with palettes used at other nearby buildings, such as Neptune Plaza. **The design review application met all requirements of this criteria for evaluation.**

Criteria 3: The proposed design of the structure(s) and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development.

The defining elements of the existing building are comprised of a long horizontal building with lengthy expanses of continuous “ribbon” style windows with a flat roof that has a horizontal roof overhang as well as a horizontal projecting roof feature between the first and second floors. We believe that these features are the key defining elements to the architectural character of the building; Our design not only maintains these features but strengthens them while giving the building a much needed face lift to make it a valuable asset to the community. We will point out that while a number of adjacent identical buildings have been demolished both by the federal government, and more recently by EBRP, our design preserves and highlights key original design features of the building.

The design review application met all requirements of this criteria for evaluation.

In summary, it is clear that the design review approval was properly granted and the Planning Board must uphold that decision. The appeal has no substance and clearly was only filed as an attempt to further delay the project from being able to provide critically needed services and facilities for our most fragile unhoused neighbors. Uphold the correct decision of staff, reject the appeal and allow this very important project to move forward. We are prepared to answer any questions you may have regarding the design, and can be reached at dbiggs@apcollaborative.org 510-898-7849 any time prior to the meeting, and we will be available during the meeting to answer any questions that may arise, should that be needed and feasible under the remote access procedures of the meeting. Thank you very much.

Doug Biggs
Alameda Point Collaborative
Project Applicant

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 1, 2020 10:07 AM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Cc: City Clerk
Subject: FW: [EXTERNAL] Project review

From: Kelis MVS [mailto:realityappeal@gmail.com]
Sent: Saturday, May 30, 2020 8:27 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Project review

Hello,

I am the residence of 1321 webster St, apt d201 Alameda, CA 94501. I would like to to appeal the builsing of the convalescent home. I believe it should be built by the naval base in alameda. And NOT built in front of crab cove. The designated area should be turned into a garden or expanded usage for park rangers.

-Jonathan

Nancy McPeak

From: Henry Dong
Sent: Monday, June 1, 2020 11:39 AM
To: Nancy McPeak; Celena Chen
Cc: Allen Tai; Andrew Thomas; Erin Garcia
Subject: FW: [EXTERNAL] 1245 Mckay Ave, PLN 20-0047
Attachments: Doug Biggs' seniors with medical acuity P. 1.png; Doug Biggs' seniors with medical acuity P. 2.png

From: Carme001 . [mailto:carmereid@gmail.com]
Sent: Saturday, May 30, 2020 8:53 PM
To: Henry Dong <HDong@alamedaca.gov>
Subject: [EXTERNAL] 1245 Mckay Ave, PLN 20-0047

Dear Mr. Dong,

Re: A-P Zoning/ Senior Convalescent home: McKay Ave project

I am writing to request clarification on the following statement with regards to the Design Review application cited above, and respectfully ask for a thorough review of the project proposal. The director of Alameda Point Collaborative has stated in public documents that the facility would serve "chronically ill homeless with complex medical and mental problems" of "high medical acuity" which suggests that patient residents would not be capable of self-treatment and would require substantial medical assistance inconsistent with the proposed Design plan for what appears to be Permanent Supportive Housing units.

"Findings:

(1) The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual, because the senior convalescent home is a permitted use in the A-P, Administrative Professional Zoning District. Uses that are permitted in the respective zoning district are also consistent with the General Plan. The proposed project consists of rehabilitation and minor alterations to an existing building, and the proposed physical improvements to the building are architecturally compatible with the building's existing architectural style. Overall, the proposed project is consistent with the design guidelines for alterations to existing buildings set forth in the Design Review Manual."

How was this finding determined? By legal definition, a nursing and convalescent home in California is defined as a hospital. According to both the California Department of Public Health, "Health care facilities and providers must submit a complete application to CAB." There is currently no application on file with the CDPH for the McKay Ave property.

There is also no mention of this requirement in the Design Review process. Can you please clarify whether or not the facility is proposing to be licensed or unlicensed, and if the City has communicated with the CDPH and CDSS to determine the process and other possible regulations for licensure? According to the architectural plans, the facility also includes 6 exam rooms. Are these for a Federally

Qualified Health Clinic? If so, clinics are required to be licensed and adhere to design specifications. Please see attached links. It is unclear whether these specifications are included in the design, including a waiting room.

Also, please note regulations regarding Nursing Service Space:

§70219. Nursing Service Space:

(a) Space and components for nurses' stations and utility rooms shall comply with the requirements set forth in California Code of Regulations, Title 24, Part 2, Section 420A.14, California Building Code, 1995.

(b) Office space shall be provided for the administrator of nursing services and for the other needs of the service.

§70625. Skilled Nursing Service Definition

Skilled nursing service means the provision of skilled nursing care and supportive care to patients whose primary need is for the availability of skilled nursing care on a long-term basis. There is provision for 24-hour inpatient care and as a minimum includes medical, nursing, dietary, pharmaceutical services and an activity program.

The Facilities Development Division (FDD) Building Standards Unit is responsible for the development of administrative regulations and building standards for the construction of hospitals, skilled nursing facilities, licensed clinics and correctional treatment centers in California. Has an application been submitted to the California Building Standards Commission?

References:

<https://www.cdph.ca.gov/Programs/CHCQ/LCP/Pages/ApplyForLicensure.aspx>

<http://www.nurseallianceca.org/files/2012/06/Title-22-Chapter-5.pdf>

http://www.canhr.org/factsheets/nh_fs/html/fs_CareStandards.html

<https://oshpd.ca.gov/construction-finance/codes-and-regulations/>

<https://oshpd.ca.gov/ml/v1/resources/document?rs:path=/Construction-And-Finance/Documents/Resources/Codes-and-Regulations/Primary-Care-Clinic-Ck-List-1226.6.pdf>

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=2.&title=&part=&chapter=2.&article=1.

Thank you for your attention to this matter.

Best,

Carmen

Sent from my iPhone

From: Ana Bagtas <abagtas@alamedaca.gov> 03-Jun-2019 11:21
To: Doug Biggs <dbiggs@apcollaborative.org>
Subject: RE: A couple of questions
Attachments: MESSAGE HTML (14852 bytes)
image002.png (1214 bytes)
image003.png (1036 bytes)
image001.png (3643 bytes)

The source of funding is unclear. It will be for discussion purposes for now at the Conference of Mayors. It might have been in response to the cities signing a letter asking the County to do more after the Alameda County Point in Time count was released.

From: Doug Biggs [mailto:DBiggs@apcollaborative.org]
Sent: Friday, May 31, 2019 10:13 AM
To: Ana Bagtas <ABagtas@alamedaca.gov>
Subject: RE: A couple of questions

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Without knowing the source of funding or the range, it is a little hard to know what to put. Let me know if this is helpful

The rough capital costs are about \$40 million for the housing and \$25 million for the Medical respite, clinic and resource center component. We are well on the way to funding the senior housing component, and have lots of energy from potential funders around the medical respite, but no commitments quite yet (although we feel we are very close). We are talking with the county Health Care Services Agency (HCSA) to provide up to \$10 million for capital needs. It is a big ask, and there is some push back on their part, due particularly to the dire financial condition of the Alameda Health System, but there is also strong support by the board of supervisors and key HCSA staff. Our Number 1 priority would be for that \$10 million in capital funding, which will then leverage the rest of the funding and make the project happen.

If they are looking to pay for ongoing operating costs, The senior housing and clinic pencil out based on operating funding already committed by HCSA, estimated subsidies we will receive and medical/medicare billing we can do. The respite component will cost \$1.5 million and an ongoing subsidy of \$500,000 from the county would enable us to extend the stay of respite clients until housing was found.

So in summary Priorities for funding

\$10 million for capital costs of building respite clinic and resource
\$500,000 per year for respite operating costs

Let me know if you have any questions, or if you need something on a different scale of funding

As for impact, the program will serve 90 chronically homeless seniors with medical acuity, and up to 200 or more medical respite clients every year. The financial benefit of serving those groups will outweigh the costs incurred. Medical respite typically sees a 50% or more reduction in hospital costs.

Regarding your second question about SSHRB, I am interested, but let me think about it over the weekend.

Doug Biggs
Executive Director
(510)898-7849
www.apcollaborative.org

From: Ana Bagtas [<mailto:ABagtas@alamedaca.gov>]
Sent: Thursday, May 30, 2019 5:22 PM
To: Doug Biggs <DBiggs@apcollaborative.org>
Subject: RE: A couple of questions

Hi Doug. Follow-up to this e-mail. Included in this report is an opportunity for our Mayor to identify our priority ask. We want to put the Wellness Center as priority #1 and ask the county for support. I need info from you as to what should we ask for, how much, what the impact is going to be. I need the info by Monday AM, as we need to turn in the report to the County on Monday. Thanks.

From: Ana Bagtas
Sent: Thursday, May 30, 2019 12:07 PM
To: 'Doug Biggs' <DBiggs@apcollaborative.org>
Subject: A couple of questions

Hi Doug. The County is asking us to submit a report on current and upcoming homeless services and facilities in Alameda. We are including the Health and Wellness Center on the report. Could you please provide rough estimates of annual operating cost for the 90-unit housing and annual operating cost for the 50-bed respite? The County wants the report tomorrow. Thanks for your quick response, sorry for the short notice. The County did not give us much notice either. Thanks.

The second question is whether you are interested in serving on SSHRB? We are losing a lot of historical knowledge with resignations. We have several vacancies. Audrey is moving to the Sacramento area, Kate moved to San Leandro, Claudia moved to Oakland, and Mark retired. We're interviewing right now. Great candidates, but we need someone with the historical knowledge. Let me know if you're interested. Thanks.

Ana P. Bagtas
City of Alameda
Community Development Department
950 West Main Square, 2nd Floor
Alameda, CA 94501
Phone: 510-747-6883 Fax: 510-866-4063
E-Mail: abagtas@alamedaca.gov
Click [here](#) to sign-up for business news from the island

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 3:19 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Comment on item 7-B of the June 8th Planning Board Agenda

From: David Allen [mailto:david_a_allen@icloud.com]
Sent: Tuesday, June 02, 2020 3:05 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Comment on item 7-B of the June 8th Planning Board Agenda

To the Alameda Planning Board,

I am a resident of Alameda's West End, and am writing in regards to item 7-B of the June 8th Alameda Planning Board meeting. I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. In reviewing the appeal, the Planning Board needs to follow the criteria laid out for design review in the Municipal Code. Staff correctly followed the criteria of the design review process. While failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision. The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors.

Best,
David Allen

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 2:45 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] RE June 8 Planning Board/McKay Center Item 7B

From: Betsy Brazy [mailto:bbrazy@gmail.com]
Sent: Tuesday, June 02, 2020 2:42 PM
To: City Clerk <CLERK@alamedaca.gov>
Cc: dbiggs@apcollaborative.org; John Cartan <john@cartania.com>
Subject: [EXTERNAL] RE June 8 Planning Board/McKay Center Item 7B

To the Planning Board We've lived in Alameda for 29 years, and have seen changes in the city from when we lived on the West End to our neighborhood on the North Shore. We see homeless seniors at the Alameda Free Library (main), along the Webster corridor, previously in Marina Village where the new park is, and at Crown Beach. We fully support Wellness Center. It will provide safe haven for our homeless seniors, including those outside of Alameda. It will give them necessary services, which keeps them healthy and promotes our values. This not only makes our island city healthier as a whole, but also promotes good social values to our children.

Particularly during the ongoing pandemic, we need to take good care of homeless seniors so they do not get sick. Every person saved makes our community safer.

We ask the Planning Board to uphold Design Review Approval # PLN 20-0047. We are in line with the staff recommendations supporting PLN 20-0047. Staff followed city criteria.

The Appellants, under the guise of "protecting children," are trying to make matters worse. This has nothing to do with children. Don't let the appellants delay this necessary project.

Betsy Brazy & John Cartan
1816 Stanford St.
94501

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 2:50 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Urge you to uphold Design Review Approval No. 20-0047 and deny the appeal

From: John Brennan [mailto:johnpbrennan@yahoo.com]
Sent: Tuesday, June 02, 2020 2:47 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Urge you to uphold Design Review Approval No. 20-0047 and deny the appeal

Dear Members of the Alameda Planning Board,

I am writing to you about item 7-B on the June 8th Planning Board agenda regain the appeal of your approval of the McKay Avenue Wellness Center.

I urge you to deny all aspects of the appeal and confirm moving forward with the project and your design review approval number PLN 20-0047.

I've read the proposed plan, as well as the appeals. The plan is sound, well thought out, in the spirit of the original city approval for the use of this space as a Wellness Center. This will be a great asset to Alameda, especially those with limited resources. The appeals are clearly a cynical attempt to overturn both the decisions of our elected officials and the electorate, both of which voted to move this important project forward.

Thank you for considering my views and input. Moving forward without delay on this critical project is not only the legally and administratively correct action, it is also the humane, caring and compassionate action to support our community.

Sincerely,

John

John Brennan
711 Grand Street
Alameda, CA 94501
510-517-7622

Nancy McPeak

From: Lara Weisiger
Sent: Wednesday, June 3, 2020 12:30 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] The wellness center is essential for the well being of our community.

From: Grover Wehman-Brown [mailto:grover@ebho.org]
Sent: Wednesday, June 03, 2020 12:29 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] The wellness center is essential for the well being of our community.

Dear Planning Board,

I am writing in regards to item 7-B on the June 8th Planning Board Agenda.

Since shelter-in-place started I've started noticing the unique patterns of my neighbors in Central Alameda. Early in the morning, I see an elderly unhoused man starting his day in the park near my house. I see him slowly walk past my house at the same time each night as he heads to use what I presume are some of the only unlocked public restrooms in the area right now. We have the funding, plans, and voted as a community to move forward with this project. That elderly Black resident of Alameda - my neighbor - deserves to have a door to close, and a place to rest and heal.

At a time when the county counted more than eight thousand people in Alameda as unhoused last year, including more than two hundred in Alameda, when people are sick, scared, and out of work, we must value human life and not delay the project any more.

I'm a parent of a child at Paden and we pass that building frequently. I will be proud to show her the newly rehabbed building that is a place to take care of people who need it most. I support the design plans and urge you to act quickly in moving this essential project forward.

--

Grover Wehman-Brown

Communications Manager

[EAST BAY HOUSING ORGANIZATIONS \(EBHO\)](#)

510-663-3830 Ext 314 | grover@ebho.org

538 Ninth Street, Suite 200 | Oakland, CA 94607

pronouns: she/her/hers or they/them/theirs

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 9:36 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Wellness Center

From: Jason Buckley [mailto:jason.buckley@gmail.com]
Sent: Tuesday, June 02, 2020 9:32 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Wellness Center

Dear members of the Planning Board,

I am writing in regards to item 7-B on the June 8th planning board agenda.

The voters have spoken loud and clear on the matter of the Wellness Center. Yet the NIMBYs refuse to take no for an answer. Tell them No Means No, and deny their latest bit of obstructionism. They've lost elections and various other "legal" hurdles they've tried to put up. They need to stop acting like petulant child sociopaths already. They fail to address directly any of the design review criteria and are just trying to delay the process by rehashing decisions that were previously approved and settled 2 years ago and then reaffirmed by voters last year. When will they get it through their thick skulls???

APC has a proven track record of helping people and doing it very well and with no problems to the community. Doug Biggs knows what he's doing. There's a major housing crisis and we need to do our part to help where we can. We cannot and must not let this same bunch of people continue their assault on both good government and those in need who will be helped by this project.

I support the staff recommendations that the Planning Board deny the appeal and uphold Design Review Approval No. PLN 20-0047. In reviewing the appeal, the Planning Board needs to follow the criteria laid out for design review in the Municipal Code. Staff correctly followed the criteria of the design review process. The Planning Board should not allow the appeals process to be subverted by unkind, inhuman, and frankly awful people, to delay and deny critical services for homeless elders and other unhoused neighbors.

Thank you,
Jason Buckley

Nancy McPeak

From: Lara Weisiger
Sent: Wednesday, June 3, 2020 12:34 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Nexiwave: Voice Message Attached from (510) 459-8127 - CATHERINE EGELH
Attachments: 5104598127_20200603_122639.wav
Follow Up Flag: Follow up
Flag Status: Flagged

From: Nexiwave [mailto:vm-notify@nexiwave.com]
Sent: Wednesday, June 03, 2020 12:32 PM
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] Nexiwave: Voice Message Attached from (510) 459-8127 - CATHERINE EGELH

You have a voicemail from (510) 459-8127

Length: 01:01

Yeah. This is Catherine C-A-T-H-E-R-I-N-E-G-E-L-H-O-F-F and I need a resident. I'm calling in regards to item seventy on the June it's kinda agenda. I support staff recommendations planning boards and appeal and uphold design. Design review approval number p. n. two zero dash 00472 follow the criteria laid out in design review and municipal code looking strongly need this homeless wellness shelter and we need to do everything we can to support it. Please abide by the staff recommendations regarding the planning Board tonight the appeal pulled design review approval for the wellness Center. My number is [\(510\) 459-8127](tel:5104598127) Thank you so much for your time.

(Please check the attached audio for any inaccuracies)

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The transcript was: [Good](#) [Bad](#)

Share this:  

Forwarded original message:
Time: Jun 3, 2020 12:26:39 PM
Click attachment to listen to Voice Message

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 6:50 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: Support of Wellness Center on McKay Avenue - PLN 20-0047

From: boatbride@gmail.com [mailto:boatbride@gmail.com]
Sent: Tuesday, June 02, 2020 6:26 PM
To: City Clerk <CLERK@alamedaca.gov>
Cc: Doug Biggs <dbiggs@apcollaborative.org>
Subject: [EXTERNAL] Support of Wellness Center on McKay Avenue - PLN 20-0047

Dear Planning Board

I am a resident of Alameda and have been since 2002. I write in support of the proposed Wellness Center which I understand is on the agenda for June 8th. I have reviewed the original plans, the appeal and Mr. Dong's response to the appeal. I agree with Mr. Dong's recommendation that the appeal be denied, the Design Review Approval be upheld and the project move forward. It seems clear to me that the arguments raised in the appeal are spurious and without merit; little support for any position is provided and that which is identified appears to be mistaken or misguided. Mr. Dong's recommendation to the board that the approval be upheld addresses each of the points raised in the appeal and cogently sets forth why they are invalid or incorrect or both. The appeal appears to be just one more attempt to delay the project; a project which will provide critical services to homeless elders and which was approved by the citizens of Alameda – like me – in a expensive and unnecessary election brought in the same spirit as the appeal.

Please approve the Design Review of the Wellness Center and let this important community project move forward.

Thank you
Barbara Ann Caulfield

Sent from [Mail](#) for Windows 10

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 3:18 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Item 7-B on the June 8th Planning Board agenda.

From: carfair99@comcast.net [mailto:carfair99@comcast.net]
Sent: Tuesday, June 02, 2020 3:11 PM
To: City Clerk <CLERK@alamedaca.gov>
Cc: carfair99@comcast.net; Dan Correia <dcor99@comcast.net>
Subject: [EXTERNAL] Item 7-B on the June 8th Planning Board agenda.

To the Members of the Alameda Planning Board:

My husband (Dan Correia) and I are long-time Alamedans, home owners, and retired employees of NAS Alameda.

I was on the original BRAG committee, planning for the future use of the base when it closed. We are pleased now to see the new life (housing, ferries, businesses, open space) on the base and look forward to many more improvements to help anchor a thriving west Alameda.

It has been a disappointment, however, to see the delays over the planned use of the former Federal property on McKay Way. After years of sitting empty, waiting, however, that property now has a mission to provide a senior living convalescent home and hospice care to homeless seniors. What better use for a former Federal property than taking care of our seniors? Especially at this time, when homeless seniors are overwhelmed by a world with a heartless virus and unrest. They need this haven of a convalescent home as soon as possible. PLEASE, don't let a small number of appellants take this future away from the elderly people who are waiting for life to give them a break because of repeated arguments, already addressed.

Uphold Design Review Approval No. PLN 20-0047.

Deny the appeal.

Let's go!

Thank you.

Carol Fairweather – carfair99@comcast.net

Daniel Correia – DCOR99@comcast.net

920 Walnut St., Alameda 510-521-7788

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 8:31 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Planning Board Meeting 7-B deny appeal; Uphold prior approval.

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

From: bigheathermac@yahoo.com [mailto:bigheathermac@yahoo.com]
Sent: Tuesday, June 02, 2020 8:29 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Planning Board Meeting 7-B deny appeal; Uphold prior approval.

I am writing about item 7-B on the June 8th Planning Board agenda. I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. Please don't delay this project further. Doing so is against the will of the voters and community. Our elders and people experiencing homelessness need this resource asap. Thank you.

Heather Fine, Alameda Homeowner, resident, mom.

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 4:23 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Alameda Wellness Center June 8th Agenda Item

From: Damon Francis [mailto:dfrancis44@gmail.com]
Sent: Tuesday, June 02, 2020 4:22 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Alameda Wellness Center June 8th Agenda Item

I am writing regarding item 7-B on the June 8th Planning Board agenda in support of the McKay Avenue Wellness Center. I am an Alameda resident with a son in first grade in Alameda Public Schools, a health care professional working hard to fight COVID-19 among people experiencing homelessness, and a member of the project's steering committee.

I strongly support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. Having reviewed the appeal, I don't find that it makes a compelling case at all.

For over a decade, I have provided care to unhoused people, and I have spent countless hours in conversations with people across our community with differing perspectives on the Wellness Center. With few exceptions, I have found that the more educated my neighbors are and the more direct experience they have hearing from and interacting with people who have experienced homelessness themselves, the more strongly they support the Wellness Center. There is little opposition that is founded in our community values of safety, justice, and family-orientedness, and Alameda Point staff and leadership have done a tremendous job of ensuring that the project will enhance the lives of everyone in our community.

I urge the Planning Board to deny this unfounded appeal and speed the development of the Wellness Center at a time when our community desperately needs it.

Sincerely,

Damon Francis, MD

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 1:30 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Item 7-B on the June 8th Planning Board Agenda

From: Laura Gamble [mailto:lgamble05@gmail.com]
Sent: Tuesday, June 02, 2020 1:27 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Item 7-B on the June 8th Planning Board Agenda

To the members of the planning board,

I am writing to express my support for the staff recommendations that the Planning Board deny this bad faith appeal. Please uphold Design Review Approval No. PLN 20-0047.

Given the amount of resources that those filing this appeal have drained from our city, it is of the utmost importance that staff correctly followed the criteria of the design review process. Reject it, please.

The appellants are clearly grasping at straws to delay this project in any way they can. Their bad faith behavior is utterly transparent and a detriment to the community. They are trying to rehash decisions made by this very board in 2018. It is an utter waste of resources. I believe this plan to be an exceptional use of the space and your board found it compatible with the existing zoning.

Furthermore, the voters of Alameda reaffirmed this decision in a special election in April 2019. Please recognize the will of constituents and reject this undemocratic appeal.

Thank you,
Laura Gamble

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 4:49 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] item 7-B on the June 8th Planning Board agenda

From: Nick Garcia [mailto:knick247365@gmail.com]
Sent: Tuesday, June 02, 2020 4:48 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] item 7-B on the June 8th Planning Board agenda

Hello,

I'm writing on behalf of my family and community in Alameda in regards to item 7-B on the June 8th Planning Board agenda.

I fully support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors, especially on behalf of a small group of wealthy property owners that don't speak for our community at large.

Thank you for your consideration,

Nick Garcia

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 3:23 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: Item 7-B on the June 8th Planning Board agenda

From: Jessica Getty-Balderas [mailto:jgetty@mwdagency.com]
Sent: Tuesday, June 02, 2020 3:21 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Item 7-B on the June 8th Planning Board agenda

Hello,

I'm writing in regards to item 7-B on the June 8th Planning Board agenda.

I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. In reviewing the appeal, the Planning Board needs to follow the criteria laid out for design review in the Municipal Code. I believe that staff correctly followed the criteria of the design review process. While failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision.

The planning board **should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors.**

Thank you!
Jessica Getty-Balderas

Jessica Marie Getty-Balderas, Senior Account Executive | Advertising Specialist

she/her/hers

Mal Warwick Donordigital

direct: (510) 473-0361

email: jgetty@mwdagency.com

website: www.MWDagency.com

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Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 6:44 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: Design Review Approval No. PLN 20-0047, Item 7-B, Planning Board Meeting 06/08/2020

From: Steve Haines [mailto:mrshaines@hotmail.com]
Sent: Tuesday, June 02, 2020 5:06 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Design Review Approval No. PLN 20-0047, Item 7-B, Planning Board Meeting 06/08/2020

Planning Board,

I recently examined online documents for the design review application for 1425 MacKay Avenue, the staff report, and the appeal being considered by the Planning Board on 8 June 2020. I concur with the staff recommendation that the appeal be denied.

The staff discussion of the appellant's arguments is responsive in defending the design review approval.

If ever times could require development of facilities such as those for 1425 MacKay Avenue, these are the times.

Stephen B. Haines
5 Kingsbury Ct
Alameda, CA 94501-1152

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 3:10 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Planning Board Agenda June 8th Item 7-B

From: Bonnie Halpern-Business [mailto:ohonlaurel@gmail.com]
Sent: Tuesday, June 02, 2020 3:01 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Planning Board Agenda June 8th Item 7-B

Hi -

I am writing in regards to item 7-B on the June 8th Planning Board agenda.

I would like to express my support for the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. I am hoping that the Planning Board will follow the criteria laid out for design review in the Municipal Code when reviewing the appeal. I believe the staff correctly followed the criteria of the design review process, further making the appeal invalid.

I think the Planning Board must examine the appeal itself that, while failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision.

Given the nature of this project this type of action on the appellants part is really unconscionable. The fragile nature of Alameda's senior homeless population desperately needs this project built as soon as possible. The present pandemic highlights how important this is. With this in mind, the planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors.

I am asking you to do the right thing by these Alameda residents - they are our neighbors.

Thank you,
Bonnie Halpern
838 Laurel St
Alameda, CA

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 1:43 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Item 7-B on June 8th Planning board

From: Bronwyn Harris [mailto:bronwyn.ann@gmail.com]
Sent: Tuesday, June 02, 2020 1:43 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Item 7-B on June 8th Planning board

Dear Planning Board,

As a close neighbor of the new Wellness Center on McKay, I have been following the project very closely, and am so glad that the voters decided to allow the facility to be used to help our neighbors who need a boost.

I also want to see this project completed as quickly as possible so that those who need help get it!

With regards to item 7-B on the June 8th agenda, I wholeheartedly support the staff recommendations that the appeal of this process be denied (the voters spoke, loud and clear!) and that the Design Review Approval number PMN 20-0047 be upheld.

The voters and the planning board have already made their wishes and direction very clear: to greenlight the Wellness Center and move the process forward. It will be a wonderful addition to my part of Alameda, and the design looks like a major upgrade from what is there now!

Thank you,

Bronwyn

Bronwyn Harris, author of *Literally Unbelievable: Stories from an East Oakland Classroom*
www.bronwynharrisauthor.com

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 3:05 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] June 8th Item 7-B: Support the Wellness Center

From: Jason Biggs [mailto:jasonrobertbiggs@gmail.com]
Sent: Tuesday, June 02, 2020 3:02 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] June 8th Item 7-B: Support the Wellness Center

Hello,

I am writing to express my support for the staff recommendations that the Planning Board denies the appeal to the Wellness Center design review application and uphold Design Review Approval number PLN 20-0047. The appellants are merely attempting to delay the project by any means possible, and their appeal has no merits. In addition, the appellants have failed to address any of the design review criteria. Please support the voters of Alameda, who voted in favor of Measure A and resoundingly rejected Measure B during the April 2019 election, by allowing this project to continue to move forward. Allowing the appellants to prevail would be considered a subversion of democracy. Thank you for your time.

Regards,
Jason Biggs
Alameda Resident & Measure A (April 2019) Volunteer

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 8:22 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Item 7-B on June 8th Planning Board Agenda

From: Lindsey Jenkins-Stark [mailto:ljenkinsstark@gmail.com]
Sent: Tuesday, June 02, 2020 8:22 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Item 7-B on June 8th Planning Board Agenda

I am writing to support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-004. In reviewing the appeal, the Planning Board needs to follow the criteria laid out for design review in the Municipal Code. Staff correctly followed the criteria of the design review process. While failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision. The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors particularly with unfounded rationale.

Lindsey Jenkins-Stark
Alameda West End Resident,
Neighbor to McKay Ave Wellness Center

--

Lindsey Jenkins-Stark, MPP
310.845.5040

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 2:38 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] In support of McKay Avenue

From: Lilli Keinaenen [mailto:lilli@changemakercreative.com]
Sent: Tuesday, June 02, 2020 2:08 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] In support of McKay Avenue

To whom it may concern,

Alameda resident, business owner, decent human, opposer of NIMBYism here to voice out my support to the McKay Avenue Wellness Center project.

From a strictly aesthetic perspective, this is a great project. The current building has been sitting empty for how long? Unused, blight to the neighborhood. I do not understand why people opposing this project can say it would be better to leave it as is?

Add to that the human aspect of the housing crisis, ending the cycle of homelessness for the most vulnerable is the right thing to do. Again, the NIMBY's paint pictures of a "homeless encampment on the beach" – not realizing that this project would help reduce the number of the visible homeless. The naked self interest of these property owners is clear.

Thirdly – follow the rules of the city, without bending to special interests. I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. In reviewing the appeal, the Planning Board needs to follow the criteria laid out for design review in the Municipal Code.

Staff correctly followed the criteria of the design review process. While failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision. The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors.

These naysayers have wasted enough money and enough staff time already. Enough is enough. Alameda needs to be on the right side of history on this.

Lilli Keinaenen

CHANGEMAKER CREATIVE

call: 415 489 8223 | follow: [@changemakercreativeco](https://www.instagram.com/changemakercreativeco) | schedule: calendly.com/changemaker-lilli

Nancy McPeak

From: Heather Little <heatherlittle9691@gmail.com>
Sent: Tuesday, June 2, 2020 2:56 PM
To: Nancy McPeak; City Clerk
Subject: [EXTERNAL] Regarding the June 8th Planning Board Meeting: Item 7-B

Good afternoon Ms. McPeak,
Please forward the following outreach to the Planning Board members and I would ask that it also be included in the public record.

Good afternoon President Curtis and members of the Planning Board,

I am writing to you in regards to the upcoming agenda item 7-B in which you will be taking up the appeal of the design review approval for the property at 1245 McKay Avenue, that took place this past March. I have been a long time supported of this project and have witnessed the numerous attempts to block its movement forward by various community members, despite Alameda Point Collaborative's continual demonstration of compliance with city and county regulations and providing ample opportunities for community input,

After going over the approved design review, refreshing my recollection of Alameda Municipal Code (AMC), and reading the appeal, I would like to register my concern about this latest attempt to pause process. First off, the proposed design meets the required criteria set forth by the AMC and APC has adhered to all mandated processes to ensure the project is able to proceed. Second, I can find no error or fault in staff's adherence to the design review process. Third, I greatly appreciate the attention to detail that the design review offered to the public, in particular how the design fits in with the local architecture while capturing the core of the original buildings' intent.

Our community has long awaited the appropriate use of this space and, as confirmed by the last election outcomes, has mandated the project move forward. Doug Biggs has proven to be a valuable asset to the Alameda community and a consistent voice for those who are not well-represented, who are often without a voice, who are easily overlooked. Alameda's ability to give back and create a space where seniors can receive the medical and mental health care they deserve, in a space that offers dignity and safety, is well overdue.

I urge you to deny this appeal, that is so clearly an attempt to delay progress on the project, and allow the Alameda Wellness Center to move forward. Every needless delay merely serves to deny services for our community.

Thanks,
Heather

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 2:50 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Alameda Wellness center aka item 7-B on the June 8th Planning Board agenda

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

From: Jim Lovell [mailto:jimlovell@mac.com]
Sent: Tuesday, June 02, 2020 2:41 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Alameda Wellness center aka item 7-B on the June 8th Planning Board agenda

Hello,

I'm writing in support of staff recommendations regarding the Alameda Wellness Center review or item 7-B on the Planning Board agenda. I find the new design functional, aesthetically appealing and in character with the neighborhood. The changes will be a significant improvement to the structure. I've also reviewed the 7 arguments made by the appellant and find staff responses to be appropriate and thorough.

My hope is the appeal is denied and the project is allowed to proceed.

Jim

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 2:07 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Planning Board/Wellness Center

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

From: The Mannings [mailto:maryandjim.manning@gmail.com]
Sent: Tuesday, June 02, 2020 2:06 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Planning Board/Wellness Center

Dear Planning Board:

I have reviewed the Design Review Application for the Wellness Center as well as the Staff Report.

- 1) I and a majority of those voting in the special election want this Wellness Center in Alameda.
- 2) Your staff did an excellent job rebutting the seven points raised in the appeal.
- 3) I ask that you not cause further unnecessary delay to this project. Please vote to deny the appeal and vote to uphold PLN 20-0047.

James E. Manning, MD
1167 Park Avenue
Alameda, CA 94501

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 8:58 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Comment on Item 7-B June 8th Planning Board agenda

From: Danielle Hutchings Mieler [mailto:daniellemieler@gmail.com]
Sent: Tuesday, June 02, 2020 8:54 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Comment on Item 7-B June 8th Planning Board agenda

Dear Planning Board members,

I am writing as a resident of Alameda in regards to item 7-B on the June 8th Planning Board agenda to express my strong support for the staff recommendations that the Planning Board deny the appeal and uphold the Design Review Approval No. PLN 20-0047. I have reviewed the appeal and believe it meets the criteria for design review in the Municipal Code. It is an attractive design which will enhance the look of the surrounding area and will be a significant improvement to the currently abandoned buildings.

Alameda residents have expressed their strong desire for this project to move forward. We are literally in the middle of a pandemic that is particularly threatening the lives of our elderly and unhoused neighbors today. We cannot waste another minute with unfounded appeals and delays for this project to be completed. Our elderly and unhoused neighbors must be housed now. Our elderly and unhoused neighbors need critical services now. I ask the Planning Board to follow staff recommendations and the will of Alamedans and deny the appeal.

Best regards,
Danielle Mieler
Alameda resident

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 8:09 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Item 7-B on the June 8th Planning Board agenda

From: Roberta Robertson [mailto:robertaarobertson@gmail.com]
Sent: Tuesday, June 02, 2020 8:08 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Item 7-B on the June 8th Planning Board agenda

Good afternoon,

I am writing in regards to item 7-B on the June 8th Planning Board agenda. I understand there is an appeal regarding the design for this project, which I personally love. The building looks beautiful and will fit in with the area well. In reviewing the appeal, I strongly implore the Planning Board to follow the criteria laid out for design review in the Municipal Code. Staff correctly followed the criteria of the design review process and I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. I believe the appellants are trying to delay the project, they have now tried several tactics to stop this project, subverting the will of the voters. This is a beautiful and much needed project for Alameda County. We have a large population of undeserved individuals, this would go a long way in helping get these people the help they need. Furthermore, I am a regular user of Crab Cove, I ride my bike through daily and believe this project not only fits in well with the area, it will add to the overall beauty.

Thank you for taking the time to hear my thoughts.

Sincerely,
Roberta Robertson

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 2:36 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Support for the McKay Ave Wellness Center / Opposed to the Appeal

From: Jonathan Streeter [mailto:jonathan.streeter@gmail.com]
Sent: Tuesday, June 02, 2020 2:29 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Support for the McKay Ave Wellness Center / Opposed to the Appeal

Dear Alameda Planning Board:

I'm writing in regard to item 7-B on the June 8th Planning Board meeting to support the staff recommendation denying the appeal and upholding Design Review Approval No. PLN 20-0047 for the McKay Wellness Center. As noted in the staff report, the objections raised by the appellant are without merit.

In line with both municipal code and the will of the voters who have approved this project, staff have correctly followed and satisfied all of the criteria necessary in the design review process.

The appellants desire to delay the project by raising unfounded and frivolous claims, each of which has been definitively answered by the staff review. The appeal process is intended as a mandate for ensuring the rules have been followed (as they have been) and is not an appropriate means for continually delaying a project on arbitrary and parochial grounds.

I look forward to the Board approving this important and widely-supported project that will be a great added benefit to our community.

Jonathan Streeter

2029 Otis Dr #E

Alameda, CA 94510

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 8:27 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] SMS from +15104993870

From: +15104993870@textmagic.com [mailto:+15104993870@textmagic.com]
Sent: Tuesday, June 02, 2020 8:26 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] SMS from +15104993870

I am writing about item 7-B on the June 8th Planning Board agenda. I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. Please don't delay this project further. Doing so is against the will of the voters and community. Our elders and people experiencing homelessness need this resource asap. Thank you.

Message from: +15104993870, 2 Jun 2020 23:25
To: **Lara Weisiger** (+15107474802)

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Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 2:36 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] SMS from +15108710746

From: +15108710746@textmagic.com [mailto:+15108710746@textmagic.com]
Sent: Tuesday, June 02, 2020 2:26 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] SMS from +15108710746

I fully support the staff report on the design review application -- item 7-B on the June 8 agenda. Any and all stalling and attempts to block the Mckay project must be rejected!!! Services for homeless elders are essential.

Message from: +15108710746, 2 Jun 2020 17:25
To: **Lara Weisiger** (+15107474802)

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Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 1:43 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] support for approval of Wellness Center design review

From: S A Vastola [mailto:savastola@gmail.com]
Sent: Tuesday, June 02, 2020 1:33 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] support for approval of Wellness Center design review

Dear Planning Board,

I am writing to express my support for your approval of the Wellness Center design, and ask you to deny the spurious petition for appeal submitted by John Healy. We need to move the Wellness Center project forward as quickly as possible, for the sake of the most vulnerable, unhoused members of our community, whose needs are even greater in the midst of the COVID19 Pandemic and Curfews due to civil unrest.

Thank you for your service and commitment to our community.

--

Anne Vastola
(510) 918-7944
[Linked In Profile](#)

Nancy McPeak

From: Lara Weisiger
Sent: Tuesday, June 2, 2020 2:07 PM
To: Andrew Thomas; Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Feedback on item 7-B on the June 8th Planning Board agenda

From: Jennifer Weiss (née Pfeiffer) [mailto:cest4chans@gmail.com]
Sent: Tuesday, June 02, 2020 2:07 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Feedback on item 7-B on the June 8th Planning Board agenda

Hello,

I am writing in regards to item 7-B on the June 8th Planning Board agenda.

I am disappointed to see that there has been an appeal submitted as an attempt to delay/derail this project. I've read through the project plans and I am quite impressed with APC and their architect. Their plans are beautiful! I love the color scheme and the wave forms. It is clear that they are working to tie the aesthetics of the project to the bay and, in my opinion, they have succeeded admirably. I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047.

The Planning Board needs to follow the criteria laid out for design review in the Municipal Code and Staff correctly followed the criteria of the design review process. While failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision. The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors.

Please deny this unfounded appeal.

Sincerely,

Jennifer Weiss

Nancy McPeak

From: Lara Weisiger
Sent: Wednesday, June 3, 2020 4:12 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] PLN 20-0047

From: Kimberly Anakata [mailto:imber.anakata@gmail.com]
Sent: Wednesday, June 03, 2020 4:02 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] PLN 20-0047

Planning board:

I, Kimberly Anakata, support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047.

Homeowner: 1611 Lafayette St, Alameda, CA 94501
phone: 415-845-4343 (mobile)

-Kimberly Anakata

Nancy McPeak

From: Lara Weisiger
Sent: Thursday, June 4, 2020 7:58 AM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Comments re: item 7-B on the June 8th Planning Board agenda

From: Betsy Bozdech [mailto:betsyboz@gmail.com]
Sent: Wednesday, June 03, 2020 10:33 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Comments re: item 7-B on the June 8th Planning Board agenda

To whom it may concern:

I'm writing today to express my unqualified support for the design submitted for the new Wellness Center in Alameda. (Item 7-B on the June Planning Board agenda.) I absolutely support the staff recommendations that the Board deny the appeal and uphold Design Review Approval No. PLN 20-0047.

The center has clearly gone to great lengths to create a thoughtful, attractive design that will work well in the neighborhood, correctly following the criteria of the design review process. I understand that appeals are allowed, but that desire seems without merit in this case. The appellants are failing to directly address any of the design review criteria -- instead, this seems like a blatant stalling tactic designed to delay the implementation of a project that has been approved *multiple* times by the majority of the city, most notably in the April 2019 special election. I believe that in reviewing the appeal, the board needs to follow the criteria laid out for design review in the municipal code -- please don't allow this much-needed project to languish, unnecessarily denying critical services for homeless elders and other unhoused neighbors.

Having recently completed a major home renovation myself, I know how much work goes into the design and approval process. The Center has done its due diligence and then some; it's time to let this project move forward.

Thank you --

Betsy McNab
Alameda resident/homeowner/voter

Nancy McPeak

From: Carmen <anthrospeak@yahoo.com>
Sent: Thursday, March 19, 2020 2:56 PM
To: Henry Dong
Subject: 1245 Mckay Ave, PLN 20-0047

*** **CAUTION:** This email message is coming from a non-City email address. Do not click links or open attachments unless you trust the sender and know the content is safe. Please contact the Help Desk with any questions. ***

Dear Mr. Dong,

Re: 1245 McKay Ave, PLN 20-0047

I am a concerned citizen in the City of Alameda, writing in response to the Public Notice for Design Review regarding the above referenced property.

The project proposes: "...adaptive re-use as a senior convalescent home". According to the NIH, "Facility-based long-term care services include: board and care homes, assisted living facilities, nursing homes, and continuing care retirement communities."

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).

The proposed project does not define whether or not the re-use for convalescent home includes skilled nursing and other medical professionals equipped to treat chronically ill homeless senior 55+ patients. Further information is needed to understand the level of care and services that will be provided to this vulnerable population.

I am also aware that the property was evaluated for an Environmental Assessment last year by the company First Carbon Solutions. I have read through the assessment and believe there may be misrepresented information that affected the outcome of the assessment, and am respectfully

requesting a further investigation and more complete and thorough Environmental Impact Review based on the possibility that new information has since altered the proposed project.

The assessment states, **"...it would not induce population growth, as the project would not draw new residents from outside Alameda."**

According to a public presentation, the developer, Mr Doug Biggs, stated that the all patients visiting the respite center (50 beds) and the FQHC primary care medical clinic (10 exam rooms) would be brought by ambulance or other transportation transferred or referred by hospitals within the County. One major concern is traffic patterns along the Central Ave. (particularly because newly proposed bike lanes will narrow the street) and the adjacent small street, McKay Ave. The EA report states "low traffic trip generation characteristics" however, it did not take into consideration the thousands of potential patients that would be brought to the facility by ambulance, authorized vans and personal vehicles. A further evaluation of the estimated number of potential patients in both medical respite and the FQHC primary care clinic is needed.

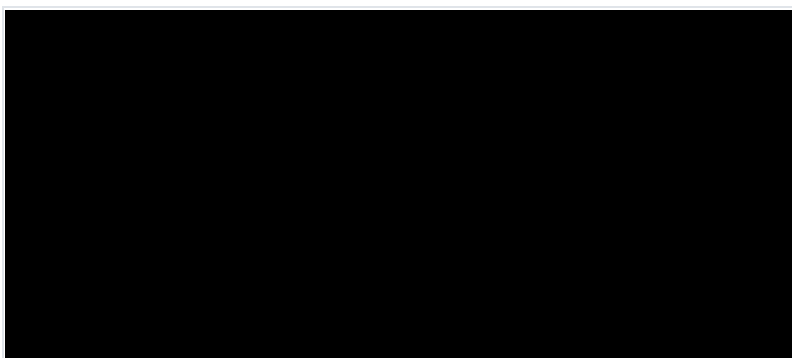
The EA document also states that, **"The proposed resource center and senior housing would not use or store hazardous materials other than small quantities of cleaning agents..."** It's unclear whether or not the EA researched data on the ramifications of complex medical patients that would be utilizing the senior housing portion of the facility, as well as the medical respite and primary clinic, and what needles, human waste, other drugs and medical supplies would be stored on the premises and utilized near a very sensitive environmental marine estuarine area.

A similar FQHC facility in downtown Oakland has stated ongoing concerns about behavior in the clinic.

"Occasionally patients come into the clinic and act aggressively, threatening other patients or staff."

"The Trust Partners also informed the staff that the public restroom in the lobby area was being used for drug deals and drug use. Applying the principle of harm reduction, the clinic installed a sharps disposal container in the bathroom."

['Trust Our Patients So They Can Trust Us' - California Health Care Foundation](#)



'Trust Our Patients So They Can Trust Us' - California Health Care Found...

In the first of a series of articles on "Listening to Californians," an Oakland clinic's board of patient advise...

I appreciate a review of the information cited above, and kindly request both a throughout review of the proposed convalescent facilities and a full Environmental Impact Report.

Thank you for your attention to this matter.

Best,
Carmen Reid

Nancy McPeak

From: Lara Weisiger
Sent: Thursday, June 4, 2020 11:06 AM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] In re: Item 7-B for 6/8 Planning Board Agenda

From: Ezra Denney [mailto:ezradenney@gmail.com]
Sent: Thursday, June 04, 2020 11:02 AM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] In re: Item 7-B for 6/8 Planning Board Agenda

Hello,

I am writing to express my support of the staff recommendation to the Planning Board that the Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047.

To me, the critical point is "The Appellant filed a timely Appeal, which does not raise any substantive architectural arguments related to the Design Review approval. Instead, the Appeal raises numerous arguments entirely unrelated to Design Review, without any supporting evidence." The complaint makes no claims that are relevant, and the Board should make sure this transparent delay attempt does not keep these needed services and facilities from being opened in a timely manner.

Thanks,

Ezra Denney

Rev. Sophia DeWitt
1580 Buena Vista Avenue, #A
Alameda, CA 94501
(559)312-4492
sophia.dewitt18@gmail.com

June 4, 2020

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

Dear Alameda Planning Board Members:

As an Alameda resident, I write in regards to Item 7-B on the Planning Board's June 8th Agenda, the planning staff recommendation that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047.

I support the staff recommendation in Item 7-B is to deny the appeal before you and uphold design review approval No. PLN 20-0047. I understand that you are required to conduct a de novo hearing, but the Planning Board needs to follow the criteria laid out for design review in the Municipal Code. Staff correctly followed the criteria of the design review process in approving Alameda Point Collaborative's Design Review Application for the site.

Appellants, while failing to directly address any of the design review criteria, are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision. The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused residents of Alameda.

The City of Alameda needs to provide for the housing needs of everyone in the community, and do their part to address the regional housing needs of the County and the broader East Bay. At this critical time of pandemic, when it is more clear than ever that housing is healthcare, I urge you to follow the staff recommendation, deny the appeal, and allow this needed housing project to move forward.

Sincerely,

A handwritten signature in cursive script that reads "Sophia DeWitt".

Rev. Sophia DeWitt

Rev. Sophia DeWitt
1580 Buena Vista Avenue, #A
Alameda, CA 94501
(559)312-4492
sophia.dewitt18@gmail.com



East Bay Housing Organizations

June 4, 2020

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

Dear Alameda Planning Board Members:

I write on behalf of East Bay Housing Organizations (EBHO) in regards to Item 7-B on the Planning Board's June 8th Agenda, the planning staff recommendation that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. EBHO is a 36 year old membership organization whose mission is to create, preserve and protect affordable housing opportunities for residents of the East Bay through educating, advocating, organizing and building coalitions. Many of our members live and/or work in the City of Alameda.

We support the staff recommendation in Item 7-B is to deny the appeal before you and uphold design review approval No. PLN 20-0047. We understand that you are required to conduct a de novo hearing, but the Planning Board needs to follow the criteria laid out for design review in the Municipal Code. Staff correctly followed the criteria of the design review process in approving Alameda Point Collaborative's Design Review Application for the site.

Appellants, while failing to directly address any of the design review criteria, are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision. The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused residents of Alameda.

At this critical time of pandemic, when it is more clear than ever that housing is healthcare, I urge you to follow the staff recommendation, deny the appeal, and allow this needed housing project to move forward.

Sincerely,

Rev. Sophia DeWitt
Program Director

Nancy McPeak

From: Lara Weisiger
Sent: Thursday, June 4, 2020 9:42 AM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Item 7-B June 8 Planning Board

From: Steven Garner [mailto:stevengarner5@gmail.com]
Sent: Wednesday, June 03, 2020 5:56 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Item 7-B June 8 Planning Board

Dear Planning Board,

I am asking that the Alameda Planning Board deny the Appeal and uphold the Design Review Approval No. PLN 20-0047 at your meeting on June 8.

My wife and I have lived in Alameda for 33 years and as each new year arrives we are increasingly proud of our city and are grateful that we have made Alameda our home. Part of what endears this city to us is its sensitivity and caring for its most vulnerable citizens. This is being exemplified by the prospects of building the Wellness Center on McKay Ave. This Center can and will be a model that all cities should emulate.

I plead for your acceptance and approval of the proposed design of the Wellness Center without further delay and we citizens of Alameda will be grateful for your efforts.

Sincerely,

Steven Garner
58 Moss Pointe, Alameda

Nancy McPeak

From: Lara Weisiger
Sent: Thursday, June 4, 2020 1:09 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] June 8 Planning Board meeting, Item 7-B

From: gaylon parsons [mailto:gaylon.parsons@gmail.com]
Sent: Thursday, June 04, 2020 12:46 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] June 8 Planning Board meeting, Item 7-B

Good afternoon President Curtis and members of the Planning Board,

I am writing regarding Item 7-B on the June 8 Planning Board agenda. I ask that each of you support the staff recommendation to deny the Appeal and uphold Design Review Approval No. PLN 20-0047.

It is clear that staff has followed the criteria for design review required by the Municipal Code. The appellants, as noted in the staff report, failed to raise any substantive architectural arguments related to the Design Review approval. The appellants' letter includes a multitude of irrelevancies. It's a strategy designed to confuse and distract, and it can be effective. I did not find it effective in this case, and I am hopeful that you all are as clear-eyed and mindful of the role of Planning Board as staff have shown themselves to be.

This is part of an ongoing strategy to delay the project and deny critical services to our most fragile unhoused neighbors. Alamedans said clearly at the polls in 2019 that this project is wanted. Please adopt the staff recommendations and allow this project to continue to move forward.

With appreciation for your service,
Gaylon

Nancy McPeak

From: Lara Weisiger
Sent: Thursday, June 4, 2020 9:37 AM
To: Nancy McPeak; Erin Garcia
Subject: FW: Item 7-B/June 8th Planning Board agenda

From: jenne hensley [mailto:jenneruth@hotmail.com]
Sent: Thursday, June 04, 2020 9:29 AM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Item 7-B/June 8th Planning Board agenda

Hello-

I am writing in support of the Wellness Center and the ridiculous appeal that has been submitted in an obvious attempt to further delay the project for no reason. The Center will be beautiful addition to our community and of course will provide essential services to those who need it the most. This has already been approved by both the city council and the voters - please stop this opposition group from further wasting time and resources!!!

Please know that I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. In reviewing the appeal, the Planning Board needs to follow the criteria laid out for design review in the Municipal Code. Staff correctly followed the criteria of the design review process. While failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision. The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors.

Thank you!
Jenne Hensley
415 290 4704

Nancy McPeak

From: Lara Weisiger
Sent: Wednesday, June 3, 2020 5:17 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Fw: June 8

From: Virginia Krutilek [mailto:g.krutilek@att.net]
Sent: Wednesday, June 03, 2020 5:13 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Fw: June 8

----- Forwarded Message -----

From: Virginia Krutilek <g.krutilek@att.net>
To: clerk@alamedaca.org <clerk@alamedaca.org>
Sent: Wednesday, June 3, 2020, 05:04:20 PM PDT
Subject: June 8

I'm writing to express my strong support for approval of the 'Design Review Approval' PLN 20-0047 that will give the 'go-ahead' for the project that will support and house those homeless individuals who are ill and need a clean and comforting space to recoup and recover. As one of the founders of the Alameda Homeless Network, I'm well aware of the desperate needs that exist.

I have had the opportunity to tour the site, which at one time was a part of the old Neptune Beach property, and feel that under the guidance of Doug Biggs and the Alameda Point Collaborative the proposed program will function quite well. The buildings will definitely be put to good use.

Growing up here in Alameda, I remember Neptune Beach, Cottage Baths and Sunny Cove well - having spent many sunny days with my family at mostly Cottage Baths where I learned to swim. For those agitating to turn the property into 'Open Space' .. the location has not really been open space for over a hundred years.

Again, I strongly urge the Planning Board to approve PLN 20-0047.

Ginny Krutilek, Alameda

Nancy McPeak

From: Lara Weisiger
Sent: Thursday, June 4, 2020 9:42 AM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Item 7B on June 8th Planning Board Agenda

From: Ashley Mullins [mailto:amullins00@gmail.com]
Sent: Wednesday, June 03, 2020 5:48 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Item 7B on June 8th Planning Board Agenda

Dear Alameda Planning Board:

I am writing to express my utmost support for the Planning Board to uphold Design Review Approval No. PLN 20-0047. In my view, this matter has already been settled and approved by both Alameda voters and the Planning Board in 2018 and 2019.

I live in the neighborhood where this center will be located and am in full support of its development

I urge you not to allow the appeal process to be subverted as this will delay the provision of essential services for homeless elders and other unhoused neighbors. Please act with expediency and uphold our city's responsibility to all members of our community.

Kind regards,

Ashley Mullins
Alameda Resident

Nancy McPeak

From: Lara Weisiger
Sent: Thursday, June 4, 2020 3:22 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Monday's Planning Board Meeting

From: Jennifer Pigza [mailto:jennifer.pigza@gmail.com]
Sent: Thursday, June 04, 2020 3:24 PM
To: City Clerk <CLERK@alamedaca.gov>; Doug Biggs <DBiggs@apcollaborative.org>
Subject: [EXTERNAL] Monday's Planning Board Meeting

Hello,

I am writing concerning item 7-B on the June 8th Planning Board agenda.

I am a Board Member of Alameda Point Collaborative, and I would like to assert several things:

- As an APC Board Member I am committed to ensuring the project is well designed, built and operated.
- APC Staff correctly followed the criteria of the design review process.
- Furthermore, the Planning Board should do the same by denying the Appeal and uphold Design Review Approval No. PLN 20-0047.

While failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision.

The planning board should not delay and deny critical services for homeless elders and other unhoused neighbors.

Thank you for your consideration and leadership,

Jennifer

Nancy McPeak

From: Lara Weisiger
Sent: Wednesday, June 3, 2020 2:00 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Nexiwave: Voice Message Attached from (510) 912-2483 - WIRELESS CALLER
Attachments: 5109122483_20200603_135148.wav

From: Nexiwave [mailto:vm-notify@nexiwave.com]
Sent: Wednesday, June 03, 2020 1:57 PM
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] Nexiwave: Voice Message Attached from (510) 912-2483 - WIRELESS CALLER

You have a voicemail from (510) 912-2483

Length: 01:03

Hi, this is Joanne Robinson and I'm phoning about the agenda on June eight phone number seven b. which is supporting the planning boards recommendations for the design review for Plan Number 200047 I have gone down, and I have been at the design presentations half the site near crab cove where this building designs have been set they fit perfectly into the area, and we need that health center? Very much for all the people in our area who needed. Thank you.

(Please check the attached audio for any inaccuracies)

Powered by [Nexiwave](#)
The transcript was: [Good](#) [Bad](#)

Share this:  

Forwarded original message:
Time: Jun 3, 2020 1:51:48 PM
Click attachment to listen to Voice Message

Jennifer M. Pigza, Ph.D.

Alameda Point Collaborative Board of Directors

Nancy McPeak

From: Lara Weisiger
Sent: Thursday, June 4, 2020 7:57 AM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Wellness Center Support

From: Meghan Thornton [mailto:meghanthornton@gmail.com]
Sent: Wednesday, June 03, 2020 10:01 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Wellness Center Support

Hello Planning Board,

I have lived in Alameda for 16 years, and I am raising my three children here. They all attend public schools in Alameda, we use the library, we appreciate our parks, and we love our city.

I was so proud when the measure to build a wellness center for our unhoused neighbors passed. I am sorry to hear that some opponents are attempting to delay the project.

I would like for you to consider the following:

- I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047
- In reviewing the appeal, the Planning Board needs to follow the criteria laid out for design review in the Municipal Code.
- Staff correctly followed the criteria of the design review process.
- While failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision.
- The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors.

Thank you so much for taking the time to read this. I really hope that this project can move forward quickly and that we can make Alameda an even more wonderful city.

Best,

Meghan Thornton

Nancy McPeak

From: Lara Weisiger
Sent: Wednesday, June 3, 2020 5:28 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Planning board-re wellness center and respite

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

From: Renee Rudeen [mailto:renee.tripp.jones@gmail.com]
Sent: Wednesday, June 03, 2020 5:27 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Planning board-re wellness center and respite

I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047.

Renee Tripp
3235 central ave
Alameda

Sent from my iPhone

Nancy McPeak

From: Kristin W <kriswel383@gmail.com>
Sent: Thursday, June 4, 2020 2:57 PM
To: Nancy McPeak; City Clerk
Subject: [EXTERNAL] Regarding the June 8th Planning Board Meeting: Item 7-B

Good afternoon Ms. McPeak,
Please forward the following outreach to the Planning Board members and I would ask that it also be included in the public record.

Good afternoon President Curtis and members of the Planning Board,

I am writing to you in regards to the upcoming agenda item 7-B in which you will be taking up the appeal of the design review approval for the property at [1245 McKay Avenue](#), that took place this past March. I have been a long time supporter of this project and have witnessed the numerous attempts to block its movement forward by various community members, despite Alameda Point Collaborative's continual demonstration of compliance with city and county regulations and providing ample opportunities for community input.

After going over the approved design review, refreshing my recollection of Alameda Municipal Code (AMC), and reading the appeal, I would like to register my concern about this latest attempt to pause process. First off, the proposed design meets the required criteria set forth by the AMC and APC has adhered to all mandated processes to ensure the project is able to proceed. Second, I can find no error or fault in staff's adherence to the design review process. Third, I greatly appreciate the attention to detail that the design review offered to the public, in particular how the design fits in with the local architecture while capturing the core of the original buildings' intent.

Our community has long awaited the appropriate use of this space and, as confirmed by the last election outcomes, has mandated the project move forward. Doug Biggs has proven to be a valuable asset to the Alameda community and a consistent voice for those who are not well-represented, who are often without a voice, who are easily overlooked. Alameda's ability to give back and create a space where seniors can receive the medical and mental health care they deserve, in a space that offers dignity and safety, is well overdue.

I urge you to deny this appeal, that is so clearly an attempt to delay progress on the project, and allow the Alameda Wellness Center to move forward. Every needless delay merely serves to deny services for our community.

Many thanks,
Kristin Welch

Nancy McPeak

From: Lara Weisiger
Sent: Wednesday, June 3, 2020 1:55 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Item 7-B Jun 8 Planning Board Agenda

From: marilyn wong [mailto:marilynwong@gmail.com]
Sent: Wednesday, June 03, 2020 1:53 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Item 7-B Jun 8 Planning Board Agenda

Dear Planning Board,

I am writing to support city staff recommendations to deny the appeal by Wellness Center opponents. The plans have been rigorously evaluated per Alameda Municipal Code and applicable laws, and our voters approved the Wellness Center by special election in 2019. We should proceed with these plans to provide resources and critical services for our homeless seniors and any neighbors, who are housing-insecure.

These are chaotic times, and we must be willing, ready and accountable for building a better community for everyone. This project has been in the works for years. I live in the neighborhood, and look forward to seeing it built. Let's get going on it.

Sincerely,
Marilyn Wong
1407 6th St
Alameda, CA 94501

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 10:54 AM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Nexiwave: Voice Message Attached from (510) 871-0198 - WIRELESS CALLER
Attachments: 5108710198_20200608_104119.wav

From: Nexiwave [mailto:vm-notify@nexiwave.com]
Sent: Monday, June 08, 2020 10:50 AM
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] Nexiwave: Voice Message Attached from (510) 871-0198 - WIRELESS CALLER

You have a voicemail from (510) 871-0198

Length: 02:00

Good morning. My name is sister medical I'm calling in regards to the item on the agenda of the planning board this evening. Item seven b I'd like to recommend and support the recommendations that the planning Board deny the appeal and open up, hold the design review approval for the wellness Center. To continue to obstruction of this much needed center needs to stop now. I believe that the planning Board followed the criteria laid out in the municipal code? Um, I think the design is -- is nine six is good and will serve the purpose. My only concern about the design is how eco friendly, is it? Um, I was not able to say so I was not able to see all the details. So but I am really very, very concerned of the continued obstruction to the process of completing beginning. And completing the wellness Center. This Center will serve the most vulnerable in our population who have been in the last -- for all too many years seniors homeless seniors, veterans. I had a time my hours today what we need more than anything else is for us to work together collectively to reestablish justice and equity in our community.

(Audio truncated)

(Please check the attached audio for any inaccuracies)

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The transcript was: [Good](#) [Bad](#)

Share this:



Forwarded original message:

Time: Jun 8, 2020 10:41:19 AM

Click attachment to listen to Voice Message

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 10:54 AM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Nexiwave: Voice Message Attached from (510) 910-1669 - WIRELESS CALLER
Attachments: 5109101669_20200608_104145.wav

From: Nexiwave [mailto:vm-notify@nexiwave.com]
Sent: Monday, June 08, 2020 10:46 AM
To: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: [EXTERNAL] Nexiwave: Voice Message Attached from (510) 910-1669 - WIRELESS CALLER

You have a voicemail from (510) 910-1669

Length: 00:50

Hi, I'm calling, in my support for project PLN two o. dash 0047 or my support for the wellness center, not for this new petition to reopen the whole mess that cost the city a whole bunch of money last time. I support the wellness center and I support it being where it is and, uh, crab, cold and partial by crab coat? Um, my name is Jeanne Johnson? I said at nine twenty. Santa Clara for twenty seven years and I would hate to see this project not move forward we need this in our neighborhood on our Island for, um, people who, uh, need that kind of support. Thank you. Bye.

(Please check the attached audio for any inaccuracies)

Powered by [Nexiwave](#)
The transcript was: [Good](#) [Bad](#)

Share this:  

Forwarded original message:
Time: Jun 8, 2020 10:41:45 AM
Click attachment to listen to Voice Message

Nancy McPeak

From: Henry Dong
Sent: Saturday, June 6, 2020 7:56 PM
To: Nancy McPeak
Cc: Celena Chen
Subject: FW: [EXTERNAL] PLN20-0047 Appeal of Design Review Approval- 1245 McKay Ave

From: Ammonitee . [mailto:fey.adelstein@gmail.com]
Sent: Friday, June 5, 2020 12:10 PM
To: City Clerk <CLERK@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>
Subject: [EXTERNAL] PLN20-0047 Appeal of Design Review Approval- 1245 McKay Ave

Appeal of Design Review Approval- 1245 McKay Ave--Applicant: Alameda Point Collaborative

"Public hearing to consider an appeal of Design Review Approval No PLN20-0047 to allow the rehabilitation of an approximately 50,517 square-foot existing building for adaptive re-use as a senior convalescent home, replacement of the exterior siding with new horizontal tile siding, replacement of the existing windows with new fixed/awning windows, a redesigned exterior entrance on the south elevation, and a new interior walkway connecting two wings on the north elevation. The project also consists of enclosing existing staircases, breezeways, and balconies around the building. The project increases the floor area of the building by an approximately 8,923-square-feet and increases the existing building by 1,141-square-feet. General plan: Office Zoning: A-P (Administrative Professional) Zoning District."

Dear Alameda Planning Board,

San Francisco and Oakland are trying, but in many ways they are unable to manage the exploding homeless situations on their streets, and in their parks.

By comparison, Alameda has very limited resources to commit to managing such a crises.

Obviously, we need better strategies and institutions to help the homeless, while we also need to make decisions that will protect public health and safety.

The location for the proposed project is very problematic, the biggest issue being it is much too close to the children's educational center at Crab Cove.

Children should not be in close proximity to people with severe mental health issues.

Because of this location one must ask, who would be accountable if a child were attacked by a mental health patient from this facility ?

The small parks at Crab Cove, Crown Beach and Washington Square are some of the most intensively used for recreation in the Bay Area. Clearly homeless camping in our parks directly conflicts with recreational use and has a negative impact.

The homeless encampments also present safety issues that Alameda police and first responders must attend to. To be realistic we need to account for how a growing homeless population is taxing our first responders, and figure how costly this aspect will become for the city in the future.

This application has notable inconsistencies :

Most concerning is that, due to the designated A-P zoning, the applicant is planning to provide the following services without a license from the California Department of Public Health :

"Senior Housing 90 units -Medically fragile and aging adults experiencing homelessness in Alameda County who need a safe home to age in dignity and access to health care and other services,

Medical Respite 50 beds - Individuals experiencing homelessness in Alameda County who are being discharged from hospitals or identified in other medical settings as in need of recuperative care,

Resource Center Support Center— local residents City of Alameda residents who are homeless, Primary Care Clinic On-site clinical care for Senior Housing residents, Medical Respite patients, and Resource Center clients"

Given that the above populations are known to have complex physical and mental health issues, one must consider how operating a facility of this scale without a license could lead to a cascade of problems. I am not suggesting that the applicant is mal-intended, but it's important to have oversight of these services. If the facility is to be unlicensed, who then will make the determination that patients and residents are receiving adequate care ? Who will ensure that the conditions are appropriate and, who will prevent neglect and abuse ? Without oversight, problems within the facility could easily radiate to the surrounding park, neighborhood and communities.

Additional inconsistencies :

The number of housing units was originally 80-90, and revised to 99 units.

What/where is the plan for asbestos abatement ?

Thank you for your attention,

Fey Adelstein

Barbara M. Thomas, Esq.

PO Box 1381
Alameda, CA 94501
(510) 205-7007

BarbaraThomasEsq@comcast.net

City of Alameda Planning Board

June 8, 2020

Dear Boardmember:

The Approval of PLN 20-0047 must be set aside as the property is an unremediated toxic site which must be cleaned up before reuse.

Planning Department staff has usurped the authority of the Planning Board and City Council by approving this without following the prescribed applicable mandates. Even so, the Planning Board has no authority to approve this project and must grant the appeal. The City of Alameda Charter allows the Planning Board to make rules, but all ordinances and legal criteria are within the sole province of the City Council. The Objective Design Review Standards adopted by PB Resolution PB 20-04, Feb. 10, 2020, have not been approved by the City Council, and have no legal authority. The granting of the application violates the Alameda Municipal Code (hereinafter "AMC") for Hearings. (AMC 1-8.01 et. seq.).

Any decision on whether this application meets Objective Design Review Standards has been removed from Planning Staff due to the significant public interest it has generated, as evidenced by the first qualified voters' Initiative to rezone the property to Open Space, and the currently pending second voters' Initiative to rezone the property to Open Space. (AMC Sec. 30-36.1.) The application failed to comply with the 10 day Notice Requirements to all owners of property within 100 feet. (AMC 30-36.2.) Most significantly, findings that the proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual (AMC Sec. 30-37.5a.) are required. These findings cannot be made as the application is not consistent with the General Plan - which designates this Office, nor the Zoning Ordinance which prohibits "Housing" in the Administrative Professional Zone (AMC Sec. 30-4.7 - A-P, Administrative—Professional District), or Measure A, Charter Sec. XXVII, which precludes construction of multiple units and AMC Sec.30-8 which governs conversion to multiple houses.

The 2018 Environmental Assessment contracted for by Alameda Point Collaborative, Inc. (hereinafter "APC"), in compliance with the National Environmental Protection Act, contains substantial information as to toxic and hazardous materials found in and throughout the structures on the property. In 2012, the estimated removal cost of the asbestos alone was \$8,100,000.00. This did not include cleanup of any the soil, for the previous LUST or SPILL sites. The estimate was based on non-destructive testing, with a caveat that GSA requires destructive testing and cleanup of all buildings before the federal government could reuse any building for any purpose.

APC was queried repeatedly during its application to US Department of Health and Human Services Department for this property, whether "Housing" was contemplated on the site. APC repeatedly responded that "No Housing" would be built on this property. The City of Alameda General Plan Housing Element Background Report 2015-2023 does not list this site for "Housing". In this Report under "Environmental Constraints", "Hazardous Materials ". . . . all of the housing element site are either already remediated of their hazardous materials and ready for residential use or in the process of being remediated of hazardous materials to allow for residential use pursuant to approved plans by the appropriate regulatory agency." (City of Alameda Housing Element Background Report p. 45.)

Lastly, the entire property is on the legally construed City of Alameda Study List which gives authority over the design to the Historic Advisory Board. (City of Alameda Charter ARTICLE XXVIII; AMC (Secs.13-21 et. Seq.)

Approval of the application violates the California Environmental Quality Act (hereinafter "CEQA") in that no notice was given as required to the adjacent businesses or the Public at large, in either the original CEQA proceedings or these proceedings, Nor was notice given to the following agencies whose approval is required the Bay Area Air Quality Management District ("BAAQMD"), East Bay Municipal Utility District ("EBMUD"), California Department of Toxic Substance Control ("CDTSC"), California Department of Historic Preservation ("CDHP") and the SF Bay Area Area Conservation and Development Commission ("BCDC").

The original CEQA approval is currently on appeal, and any subsequent approvals based on the same purported CEQA approval will also be subject to challenge and being set aside on the bases set forth in Alameda County Superior Court Case No. RG 18933140. (Public Resources Code §21092; CEQA Guidelines, §15072(a), §15073, §15074(b).)

The approval violates City of Alameda City Council Resolutions Nos. 15461, 15474, 15476, and Alameda Ordinance 3234. No Formal Mitigation was provided as required for the removal of toxic and hazardous materials contained throughout the buildings, soil, surrounding water and air. No provision was implemented to safely mitigate the hazardous materials. It should be noted that the project is within 1/4 mile of a public school which triggers additional requirements under CEQA. It is within one mile of one of the largest Superfund Clean-up sites in the United States. On one hand the City of Alameda admits that the property requires removal of hazardous materials, while resolving to require a plan for qualified removal experts when found, none has been required before approving the application. (<https://www.alamedaca.gov/GOVERNMENT/FAQs/McKay>).

The timing of the appeal and running of appeal period violates both the spirit and law of the Presidential, Gubernatorial and all local Emergency Orders put into place due to the Coronavirus.

APC obtained the lease for this property based on its representations that "No Housing" would be built. Instead it sought to build medical (Federally Qualified Health Center "FQHC"), hospice and convalescent facilities on this unremediated site for homeless with "complex medical issues". Any facility in the state of California that operates with nurses and doctors on site is required to be licensed by the State of California. The California Department of Public Health will not issue any licenses on this site without remediation of the toxic and hazardous substances.

For the foregoing reasons, I respectfully request the Planning Board grant this appeal and deny approval of this project; further that it order the refund of the \$2082.00 demanded by Planning staff in order to challenge their illegal approval.

Sincerely,

Barbara M. Thomas



AEI Consultants

April 6, 2018

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Identification:

620 Central Avenue
Alameda, Alameda County, California 94501

AEI Project No. 384316

Prepared For:

APC
677 West Ranger Avenue
Alameda, California 94501

Prepared By:

AEI Consultants
2500 Camino Diablo, Suite 100
Walnut Creek, California 94597-3940
(925) 746-6000

Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

or petroleum products allowed to remain in place subject to the implementation of required controls.

- According to files with the ACDEH, approximately 50 gallons of hydraulic elevator fluid leaked from a pipe in Building 2C in September 2009. A pressure test was performed and it was determined that the leak had occurred from an underground hydraulic supply line located beneath the sidewalks and street, not the elevator piston. In January 2010, a trench was excavated to expose the hydraulic fluid lines. The trench was excavated to a depth of 3.5 feet bgs. Soil samples were collected as part of the excavation. Two of the seven soil samples detected elevated concentrations of TPH as hydraulic oil (TPH-ho). PCBs were not detected. Additionally, the old supply and return hydraulic lines for the elevator were replaced and placed within secondary containment to prevent future leaks.

In September 2010, seven borings were drilled on the subject property and analyzed for TPH-ho. Seven soil samples and seven groundwater samples were collected from the subject property. The soil samples detected maximum concentrations of TPH-ho at 8,900 ppm. The groundwater samples detected maximum concentrations of TPH-ho at 1,300 ppb. Based on the analytical results, Haley & Aldrich (H&A) concluded that since the TPH-ho did not appear to be very mobile and the contamination was limited in extent to the area near the pipeline leak location, no further investigation was recommended. The analytical results were submitted to the ACDEH for review. The ACDEH determined that the subject property qualified for the Low-Threat Closure Policy and the subject property was granted closure on September 15, 2014. It should be noted that the closure letter indicates that excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

- The subject property and the south adjacent property were listed as a closed LUST cleanup site. According to the database and records with the ACDEH, a 1,000-gallon used oil UST and a 5,000-gallon gasoline UST were removed from the south adjacent property in January 1994. Two 10,000-gallon fuel oil USTs were removed from the subject property in December 1996. The USTs were located southwest of Building 1. Soil and groundwater samples collected during the removal activities detected elevated concentrations of TPH-g, TPH-d, BTEX, and total oil & grease (TOG). Additionally, concentrations of halogenated VOCs were detected above laboratory reporting limits, but below applicable screening levels.

10 groundwater monitoring wells were installed as part of the site investigation. Three of the monitoring wells, AMW-1 through AMW-3, were installed on the subject property. In the most recent sampling of the wells (February 1999), TPH-d was detected in AMW-1 and AMW-3 at concentrations of 53 and 140 ppb, respectively. The sample from AMW-1 detected xylenes at 0.6 ppb. TPH-g, benzene, toluene, ethylbenzene, and TOG were not detected above laboratory reporting limits. The analytical results were submitted to the ACDEH for review and the subject property and south adjacent property were granted closure on August 15, 2003.



Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1939	Southern portion of the property is developed with a portion of a race track. The southwest portion of the property is submerged beneath the San Francisco Bay. The remainder of the property is vacant land	Aerial photographs
1946 - 2005	Developed with Buildings 1, 2A, 2B, 2C, 2D, and the Pump House and five additional commercial/government buildings	Aerial photographs, Sanborn map
2012 - present	Developed with the current government buildings	Aerial photograph, site reconnaissance

The immediately surrounding properties consist of the following:

Direction from Site	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Neptune Court (600 Central Avenue) Neptune's Restaurant (630 Central Avenue)	LUST, Alameda LOP
East	Shopping Center (650 Central Avenue) Apartments (1327 Webster Street)	None identified
Southeast	Robert W. Crown Memorial State Beach (1231 McKay Avenue)	California Environmental Reporting System Hazardous Waste Site (CERS HAZ)
South	Vacant government buildings (1251 McKay Avenue)	Cleanup Sites, LUST, Alameda LOP (2), HAZNET, Historical Hazardous Substance Storage (HHSS), FINDS/FRS, Historical Tank
West	Townhomes (520 Queens Road)	None identified
Northwest	Villa Marina Apartments (550 Central Avenue) Marine View Apartments (564 Central Avenue)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances



1.0 INTRODUCTION

This report documents the methods and findings of the Phase I ESA performed in conformance with AEI's contract and scope and limitations of ASTM Standard Practice E1527-13 and the EPA *Standards and Practices for All Appropriate Inquiries* (40 CFR Part 312) for the property located at 620 Central Avenue, Alameda, Alameda County, California (Appendix A: Figures and Appendix B: Property Photographs).

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMS, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-13. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.



1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-13 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the ASTM Standard Practice E1527-13.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I ESA is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, current subject property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.



AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 LIMITING CONDITIONS/DEVIATIONS

The performance of this Phase I ESA was limited by the following:

- The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.
- According to a representative of the General Services Administration, the USDA prepared a facility closure report for their activities on the subject property. Based on AEI's regulatory research, a facility closure report was not required by the regulatory agencies. The closure report was not provided for AEI's review; however, based on the lack of a requirement for the closure report, this limitation is not expected to significantly alter the Findings of this assessment.

1.6 DATA FAILURE AND DATA GAPS

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-13, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-13, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

1.6.1 DATA FAILURE

The following data failure was identified during the course of this assessment:

Data Failure	<p>The earliest historical resource obtained during this assessment was an aerial photograph from 1939. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure.</p> <p>In the 1939 aerial photograph, the subject property was developed with a portion of a race track. Based on the redevelopment of the property prior to 1946 and the subsurface investigations which have been performed on site, this data failure is not expected to significantly alter the Findings of this assessment.</p>
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3.0 HISTORICAL REVIEW OF SITE AND VICINITY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
Prior to 1939	Unknown use/Data failure; refer to Section 1.6.1	Aerial photographs, Sanborn maps, agency records
1939	Southern portion of the property is developed with a portion of a race track. The southwest portion of the property is submerged beneath the San Francisco Bay. The remainder of the property is vacant land	Aerial photographs
1946 - 2005	Developed with Buildings 1, 2A, 2B, 2C, 2D, and the Pump House and five additional commercial/government buildings	Aerial photographs, Sanborn map
2012 - present	Developed with the current government buildings	Aerial photograph, site reconnaissance

Based on review historical sources, the southwest portion of the subject property was previously located under water until the filling of the site prior to 1946. The source and nature of the fill materials is unknown. The fill material has the potential to have originated from the dredging of nearby harbor areas and may contain elevated levels of metals and/or petroleum product constituents. However, the entire area of the subject property is either paved over or covered by improvements that make direct contact with any potential remaining concentrations in the soil unlikely. Furthermore, the subject property is developed and used for commercial purposes and thus no further action is warranted at this time. However, in the event the subject property undergoes future development activities, AEI recommends proper soil characterization, as well as management and disposal of any contaminated soils that are identified.

If available, copies of historical sources are provided in the report appendices.

3.1 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the EDR collection of aerial photographs. Aerial photographs were reviewed for the following years:

Year(s)	Subject Property Description	Adjacent Site Descriptions
1939	The southern portion of the property appears to be developed with a portion of a race track. The remainder of the property is parking lot/vacant land. The southwestern portion of the property is submerged beneath the San Francisco Bay	NORTH: Apartments EAST: Park SOUTHEAST: Race track and park SOUTH: Race track WEST: San Francisco Bay NORTHWEST: Residences and San Francisco Bay



6.1.3 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

Question	Response/ Comment
1. Environmental liens that are filed or recorded against the property (40 CFR 312.25) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	Information not provided
2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)). Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	Information not provided
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	Information not provided
4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	Information not provided



Question	Response/ Comment
<p>5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).</p> <p>Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:</p> <p>(a) Do you know the past uses of the property?</p> <p>(b) Do you know of specific chemicals that are present or once were present at the property?</p> <p>(c) Do you know of spills or other chemical releases that have taken place at the property?</p> <p>(d) Do you know of any environmental cleanups that have taken place at the property?</p>	Information not provided
<p>6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).</p> <p>Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?</p>	Information not provided

6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

Documentation was provided to AEI during this assessment. A summary of this information follows:

Bulk Asbestos Survey (Alameda FSC Buildings), prepared by SCA Environmental, Inc. (October 2007)

An asbestos survey was performed on the subject property by SCA in October 2007. As part of the asbestos survey, 42 samples were collected from Building 1. The following samples detected asbestos:

- Floor sheeting with off-white backing (30 - 40% chrysotile asbestos)
- Asbestos off-white putty & caulking on windows (1 - 3% chrysotile asbestos)
- Asbestos transite wall shingles (15 - 20% chrysotile asbestos)

50 samples were collected from Building 2A. The following samples detected asbestos:

- 12"x12" beige vinyl floor tile (5 - 10% chrysotile asbestos)
- Wall sheetrock with tape & off-white joint compound (<1% chrysotile asbestos)
- White pipe insulation (10 - 15% chrysotile asbestos)
- Asbestos tan/brown paper (40 - 50% chrysotile asbestos)
- Soil contaminated by aircell TSI (1 - 50% chrysotile asbestos)
- Asbestos beige-painted gray transite wall shingles (10 - 15% chrysotile asbestos)
- Gray exterior caulk around windows & door frames (5 - 10% chrysotile asbestos)



- asbestos tan/green/brown paint and caulk around windows and door frames (1 - 5% chrysotile asbestos)

55 samples were collected from Building 2B. The following samples detected asbestos:

- Wall & ceiling sheetrock with tape and gold joint compound (<1% chrysotile asbestos)
- Linoleum flooring (40 -50% chrysotile asbestos)
- Gray caulk around interior door frames (3 - 5% chrysotile asbestos)
- Linoleum flooring (1 - 50% chrysotile asbestos)
- Red cement flooring (1 - 3% chrysotile asbestos)
- Untextured wall sheetrock (<1% chrysotile asbestos)
- Untextured ceiling sheetrock (<1% chrysotile asbestos)
- Asbestos beige painted gray transite wall shingles (10 - 15% chrysotile asbestos)

57 samples were collected from Building 2C. The following samples detected asbestos:

- Untextured wall sheetrock (<1% chrysotile asbestos)
- Linoleum flooring (40 - 50% chrysotile asbestos)
- Red cementitious flooring (1 - 3% chrysotile asbestos)
- Mudded fitting (10 - 15% chrysotile asbestos)
- Air cell insulation (30 -40% chrysotile asbestos)
- Asbestos beige/tank painted gray transite wall singles (15 - 20% chrysotile asbestos)

95 samples were collected from Building 2D. The following samples detected asbestos:

- Untextured sheetrock (<1% chrysotile asbestos)
- 12"x12" beige floor tile (2 - 5% chrysotile asbestos)
- Asbestos 12"x12" floor tiles in various colors and black mastic (3 - 5% chrysotile asbestos)
- Beige/off-white vinyl sheeting (40 -50% chrysotile asbestos)
- Textured wall sheetrock (<1% chrysotile asbestos)
- Negative gray non-skid membrane with asbestos gray caulk (5 - 10% chrysotile asbestos)
- Asbestos beige/tank painted gray transite wall shingles (15 - 20% chrysotile asbestos)
- Asbestos beige/gold painted transite wall shingles (15 - 20% chrysotile asbestos)

25 samples were collected from the storage sheds on the subject property. The following samples detected asbestos:

- Asbestos beige/gold painted transite wall shingles (15 - 20% chrysotile asbestos)



- Exterior 1'x2' transite wall shingles (15 - 20% chrysotile asbestos)
- Asbestos black caulk/putty with gold/green paint (3 - 5% chrysotile asbestos)
- Interior and exterior brown paint on CMU walls (1 - 3% chrysotile asbestos)
- Asbestos PAINT-902 & minor asbestos skimcoat (<1 - 3% chrysotile asbestos)
- Asbestos 9x9 vinyl floor tile (10 - 15% chrysotile asbestos)

2016 Chemical Inventory

AEI was provided an inventory of the hazardous substances stored on the subject property in 2016. Hazardous substances stored on the subject property consisted of diesel, acids, bases, alcohols, various solvents, and compressed gases. With the exception of the diesel fuel, which is stored in a 500-gallon tank in the emergency generator, all hazardous substances were stored in small containers (five gallons or less).

Copies of the documents are included in the appendices.

Note: If the above reports were not prepared by AEI, the information obtained was not verified for accuracy and a critique of the reports is beyond the scope of this assessment.

6.4 ENVIRONMENTAL LIEN SEARCH

In accordance with our approved scope of services, an environmental lien search was not performed as part of this assessment.



8.0 NON-ASTM SERVICES

8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Commercial use of ACM began in the early 1900's and peaked in the period between 1940 and into the 1970's. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for ACM was evaluated based the USEPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). In 1973 the NESHAPS banned the use of most spray-applied surfacing ACM, specifically asbestos containing spray-on fireproofing and insulation. Subsequent revisions to this regulation in 1975 and 1978 effectively eliminated the use of friable pre-molded pipe, boiler, turbine, and duct insulation; and the spray application of friable asbestos-containing materials for all uses in buildings. In 1989 the EPA issued regulations to ban some asbestos-containing products and phase out most others over a multi-year period. The "Ban and Phase-Down" rule was challenged in court and the regulation remanded to the agency. As a result, any asbestos-containing products then "in commerce" would not be banned. Those not in commerce would be banned. Those materials "banned" could not be sold. It did not affect such materials already installed, or in use. Most US firms voluntarily ceased production of asbestos containing building materials not covered by the aforementioned Federal bans by the mid-1980's. In 1994, the OSHA determined that employers and building owners are required to treat installed thermal system installation and sprayed on and troweled-on surfacing materials, as well as vinyl or asphalt flooring material, as ACM in buildings constructed no later than 1980 until tested by laboratory analysis to prove otherwise.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Due to the age of the subject property buildings, there is a potential that ACMs are present, and according to a 2007 asbestos survey report (Section 6.3), ACMs are confirmed as present. A limited list of typical suspect ACMs is included in the following table:



Material Type	Location
Plaster (acoustical and smooth)	Walls and ceilings
Ceiling tile	Ceiling systems
Thermal systems insulations, packings, and gaskets	Heating systems, cooling systems, domestic and heating and cooling piping, ductwork, and other equipment
Floor tile and associate mastics, flooring felts, and papers (under hardwood/other)	Floors
Vinyl sheet flooring and adhesives	Floors
Cove base and associated mastics	Walls
Ceramic tile adhesives and grouts	Walls, floors, and ceilings
All adhesives	Mirrors, wall coverings, construction, etc.
Grout and caulking	Windows and doors
Gypsum board, tape, and joint compound	Wall and ceiling systems
Insulation materials	Walls, ceilings, and attic spaces
Roofing materials (felts, rolled, shingle, flashings, adhesives, tar, and insulations)	Roof and parapet wall systems
Brick and block, mortars	Walls

The observed suspect ACMs at the subject property were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Based on the potential presence of ACMs, AEI recommends the implementation of an O&M Plan which stipulates that the repair and maintenance of damaged materials should be performed to protect the health and safety of the building occupants. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs.

8.2 LEAD-BASED PAINT

LBP is defined as any paint, varnish, stain, or other applied coating that has ≥ 1 mg/cm² (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, or federally owned or subsidized housing is affected by this rule.

Under OSHA, LCP is defined as any paint with any detectable amount of lead present in it. Therefore, all LBP is considered LCP. Conversely, LCP may not meet the criteria to be considered LBP in accordance with HUD guidelines or some states' definition of LBP.



It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching, and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LBP.

In buildings constructed after 1978, it is unlikely that LBP is present; however, some paints utilized after 1978 will be LCP under OSHA. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property buildings, there is a potential that LBP is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

8.3 RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

Radon sampling was not requested as part of this assessment. According to the California Department of Health Services Radon Database, 59 tests were conducted for radon levels in the subject property zip code (94501) in 2016. Only three of the tests exceeded the action level of 4.0 pCi/L set forth by the US EPA. Based on the commercial nature of the property and the lack of subsurface areas, radon does not appear to be a concern. However, radon sampling would be required to determine site-specific radon levels.

8.4 MOLD/INDOOR AIR QUALITY ISSUES

Molds are simple microscopic organisms which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth may occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials, including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting, often play host to such growth. Mold spores primarily cause health problems through the inhalation of spores or the toxins they emit when they are present in large numbers. This can occur when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as



**FACILITY ASBESTOS ACTION PLAN
FOR ASBESTOS CONTAINING MATERIALS
AT THE ALAMEDA FSC BUILDINGS 1, 2A, 2B, 2C, 2D, 8, 9, 10, 12, 13
620 CENTRAL AVE.
ALAMEDA, CA 94501**

PREPARED FOR

**GENERAL SERVICES ADMINISTRATION, REGION 9
SAFETY AND ENVIRONMENTAL HEALTH BRANCH
450 CALDEN COURT AVENUE, 4TH FLOOR, EAST
SAN FRANCISCO, CA 94102**

JULY 2007

SCA PROJECT NUMBER -8597

**SCA ENVIRONMENTAL
334 19TH STREET
OAKLAND, CA 94612
TEL: (510) 645-6200
FAX: (510) 839-6200**

Preliminary Cost Estimate Summary:

Note that materials assumed to be asbestos containing (AAA) in building 1, 2A, 2B, 2C, 2D, 8, 9, 10, 12 & 13 might be determined to be negative following additional bulk sampling, and may account from 29 to 100% of the abatement cost estimate.

BULIDING 1 SUMMARY	Subtotal	% OF TOTAL
ASBESTOS CONTAINING MATERIALS	\$170,900	9%
ASSUMED ASBESTOS CONTAINING MATERIALS	\$1,630,825	91%
TOTAL ABATEMENT COST ESTIMATE	\$1,801,725	100%

BUILDING 2A SUMMARY	Subtotal	% OF TOTAL
ASBESTOS CONTAINING MATERIALS	\$228,088	21%
TRACE (<1%) ASBESTOS CONTAINING MATERIALS	\$304,219	28%
ASSUMED ASBESTOS CONTAINING MATERIALS	\$563,850	51%
TOTAL ABATEMENT COST ESTIMATE	\$1,096,156	100%

BUILDING 2B SUMMARY	Subtotal	% OF TOTAL
ASBESTOS CONTAINING MATERIALS	\$316,750	24%
TRACE (<1%) ASBESTOS CONTAINING MATERIALS	\$534,000	40%
ASSUMED ASBESTOS CONTAINING MATERIALS	\$490,313	37%
TOTAL ABATEMENT COST ESTIMATE	\$1,341,063	100%

BUILDING 2C SUMMARY	Subtotal	% OF TOTAL
ASBESTOS CONTAINING MATERIALS	\$265,950	17%
TRACE (<1%) ASBESTOS CONTAINING MATERIALS	\$831,188	54%
ASSUMED ASBESTOS CONTAINING MATERIALS	\$449,725	29%
TOTAL ABATEMENT COST ESTIMATE	\$1,546,863	100%

BUILDING 2D SUMMARY	Subtotal	% OF TOTAL
ASBESTOS CONTAINING MATERIALS	\$126,256	6%
TRACE (<1%) ASBESTOS CONTAINING MATERIALS	\$654,731	31%
ASSUMED ASBESTOS CONTAINING MATERIALS	\$1,318,713	63%
TOTAL ABATEMENT COST ESTIMATE	\$2,099,700	100%

BUILDING 8 SUMMARY	Subtotal	% OF TOTAL
ASBESTOS CONTAINING MATERIALS	\$3,000	4%
ASSUMED ASBESTOS CONTAINING MATERIALS	\$77,500	96%
TOTAL ABATEMENT COST ESTIMATE	\$80,500	100%

BUILDING 9 SUMMARY	Subtotal	% OF TOTAL
ASSUMED ASBESTOS CONTAINING MATERIALS	\$11,000	100%
TOTAL ABATEMENT COST ESTIMATE	\$11,000	100%

BUILDING 10 SUMMARY	Subtotal	% OF TOTAL
ASBESTOS CONTAINING MATERIALS	\$3,688	10%
ASSUMED ASBESTOS CONTAINING MATERIALS	\$35,000	90%
TOTAL ABATEMENT COST ESTIMATE	\$38,688	100%

BUILDING 12 SUMMARY	Subtotal	% OF TOTAL
ASBESTOS CONTAINING MATERIALS	\$80,750	70%
ASSUMED ASBESTOS CONTAINING MATERIALS	\$34,000	30%
TOTAL ABATEMENT COST ESTIMATE	\$114,750	100%

BUILDING 13 SUMMARY	Subtotal	% OF TOTAL
ASSUMED ASBESTOS CONTAINING MATERIALS	\$4,000	100%
TOTAL ABATEMENT COST ESTIMATE	\$4,000	100%

The following table summarizes the overall estimated abatement cost for all buildings.

All BUILDINGS SUMMARY	Subtotal	% OF TOTAL
ASBESTOS CONTAINING MATERIALS	\$1,195,382	15%
TRACE (<1%) ASBESTOS CONTAINING MATERIALS	\$2,324,138	28%
ASSUMED ASBESTOS CONTAINING MATERIALS	\$4,614,926	57%
TOTAL ABATEMENT COST ESTIMATE	\$8,134,446	100%

11.0 Limitations and Exclusions

SCA warrants that this survey was performed using due care and state of the art techniques. Beyond this, SCA does not warrant or guarantee the survey. This survey was not destructive in nature and was not designed to identify 100% of the ACM in the building. Therefore, GSA requires that a separate, comprehensive destructive asbestos sampling survey prior to any renovation or demolition work, which should include sampling of any assumed and suspect materials identified by SCA but not sampled in this survey.

This document is not a stand-alone document; SCA recommends abatement of materials under the oversight and design of an AHERA-accredited Project Designer and Certified Asbestos Consultant. Although due care is exercised in the course of the survey, concealed materials may be found in the course of abatement or demolition activities.

3.2 Limitations

With regards to the interpretation of this and future asbestos assessments: this survey upon which this FAAP is based (SCA, 2007) was not destructive in nature and was not designed to identify 100% of the asbestos-containing materials (ACM) in the building.

Any newly discovered suspect materials must be sampled before disturbance. In addition, materials that were found to be trace asbestos containing (<1%), may need to be re-analyzed using point-count methods prior to disturbance for the purposes of OSHA standards and disposal compliance.

This plan is to be used for O&M purposes only, and not for the purposes of renovation or demolition activities. GSA requires that a separate, comprehensive destructive asbestos sampling survey prior to any renovation or demolition work.

Note that these buildings were constructed in 1942, as of October 2007, major renovation / abatement project(s) in the last 65 years might have removed / replaced all or most of the ACM. However, it is plausible that residual ACM, such as pipe lagging, are present in wall cavities and/or inaccessible spaces as reported herein.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-8577
(510) 567-8700
FAX (510) 337-9335

September 15, 2014

Lisa Sharp (Sent via e-mail to lisa.sharp@gsa.gov)
Regional Environmental Manager, Safety and Environmental Branch
GSA, Pacific Rim Region (R9)
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102

Subject: Case Closure for Site Cleanup Program Case No. RO0003010 and GeoTracker Global
ID T10000001613, Alameda Federal Building 2C, 620 Central Avenue, Alameda, CA

Dear Ms. Sharp:

This letter confirms the completion of site investigation actions for the soil and groundwater at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation at the subject site with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject SCP case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.swrcb.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

If you have any questions, please call Dilan Roe at (510) 567-6767. Thank you.

Sincerely,

Dilan Roe, P.E.
Program Manager – Land Use & Local Oversight Program

Enclosure: Case Closure Summary

cc: Emma-Louise Cocks, emma.cocks@gsa.gov
Christian Pascual, christian.pascual@gsa.gov
Leslie' Marte, leslie.marte@gsa.gov
Dilan Roe, ACEH, (sent via e-mail to dilan.roe@acgov.org)
Karel Detterman, ACEH, (sent via e-mail karel.detterman@acgov.org)
Geotracker, Electronic File

AR 05728

DIRECT CONTACT CRITERIA – NON-PETROLEUM CONTAMINANTS (Polychlorinated biphenyls [PCBs])	
Are maximum soil concentrations within the upper 10 feet less than relevant screening criteria?	Yes, see Section V, Additional Comments and Conclusions.
Has a determination been made that the potential for direct contact with site contamination in shallow soil (upper 10 feet) poses a low threat to human health and safety under the current land use?	Yes
Has a determination been made that the potential for direct contact with site contamination in shallow soil (upper 10 feet) poses a low threat to human health and safety if land use changes to a residential or other conservative land use in the future?	No

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA – PETROLEUM – HYDRAULIC OIL						
LTCP Direct Contact and Outdoor Air Exposure Specific Scenario under which case was closed: A determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health.						
Are maximum concentrations less than those in Table 1 below?			---			
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 10 feet bgs (ppm)
Site Maximum	Benzene	---	---	---	---	---
LTCP Criteria	Benzene	≤3.9	≤2.6	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	---	---	---	---	---
LTCP Criteria	Ethylbenzene	≤21	≤32	≤39	≤134	≤114
Site Maximum	Naphthalene	---	---	---	---	---
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	---	---	---	---	---
LTCP Criteria	PAHs	≤0.668	NA	≤0.668	NA	≤4.5
If maximum concentrations are greater than those in Table 1, are they less than levels from a site-specific risk assessment?			---			
If maximum concentrations are greater than those in Table 1, has a determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?			Yes, through the use of mitigation measures; see Section V, Additional Comments and Conclusions.			

Nancy McPeak

From: Henry Dong
Sent: Saturday, June 6, 2020 7:58 PM
To: Nancy McPeak
Cc: Celena Chen
Subject: FW: [EXTERNAL] Opposition to the Wellness Center

From: Carmen Diaz [mailto:cmdiaz4@yahoo.com]
Sent: Friday, June 5, 2020 9:49 AM
To: clerk@calamedaca.gov; Henry Dong <HDong@alamedaca.gov>
Subject: [EXTERNAL] Opposition to the Wellness Center

Dear Mr. Dong, Board Members, and City of Alameda at large:

In advance of the planned meeting for the upcoming Monday, I would like to express my opinion on the Wellness Center by Crab Cove.

While the problem of the homeless population really tears at my heart, I still feel the location of this proposed help center is just **completely wrong**.

Help the homeless, YES, find a way, but not in a location so well populated and with a zoning code in-place that prohibits such a purpose. I know this sounds like "not in my backyard" but reality is reality. And definitely the zoning laws are being broken.

I especially oppose the fact because AP Zoning does not allow for Homeless Shelters in that area, the homeless shelters are still being created by naming it a Senior Convalescent Home. Just the sneakiness of that leaves such a poor taste in my mouth. Deceiving every citizen in the island. It takes away from the pride I have always felt in being a resident of Alameda since 1965.

Normally, a senior convalescent facility might not be a super bad idea for the buildings. The fact that behind the scenes, and not so behind the scenes, the whole project is being designed to shelter the homeless population is what makes it a double strike to the area. It will be mainly for the homeless and drug addicted population. There is no way to sugar coated with talks of helping the seniors.

I am copying from someone else below, but I can't find words to express it better and in a shorter version. All the key concerns below are so real.

1. Given its proximity to the Crab Cove Visitor Center which offers extensive children's programming, it seems that a facility of this nature would be better placed elsewhere.
2. Increase in size--the current proposal is for 99 units, plus one for a manager. APC has repeatedly stated an intent for 80-90 units.
3. There is no mention of asbestos removal.

4. Because the A-P zoning does not allow for "homeless shelter" the proposal appears to circumvent this issue by calling it a "senior convalescent home". It's my understanding that the legal definition of a "senior convalescent home" in the state of California is considered a "skilled nursing facility" which requires licensing. However, in its application to the Federal government for the parcel, APC has stated it does not intend to be a "licensed" facility, and instead has proposed "Permanent Supportive Housing" which is inconsistent with the A-P zoning. Considering its intended resident population is chronically homeless with complex medical and mental issues, proposing an "unlicensed" facility is a serious concern. Without oversight from the California Department of Public Health, how can our community be assured that services are delivered properly? In light of the current Covid-19 pandemic where nursing homes have been a hotspot of contagion, it's paramount to ask our leaders to require that a proposal that intends to serve the chronically homeless not only follows the proper zoning laws, but also adheres to licensing oversight.

Respectfully,
Carmen Diaz
Alameda Resident

Nancy McPeak

From: Henry Dong
Sent: Saturday, June 6, 2020 7:52 PM
To: Nancy McPeak
Cc: Celena Chen
Subject: FW: [EXTERNAL] PLN20-0047

From: chadowab@gmail.com [mailto:chadowab@gmail.com]
Sent: Friday, June 5, 2020 8:48 PM
To: City Clerk <CLERK@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>
Cc: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] PLN20-0047

Good Evening,

As a homeowner at the Park-Webster Condominiums, which are directly across the street from the proposed housing, I want to share my concerns about the opening of this facility in our community:

1. It is not clear if the facility has complied with CEQA-NEPA standards. Specifically, it is not clear whether or not there has been any asbestos removal or lead abatement. The building is very old, and I do not doubt that such materials exist within it.
2. It is not clear to me if there will be a plan on how long to keep these residents at the facility, or what to do with them should they leave. It is also not clear whether or not they will be allowed outside on a supervised or unsupervised basis.
3. McKay Avenue is a two-way street, but it is very narrow. It is not clear if there is an evacuation plan for the residents in the event of an emergency. Maneuvering emergency vehicles on this street for such a fragile population will be extremely difficult.
4. The underground garage to Park-Webster Condominiums is directly across the street from the proposed facility. I am concerned about the possibility of residents making their way over to the garage and entering it whenever a car exits or enters. It is unclear as to what security measures will be in place.

Thank you very much.

Sincerely,
Alysa Chadow

P. S.

I understand that APC has characterized this facility as a senior convalescent home rather than a homeless shelter. This new classification requires that the state of California licenses this "new" facility as a skilled nursing facility (SNF). This would include state oversight, which is vital considering the identification of SNFs as hot spots for COVID19. Alameda County is still experiencing numbers of COVID19 cases, and our city does not need to be a vector for any more.

Nancy McPeak

From: Henry Dong
Sent: Saturday, June 6, 2020 7:56 PM
To: Nancy McPeak
Cc: Celena Chen
Subject: FW: [EXTERNAL] Appeal of Design Review Approval Concerns

From: lis cox [mailto:gumpshn@gmail.com]
Sent: Friday, June 5, 2020 12:04 PM
To: Henry Dong <HDong@alamedaca.gov>; clerk@calamedaca.gov
Subject: [EXTERNAL] Appeal of Design Review Approval Concerns

Alameda City Mayor, City Council and Planning Board,

Regarding:

Project Description: PLN20-0047

Appeal of Design Review Approval- 1245 McKay Ave--Applicant: Alameda Point Collaborative

I have a number of ongoing and new concerns.

1. Given its proximity to the Crab Cove Visitor Center which offers extensive children's programming, it seems that a facility of this nature would be better placed elsewhere.
2. This proposal represents an Increase in size--the current proposal is for 99 units, plus one for a manager. Alameda Point Collaborative has repeatedly stated an intent for 80-90 units and this would be an increase.
3. There is no mention of asbestos removal.
4. Because the A-P zoning does not allow for "homeless shelter" the proposal appears to circumvent this issue by calling it a "senior convalescent home".
It's my understanding that the legal definition of a "senior convalescent home" in the state of California is considered a "skilled nursing facility" which requires licensing.
However, in its application to the Federal government for the parcel, Alameda Point Collaborative has stated it does not intend to be a "licensed" facility, and instead has proposed "Permanent Supportive Housing" which is inconsistent with the A-P zoning.
Considering its intended resident population is chronically homeless with complex medical and mental issues,
proposing an "unlicensed" facility is a serious concern.

Without oversight from the California Department of Public Health, how can our community be assured that services are delivered properly?

In light of the current Covid-19 pandemic where nursing homes have been a hotspot of contagion, it's paramount to ask our leaders to require that a proposal that intends to serve the chronically homeless not only follows the proper zoning laws, but also adheres to licensing oversight.

Thank you,

Lis Cox and Dr. Ida Oberman

516 Taylor Ave.
Alameda, CA 94501
510-701-7669

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 9:11 AM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Item 7-B on the June 8th Planning Board Agenda

From: Patricia Yager Delagrange [mailto:yagerdelagrange@gmail.com]
Sent: Monday, June 08, 2020 9:08 AM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Item 7-B on the June 8th Planning Board Agenda

I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047.

In reviewing the appeal, the Planning Board needs to follow the criteria laid out for design review in the Municipal Code. Staff correctly followed the criteria of the design review process. While failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision.

The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors.

It is important for this project to move forward.

Sincerely,

Patricia Yager Delagrange, A Citizen of Alameda since 1962

Nancy McPeak

From: Henry Dong
Sent: Saturday, June 6, 2020 7:54 PM
To: Nancy McPeak
Cc: Celena Chen
Subject: FW: [EXTERNAL] Design Review No PLN20-0047 - 1245 McKay Ave

From: David Diaz [mailto:davidjavierdiaz@gmail.com]
Sent: Friday, June 5, 2020 12:52 PM
To: Henry Dong <HDong@alamedaca.gov>
Subject: [EXTERNAL] Design Review No PLN20-0047 - 1245 McKay Ave

Dear Planning Board,

I am a born and raised Alameda resident, who is in the process of renovating a home that I recently purchased at 516 Central, near Crab Cove. I chose this location because of its proximity to the precious shoreline, path and parks.

My three brothers, friends and I spent a great deal of our childhood playing at Crab Cove and Crown Memorial Beach and we have many fond memories of those carefree days. I learned a great deal about the local bay ecosystem and ecology by participating in Crab Cove Visitor Center lectures and nature explorations in the park and surrounding area. I want future generations to be able to have the same experience.

Now as an adult, I ride my bike, run and walk along the shoreline path on a daily basis and enjoy the diversity of residents and visitors who frequent the park.

I was pleased to learn that there is a concerted effort to help our homeless population, however I am extremely concerned about the location of a Permanent Supportive Housing facility for chronically homeless residents with complex medical and mental issues at this location next to a children's visitor center and regional park.

It is concerning that this proposal circumvents zoning which does not allow for a homeless shelter, by calling it a senior convalescent home. Furthermore a skilled nursing facility without the proper licensing should not be allowed, particularly in light of the current Covid-19 pandemic where nursing homes have been a hotspot of contagion.

I am an advocate for the fair enjoyment of the park and visitor center by everyone, but feel that there has not been enough discussion about how this unlicensed facility will impact the surrounding area and parks and what, if anything, is planned to remedy the situation if evidence of blight begins to occur along McKay Ave. and in the parks.

I urge you to consider this appeal seriously and not approve this design review.

Sincerely,

David

David Diaz
516 Central Ave.
Alameda, CA 94501
(917)453-9836

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 11:23 AM
To: Nancy McPeak
Subject: FW: [EXTERNAL] June 8, 2020 Item 7-B on the Planning Board agenda

From: Romny French [mailto:romny.french@gmail.com]
Sent: Monday, June 08, 2020 11:23 AM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] June 8, 2020 Item 7-B on the Planning Board agenda

Dear City Planning Board,

I write to you today on behalf of item 7-B on the June 8, 2020, Planning Board agenda. I am a long time resident of Alameda and fully support the Wellness Center. Our countries healthcare system is crumbling, and eldercare, especially for those who are low income and or homeless, have been ignored and left to fend for themselves. Alameda is offering an answer to the problem with an ever-increasing population, and it's a problem that is not going away. I have worked for an organization that provided elder care to the communities of San Francisco, East Bay, and South Bay. I have seen first hand the impact that fundamental human rights such as a safe, clean, and supportive environment have made to the elderly population. The Wellness Center takes this a step further and provides support for those ignored and cast away elderly who have lost their homes and have no family support system.

Allowing individuals to continue to thwart any attempt to further the project is a waste of time, energy, and resources from everyone. The residents of Alameda spoke loud and clear for their approval of this initiative, as evidenced by the April 2019 special election. I have read the design review application, staff report, and appeal, and it is clear that all protocols were followed to the law. Their seven arguments are frivolous, not to mention proven to be unfounded by staff responses. Further egregious attempts to delay this critical initiative should be stopped. The City of Alameda is dealing with a tender political climate that other pressing matters that require it's attention. Those who continue to abuse the City of Alameda resources, time, and energy need to knock it off.

Thank you for your time.

Romny French
Alameda Resident

Nancy McPeak

From: Brittany Gentile <bgentile@gmail.com>
Sent: Saturday, June 6, 2020 5:06 PM
To: City Clerk; Jeffrey Cavanaugh; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Andrew Thomas; Nancy McPeak
Subject: [EXTERNAL] Support for Wellness Center

Dear Planning Board,

We are writing to urge you to support the city staff recommendations that the Planning Board **deny** the Appeal and uphold Design Review Approval No. PLN 20-0047.

Our city held a special election last year, and voted in favor of this much-needed facility to supports our unhoused senior neighbors in need of care. Opponents of the center lost in that election, as well as multiple court challenges.

Nothing about the center has changed since that election, other than even greater need for this facility. Challenging the design of the Wellness Center seems to be an attempt to undo the election.

Please deny the appeal and uphold the already-approved design review.

Sincerely,
Brittany Gentile and Eric Talevich
Alameda homeowners, Seaborn Ct

Nancy McPeak

From: gerrihginsburg@gmail.com
Sent: Sunday, June 7, 2020 12:25 PM
To: Jeffrey Cavanaugh; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; City Clerk; Henry Dong; Nancy McPeak
Subject: [EXTERNAL] Planning Board meeting June 8, 2020: Re: PLN20-0047 Design Review, 1245 McKay Ave.

Planning Board members,

I am an Alameda resident (25+ years) and owner of two Alameda properties. As you consider the design review request for the proposed “wellness center” at 1245 McKay Avenue, I ask you – as the representatives of ALL Alameda residents – to extract honest and complete responses from the Alameda Point Collaborative regarding the following concerns, as the information provided by APC thus far has been misleading and incomplete – and to please act accordingly to protect the interests of ALL Alameda residents.

- Increase in size: APC “sold” its plan to Alameda voters by repeatedly stating it intended to build 80-90 units of senior housing. The current proposal is for 99 units, plus one for a manager – a more than 10% increase. Does this increase the number of set-aside units for City of Alameda residents? This seems like a “bait and switch” – why does the proposal now deviate from the plan that was voted upon?
- Safety: What modifications are being demanded by the Planning Board to protect City residents from COVID-19 or other (future) pandemics? Congregant living facilities such as the one proposed are *at* great risk and *present* great risk to the community in terms of transmission. Have you even considered or asked about this?
- Lack of licensing and oversight: Calling the facility a “senior convalescent home” is misleading and potentially illegal. If care, treatment, and therapies are going to be provided to these residents, the facility needs to adhere to federal and state care standards in exchange for Medicare and Medi-Cal payments. Yet, APC says they will remain unlicensed. Therefore there will be no external oversight or review of the care or the facility. Is the City of Alameda going to be responsible for this oversight and subsequently, assume liability for the facility? Most important: is this a homeless shelter being passed off as a “convalescent home”? You need to make APC accountable for clear statements, definitions, and adherence to State laws.
- Security planning: In my opinion, APC has never provided an adequate plan for security as it relates to those leaving its proposed facility, either voluntarily or involuntarily due to violations. What is the plan to avoid disruption of Crab Cove, its Visitor Center, and programming, if former or rejected “wellness center” clients take up residence in Crab Cove?

As you represent me, an Alameda resident, I expect you to address these concerns and make decisions based on the good of the entire community, not just on behalf of APC or those who will use the facility (the majority of which will not be City of Alameda residents).

Thank you.

Gerri Ginsburg
12 Cove Road
Alameda, CA 94502

Nancy McPeak

From: ALISON GREENE <awgreene@msn.com>
Sent: Saturday, June 6, 2020 4:08 PM
To: Andrew Thomas; Nancy McPeak; City Clerk; Jeffrey Cavanaugh; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague
Subject: [EXTERNAL] Support for Wellness Center - uphold design review PLN20-0047

Dear Planning Board Members,

We are writing to urge you to support the city staff recommendations that the Planning Board **deny** the Appeal and **uphold** Design Review Approval No. PLN 20-0047.

The people of Alameda participated in a costly and contentious special election last year- and decided that our community supports and welcomes our unhoused senior neighbors in need of care. Opponents of the center had the chance to make their case, and the people responded in that election. They have also turned to the court system (multiple times), which did not find a reason to stop the center at any point.

This latest request to challenge the design of the Wellness Center is a transparent attempt to stop the building of this desperately needed facility, regardless of what the people of Alameda have said.

Please do not be distracted by the cynical efforts of well-funded, anonymous property owners who do not speak for our community. We urge you to deny the appeal and uphold the already-approved design review.

Thank you,

Alison Greene and Debra Arbuckle, Alameda homeowners
Pacific Ave

Nancy McPeak

From: Philip Hu <philhualameda@gmail.com>
Sent: Thursday, June 4, 2020 10:10 PM
To: City Clerk
Subject: [EXTERNAL] In Support of the Wellness Center

Planning Board Members:

I am an Alameda resident and I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047.

Thank you,

Phil Hu
Former Alameda School Board Member

Nancy McPeak

From: Henry Dong
Sent: Saturday, June 6, 2020 8:00 PM
To: Nancy McPeak
Cc: Celena Chen
Subject: FW: [EXTERNAL] Crab Cove Homeless Shelter - Project Description: PLN20-0047 - Appeal of Design Review Approval - 1245 McKay Ave - Applicant Point Collaborative

From: James Hudkins [mailto:jimhudkinscpa@gmail.com]
Sent: Friday, June 5, 2020 3:58 AM
To: City Clerk <CLERK@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>; James Hudkins <jimhudkinscpa@gmail.com>; Alameda Community <alamedacommunitycares@gmail.com>
Subject: [EXTERNAL] Crab Cove Homeless Shelter - Project Description: PLN20-0047 - Appeal of Design Review Approval - 1245 McKay Ave - Applicant Point Collaborative

This email is to oppose having a Homeless Shelter at Crab Cove. To call it a Wellness Center at McKay Ave. is deceptive. It is more similar to a Skid Row Rescue Mission. These places do not belong across the street from a Park where children attend programs. These are chronically homeless people with complex medical and mental problems of an often criminal nature. They belong in a Skid Row which is more suited to their path.

Jim Hudkins

Nancy McPeak

From: Joshua Brain Jaffe <joshuabrainjaffe@gmail.com>
Sent: Saturday, June 6, 2020 5:43 PM
To: City Clerk
Cc: Andrew Thomas; Nancy McPeak; Jeffrey Cavanaugh; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague
Subject: [EXTERNAL] McKay Center - Design Approval No. PLN 20-047

Dear Planning Board Members,

I am writing to support the city staff recommendations that the Planning Board **deny** the Appeal and **uphold** Design Review Approval No. PLN 20-0047. The people of Alameda participated in a special election last year and decided that our community supports and welcomes our unhoused senior neighbors in need of care.

Opponents of the center have made their case via special election, and the people responded in that election. The opponents have also turned to the court system (multiple times), which did not find a reason to stop the center at any point.

This latest request to challenge the design of the Wellness Center is a transparent attempt to stop the building of this desperately needed facility, regardless of what the people of Alameda have said.

Please do not be distracted by the cynical efforts of well-funded, anonymous property owners who do not speak for our community. I urge you to deny the appeal and uphold the already-approved design review.

Many citizens of Alameda fought hard and fair for this center which we passionately believe in. Please don't let that noble effort and the majority will of the city be denied due to an unscrupulous minority.

Thank you,

Joshua Brain Jaffe
joshuabrainjaffe@gmail.com

Nancy McPeak

From: Rebecca Jewell <becca.jewell@gmail.com>
Sent: Monday, June 8, 2020 11:48 AM
To: City Clerk; Nancy McPeak; Marilyn Ezzy Ashcraft; Jim Oddie; Malia Vella; John Knox White; Tony Daysog
Subject: [EXTERNAL] Item 7B on today's agenda

I'm a resident of Alameda. I support the City Staff's work on the Wellness Center. The people have voted, the matter is settled. The Center is coming. Let's end the frivolous delay tactics. Neptune Plaza needs to move through the stages to Acceptance and cooperate with the City and the Center towards a harmonious facility that works with its neighbors.

Sincerely,
Rebecca Jewell
1832 Yale Dr.
Alameda

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 12:21 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Wellness Center

From: Karen Kenney [mailto:karenkenney1954@gmail.com]
Sent: Monday, June 08, 2020 12:18 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Wellness Center

Dear Planning Board members,

I am writing about item 7-B on the June 8th agenda. I strongly support the staff recommendation to deny the Appeal and uphold Design Review Approval No. PLN 20-0047. The Appeal is clearly a disingenuous action and instead a third inning attempt to block the building of the Wellness Center.

More than ever, the services that the Wellness Center will provide to our older adults. The Corvid crisis is one example of why we need care for our seniors.

Respectfully,

Karen Kenney

Nancy McPeak

From: Henry Dong
Sent: Saturday, June 6, 2020 7:59 PM
To: Nancy McPeak
Cc: Celena Chen
Subject: FW: [EXTERNAL] I have concerns about 1245 McKay Ave

From: Christine Kanbergs [mailto:midchrisme@gmail.com]
Sent: Friday, June 5, 2020 9:42 AM
To: Henry Dong <HDong@alamedaca.gov>; City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] I have concerns about 1245 McKay Ave

My concerns are clearly voiced in this email which I have included from a copy of concerns many of us in Alameda share.
Just because it is from a group email it should not be considered any less important.
I own a child care in the community and have to follow strict guidelines. These are important for the well being of the people I serve.

The guidelines that are required for the McKay project must have a plan for implementing and continual over site in place.
A senior convalescent home requires qualified staff that is able to implement and adhered to guidelines and health care concerns of the aging population. I know the value of this care as my mother is 91yrs old in a small care home and requires different medical service then I do and there is strict over site by Community Care Licensing which is the State of CA licensing Agency.
Have the parties involved secured or will secure the required license as required by the State of CA for Senior Care Facilities.
Has there been lead and asbestos testing and removal, very important in older building.
All of my concerns are listed below in the group email.

I want to highlight the concerns for children and families. One incident is all it takes for one person to be scared for life.

Project Description: PLN20-0047
Appeal of Design Review Approval- 1245 McKay Ave--Applicant: Alameda Point Collaborative

Public hearing to consider an appeal of Design Review Approval No PLN20-0047 to allow the rehabilitation of an approximately 50,517 square-foot existing building for adaptive re-use as a senior convalescent home, replacement of the exterior siding with new horizontal tile siding, replacement of the existing windows with new fixed/awning windows, a redesigned exterior entrance on the south elevation, and a new interior walkway connecting two wings on the north elevation. The project also consists of enclosing existing staircases, breezeways, and balconies around the building. The project increases the floor area of the building by an approximately 8,923-square-feet and increases the existing building by 1,141-square-feet. General plan: Office Zoning: A-P (Administrative Professional) Zoning District.

Key concerns:

1. Given its proximity to the Crab Cove Visitor Center which offers extensive children's programming, it seems that a facility of this nature would be better placed elsewhere.
2. Increase in size--the current proposal is for 99 units, plus one for a manager. APC has repeatedly stated an intent for 80-90 units.
3. There is no mention of asbestos removal.
4. Because the A-P zoning does not allow for "homeless shelter" the proposal appears to circumvent this issue by calling it a "senior convalescent home". It's my understanding that the legal definition of a "senior convalescent home" in the state of California is considered a "skilled nursing facility" which requires licensing. However, in its application to the Federal government for the parcel, APC has stated it does not intend to be a "licensed" facility, and instead has proposed "Permanent Supportive Housing" which is inconsistent with the A-P zoning. Considering its intended resident population is chronically homeless with complex medical and mental issues, proposing an "unlicensed" facility is a serious concern. Without oversight from the California Department of Public Health, how can our community be assured that services are delivered properly? In light of the current Covid-19 pandemic where nursing homes have been a hotspot of contagion, it's paramount to ask our leaders to require that a proposal that intends to serve the chronically homeless not only follows the proper zoning laws, but also adheres to licensing oversight.

Thank you for your service

Thank you for hearing the voice of a lifelong Alameda citizen.

Christine Kanbergs

Nancy McPeak

From: Lara Weisiger
Sent: Thursday, June 4, 2020 5:22 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Proposed Alameda Wellness Center

From: Teri Kennedy [mailto:tmkenney325@gmail.com]
Sent: Thursday, June 04, 2020 5:18 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Proposed Alameda Wellness Center

Dear Ms Weisiger and Planning Board Members,
I am writing in regards to item 7-B on the 6/8/20 meeting agenda. I fully support the staff recommendation to deny the appeal of Mr Healy et al. They have not raised any issue that would be cause to deny the project, as staff correctly concluded. I am convinced that a small group of people are trying to derail this project out of greed, NIMBYism, or some other misguided sense of "ownership" of our city. I've lived in Alameda for 30 years, worked in our public schools and raised my child here. I worked to pass Measure A last year because I believe this project, in this location, is the best use of the space and that it will ultimately be a safe and comfortable place of respite for many of our unhoused neighbors. Let's not delay any longer!

Thank you,
Teri Kennedy
1412 San Jose Ave
Alameda

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 12:13 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Tonight's Planning Board Agenda Item 7B

From: Keith McCoy [mailto:keith@urbanmixdevelopment.com]
Sent: Monday, June 08, 2020 11:30 AM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Tonight's Planning Board Agenda Item 7B

I strongly support Staff's Recommendation to **DENY** the Design Review Appeal for the much needed Wellness Center!

Thank you,
Keith McCoy
Founding Partner

UrbanMix Development
149 New Montgomery St. 4th Floor
San Francisco, CA 94105
[\(510\) 225-9270](tel:5102259270): main
[\(510\) 225-4046](tel:5102254046): fax
[\(510\) 541-7800](tel:5105417800): mbl

www.urbanmixdevelopment.com

Nancy McPeak

From: Henry Dong
Sent: Saturday, June 6, 2020 7:59 PM
To: Nancy McPeak
Cc: Celena Chen
Subject: FW: Crab Cove Conv. Center

From: Daniel Nackerman [mailto:dnackerman@haslcutah.org]
Sent: Friday, June 5, 2020 6:37 AM
To: Henry Dong <HDong@alamedaca.gov>
Subject: [EXTERNAL] Crab Cove Conv. Center

Dear Alameda Clerk:

Having lived in Alameda for over 25 years I am of the opinion there are many, many residents with a big heart and a wise mind.

To have 99 respite care residents over age 62 in a city of 75,000 + seems very caring and of relatively low impact. Yes those residents MAY have been homeless - and they are very sick seniors by definition - but I can assure you they will be responsible, appreciative citizens.

How do I know? I am in that very business....

(Note my kids spent thousands of joyful hours at Crab Cove - always supervised...)

Daniel Nackerman

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Nancy McPeak

From: Henry Dong
Sent: Saturday, June 6, 2020 7:51 PM
To: Nancy McPeak
Cc: Celena Chen
Subject: FW: [EXTERNAL] PROJECT PLN20-0047

From: Peter [mailto:salty1938@yahoo.com]
Sent: Saturday, June 6, 2020 6:25 AM
To: Henry Dong <HDong@alamedaca.gov>; City Clerk <CLERK@alamedaca.gov>; editor@alamedasun.com
Subject: [EXTERNAL] PROJECT PLN20-0047

The so called "Senior Convalescent Home" is a TROJAN HORSE!!
The facility will be used primarily to bring in overflow of chronic drug addict, alcoholics, mental patients from all Alameda County Hospitals, Clinics and other over crowded facilities, strictly for profit. The overflow of "patients" will hang out around McKay Ave. and Crab Cove Park visitor Center, resulting in litter, dirty needles, human feces, homeless encampment and crime!

Crab Cove is visited by thousands of children of all ages, year around, with the only access thru McKay Ave. Little children from kindergarten and pre-school holding hands marching down on both side of the street daily. Exposing them to the clientele of such facility would be extremely dangerous and irresponsible!
Adjacent Crown Memorial Beach is also visited and enjoyed by thousands of families year around.

Clearly this location is not in the best interest of the City of Alameda residents, or our park visitors. Alameda Point Collaborative has unlimited space to expend they existing facilities at Alameda Point. They only motive to acquire this facility is greed! Please don't be fooled. Prevent a potential mayhem this facility will bring to our beloved city and our children.

Sincerely;
Peter and Angel Nevada
1327 Webster St. Alameda
Long time homeowners and residents.

Nancy McPeak

From: Casey Owens <caseyaowens@gmail.com>
Sent: Monday, June 8, 2020 11:30 AM
To: City Clerk; Nancy McPeak; Marilyn Ezzy Ashcraft; Jim Oddie; Malia Vella; John Knox White; Tony Daysog; Andrew Thomas; Jeffrey Cavanaugh; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague
Subject: [EXTERNAL] item 7-B on the June 8th Planning Board agenda

Hi. I'm writing in support of Design Review Approval No. PLN 20-0047 and to request denial of the appeal. Further, I'm in support of any option to censure activities of the group continuing to undertake spurious attacks on a community resource supported by Alameda citizens in the April 2019 special election.

The Planning Board needs to follow the criteria laid out for design review in the Municipal Code. Staff correctly followed the criteria of the design review process. While failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning. The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors.

Enough already.

Thank you, Casey Owens
1342 Pearl St, Alameda, CA 94501
650-243-7752

Nancy McPeak

From: Erica Peck <erica.s.peck@gmail.com>
Sent: Monday, June 8, 2020 9:46 AM
To: Jeffrey Cavanaugh; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague
Cc: City Clerk; Andrew Thomas; Nancy McPeak
Subject: [EXTERNAL] Support for PLN 20-047

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Board Members,

I'm writing regarding the challenge to PLN 20-047, which I understand will be discussed at tonight's meeting. This challenge must be denied, and the previous approval of plans upheld. We already voted in a costly special election to support this critically-needed Wellness Center last year, and it needs to move forward. Opponents of the Center have even made multiple attempts to stop its creation in the court system, without success.

This latest request to challenge the design of the Wellness Center is a transparent and cruel attempt to stop the building of this desperately needed facility for our unhoused senior neighbors in need of care. The people of Alameda have spoken, the courts have spoken. Enough is enough.

Sincerely,
Erica Peck
1000 Grand Avenue, Alameda

Sent from my iPhone

Nancy McPeak

From: Henry Dong
Sent: Saturday, June 6, 2020 8:01 PM
To: Nancy McPeak
Cc: Celena Chen
Subject: FW: [EXTERNAL] So called Wellness center PLN20-0047

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

From: Dave Petersen [mailto:daveepetersen@comcast.net]
Sent: Thursday, June 4, 2020 10:34 PM
To: Henry Dong <HDong@alamedaca.gov>
Subject: [EXTERNAL] So called Wellness center PLN20-0047

We are property owners in Alameda. We are writing to express our concerns regarding the so called Wellness center and Respite Center at the McKay Ave. parcel by Crab Cove.

The fact that this is a unlicensed homeless center in the proximity of Crab Cove where children frequent is a safety concern. If patients are not required to stay in the center with supervision they can create an increased problem for the City of Alameda as well as the property owners. We do not want an increased homeless population in Alameda as it will cause more problems for the Police and Fire Departments and increased liability for the home owners and city.

This proposed rehabilitation center or “ Permanent Supportive Housing facility “ should be licensed as a Skilled nursing facility.

This facility will not benefit Alameda or our home values.

Please forward this to all members of the Planning Board.

Thank you for your attention to this important matter.

Sincerely,

Dave Petersen

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 9:48 AM
To: Nancy McPeak
Subject: FW: [EXTERNAL] clerk@alamedaca.gov

From: Jenna Rentz [mailto:jennadies@gmail.com]
Sent: Monday, June 08, 2020 9:43 AM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] clerk@alamedaca.gov

Hello,

My name is Jenna Rentz and I live on 6th Street in Alameda, several blocks from the planned wellness center.

I am writing to ask that you deny the appeal today that is holding up the wellness center construction. I fully support the wellness center being built in my neighborhood. For item 7-B on the planning board agenda, I hope that you deny the appeal and uphold design review approval no. pln 20-0047.

Please make every effort to remove impediments to the building process, and allow unhoused people to be served! One small thing we can do in these difficult times is allow our neighborhood to care for the most vulnerable. It is vital that the wellness center be allowed to complete construction as soon as possible.

Thank you!
Jenna Rentz

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 2:25 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] In the run up to Alameda's April, 2019 special election, APC asserted...

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

From: harveyzu@yahoo.com [mailto:harveyzu@yahoo.com]
Sent: Monday, June 08, 2020 2:23 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] In the run up to ~~the~~ Alameda's April, 2019 special election, APC asserted...

In the run up to Alameda's April, 2019 special election, APC asserted that permanent supportive housing would be provided to frail, homeless seniors. The current plan has zero permanent supportive housing. It is now described as a "senior convalescent home". This is classic bait and switch. On the federal application for the McKay parcel, Doug Biggs wrote "permanent supportive housing will not be provided at the project" and noted that the age 55+ beds would be for homeless "whose severe mental illness causes other assisted living facilities to refuse them." Local politicians who endorsed the proposal were either misinformed or chose not to speak up about how it was being falsely advertised as permanent housing for homeless seniors. Alameda County has already approved over \$7.6 million of A-1 housing bond funds for this project that contains zero housing and is not zoned for housing. The City of Alameda spent almost \$900,000 of taxpayer money to call the unnecessary special election solely at the urging of Mr. Biggs who feared losing funding for this project.

The 2019 Point-in-Time count showed there were 231 homeless in Alameda . Alameda now has 290 homeless shelter beds. APC has 200 units for homeless at the former Naval Air Station, plans 237 additional homeless units there as well as 90 more units for homeless near Target. Homeless from other parts of the county will need to be imported to occupy these units. Homelessness is a regional problem. Alameda has already done more than it's part to help deal with it.

The federal government has extensive documentation about the severe toxic contamination of the McKay Avenue land and buildings. A cursory, unsigned draft of an Initial Study and Mitigated Negative Declaration was approved by the City Council. This document essentially said that if toxics are found on the site, they would be remediated. Given that this site is being proposed for a health facility, such a cavalier response to toxic contamination poses an unacceptable risk to these patients' health and life. This property needs a full environmental analysis under CEQA. It is simply not compassionate to subject homeless seniors to toxic contamination.

Harvey Rosenthal

Sent from my iPad

Nancy McPeak

From: Henry Dong
Sent: Saturday, June 6, 2020 7:55 PM
To: Nancy McPeak
Cc: Celena Chen
Subject: FW: [EXTERNAL] Project Description: PLN20-0047

From: Leonela Sanchez [mailto:lcarrinas@yahoo.com]
Sent: Friday, June 5, 2020 12:49 PM
To: Henry Dong <HDong@alamedaca.gov>
Subject: [EXTERNAL] Project Description: PLN20-0047

Hello

My name is Leonela Sanchez, as a home owner and the 1305 Webster street condominm.

My concerns are the following:

1. Given approximately to the Grove gave visitor center Which offers extensive children program made it seems that a facility of this nature would be better place elsewhere
2. And there is no mention of abscess removal
3. Increase in size the current proposal I'm 99 units plus 1 for manager APC as repeatedly stated an intent of 80 to 90 units.
4. Because the AP zoning does not allow for "homeless shelter" the proposal appears to circumvent the issue by calling it a "senior convalescent" home it's my understanding that the legal definition of a senior convalescent in home in the state of California is considered a skilled nursing facility which requires licensing. However in its application to the federal government for the partial APC has stated it does not intend to be license Facility and instead has propose permanent supportive housing which is inconsistent with the AP sone Considering its intent progress suddent population is chronically homeless its complex medical and mental mental issues her proposing an unlicensed facility is a very serious concern. Without the oversight from the California department of public health how can our community be assured that services are complete delivered properly? In light of the current COVID 19th panademic were nursing homes Have been a hotspot and contagious, its paramount to ask our leaders to require that a proposal that intends to serve the chronically homeless not only follows a proper zoning laws oversights.
5. AND how this plan will impact real estate value of the area.
6. Saftey in the neighborhood
7. Will there be security onsite 24/7?

Thank you.

[Sent from Yahoo Mail on Android](#)

Nancy McPeak

From: Ayse Sercan <asercan@gmail.com>
Sent: Saturday, June 6, 2020 4:07 PM
To: Ayse Sercan
Subject: [EXTERNAL] Support for PLN 20-0047

I'm a longtime Alameda resident, homeowner, and an architect in this city. This fight against the Wellness Center is ridiculous and a waste of city resources that could be used for our homeless neighbors.

I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047.

Thank you.

(I copied this note to multiple recipients in the city so to save you accidental reply-to-all I've used Bcc.)

--

Ayse Sercan, Architect, LEED AP BD+C
510-508-1805

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 12:13 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] McKay Ave. Wellness Center Project

From: Susan Serventi [mailto:susanserventi@sbcglobal.net]
Sent: Monday, June 08, 2020 11:46 AM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] McKay Ave. Wellness Center Project

Attention: Alameda Planning Board

My husband and I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047. We very strongly feel that the appeal has nothing to do with this aspect of the review and that this project is necessary to our community and should move forward as voted on by our community.

With respect to the process, the Planning Board needs to follow the criteria laid out for design review in the Municipal Code. There seems to be no question that Staff has correctly followed the criteria of the design review process and should continue to do so.

What the appellants are trying to do is throw another roadblock in the way of carrying out the desires of the community by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision.

The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors.

Thank you for your time and consideration. Vote to move forward; we already did!

Susan and Jerry Serventi

The Serventi Family

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 10:18 AM
To: Nancy McPeak
Subject: FW: [EXTERNAL] SMS from +14158456894

From: +14158456894@textmagic.com [mailto:+14158456894@textmagic.com]
Sent: Monday, June 08, 2020 10:16 AM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] SMS from +14158456894

I am writing in regard to item 7b on today's Planning Board agenda. I am in support of denying the appeal. The staff followed the criteria of the design review process. The appeal only serves to delay the project by rehashing details that have been previously approved. Delaying the project will only harm our homeless elders and other unhoused neighbors who need these critical services. My interest is as an individual member of the community. Thank you. Seana Summers 2110 Santa Clara

Message from: +14158456894, 8 Jun 2020 13:15
To: **Lara Weisiger** (+15107474802)

[View this conversation in SMS Chat](#)

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Nancy McPeak

From: Excellent Excellence <velocins@aol.com>
Sent: Monday, June 8, 2020 8:24 AM
To: City Clerk; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Jim Oddie; Malia Vella; John Knox White; Tony Daysog
Subject: [EXTERNAL] Re: Alameda Wellness Center design review application

Hello to the members of the Alameda Planning Board, City Council and everyone reading this,

I represent every Alameda resident that is against hatred fear and Hobophobia. I support the Wellness Center and I support the people who have dedicated their lives to help people in need. I don't support the hatred, fear based attacks, and harassment that the opposition has used as tactics to force their narrow bigoted view of what Alameda should look like. I am against the continued expensive and outrageous opposition that is funded by the owner of Neptune Plaza, a man that doesn't live in Alameda but happily takes our money then uses it against us. The shameful draining of crucial city time, money and resources that the opposition is guilty of needs to stop right now.

- I support the staff recommendations that the Planning Board deny the Appeal and uphold Design Review Approval No. PLN 20-0047
- In reviewing the appeal, the Planning Board needs to follow the criteria laid out for design review in the Municipal Code. Staff correctly followed the criteria of the design review process.
- While failing to address directly any of the design review criteria, the appellants are trying to delay the project by rehashing decisions that were previously approved and settled by the Planning Board in 2018 when they found the proposed use compatible with the existing zoning and by the voters of Alameda in a special election in April 2019 that reaffirmed this decision.

The planning board should not allow the appeal process to be subverted to delay and deny critical services for homeless elders and other unhoused neighbors.

Thank you,
Suzanne Vinson

Please excuse any typos or brevity

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 2:25 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] RE: Wellness Center, item 7-B on agenda 6/8/2020

From: Lauren Daley [mailto:daleylauren@gmail.com]
Sent: Monday, June 08, 2020 2:15 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] RE: Wellness Center, item 7-B on agenda 6/8/2020

Dear Planning Board,

I am writing in strong support of the current Wellness Center design that I have reviewed on their design review application. I hope you will not entertain the appeal brought by the opponents of the proposed center.

I am a design professional with over 20 years of experience in residential and commercial/hospitality design. When I look at the 22 pages of plans, I see a project that will enhance the McKay streetscape. The proposed color palette is lovely and I love the "wave" awning structure and screening details.

I support the staff recommendations that the Planning Board deny the appeal and uphold the Design Review Approval No. PLN 20-0047.

Yours sincerely,

Lauren Daley
Alameda, CA

Nancy McPeak

From: Alicia Hooton <aliciamarie3@gmail.com>
Sent: Monday, June 8, 2020 1:55 PM
To: City Clerk; Andrew Thomas; Nancy McPeak
Subject: [EXTERNAL] 7-B on June 8 agenda

To whom it may concern,

I am an alameda city resident writing to support the recommendation that the Planning Board uphold the Design Review Approval No. 20-0047. Those appealing seem to be doing so only in an attempt to delay the project. These services are crucial to our community and the planning board should continue to move forward and deny the appeal.

Thank you for your time,

Alicia Hooton

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 2:56 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Monday, June 8, 2020 Planning Board Agenda Item 7-B

From: Michele McGarraugh [mailto:apcgal@gmail.com]
Sent: Monday, June 08, 2020 2:54 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Monday, June 8, 2020 Planning Board Agenda Item 7-B

To Whom It May Concern,

This Email is sent to express my opinion, as a member of the Board of Directors of Alameda Point Collaborative, about the attempt to appeal Design Review Approval No. PLN 20-0047.

APC has spent the past few years working diligently to initiate this project and move forward with a commitment to ensure that it is well designed, built and operated. The 2018 Design Review Approval was the result of Staff following the prescribed review process and rightfully finding that the proposed use is compatible with the existing zoning. The decision was reaffirmed in 2019 by the voters of Alameda. The appellants have provided no credible challenge to the design review criteria and should not be afforded an opportunity to subvert the process in an attempt to delay/deny critical services meant to protect and support our homeless elders and other unhoused neighbors.

Respectfully,

Michele J. McGarraugh
Chair, Board of Directors
Alameda Point Collaborative

California Notary
mcgarraughnotary@gmail.com

[linkedin.com/in/michelemcgarraugh](https://www.linkedin.com/in/michelemcgarraugh)

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Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 2:25 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] LWV of Alameda Requests that Planning Board Deny Appeal of Design Review Approval for Proposed Senior Convalescent Center on McKay Avenue
Attachments: LWV_Alameda-Wellness-Center_Letter-of-Support_Comp-SigntrP_8June2020.pdf

From: William Smith [mailto:smithwja@gmail.com]
Sent: Monday, June 08, 2020 2:17 PM
To: Andrew Thomas <athomas@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>; City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] LWV of Alameda Requests that Planning Board Deny Appeal of Design Review Approval for Proposed Senior Convalescent Center on McKay Avenue

Mr. Andrew Thomas, Mr. Henry Dong and Ms. Lara Weisiger:

Attached is a letter from League of Women Voters President Susan Hauser requesting that the planning board deny the appeal of the design review for the proposed senior convalescent center on McKay Avenue.

The LWVA appreciates the effort that you have all put into keeping the public informed, the process transparent, and the project moving forward. The proposed facility will make a significant contribution to protecting the health of not just homeless seniors after they are released from a hospital, but also of everyone by helping slow the spread of infectious diseases throughout Alameda county.

William J. Smith
Vice-President of Programming, LWVA
Alameda, CA 94501
(510)522-0390



June 8, 2020

Ronald Curtis
President, Alameda Planning Board
2236 Santa Clara Avenue
Alameda, CA 94501

President Ronald Curtis:

Re: Request to Deny Appeal of Approved Design for PLN20-0047 -
Senior Convalescent Home at 1245 McKay Avenue

The League of Women Voters of Alameda agrees with the City of Alameda planning staff that the Planning Board should deny the appeal of the approved design for a senior convalescent home at 1245 McKay Ave.

The design enables adaptive reuse of a building that was originally a barracks to house Merchant Marine trainees and, more recently, offices for the United States Department of Agriculture. The adapted building will provide services for homeless adults who live in Alameda County, including 80-90 units of senior supportive housing and 50-beds for a recuperative care program providing for those departing hospitals or undergoing intensive medical treatment.

As staff illustrate in their response, Mr. Healy's appeal is irrelevant to the ministerial design review. Rather, as arguments for reversing the design approval, Mr. Healy cites objections to the use of the site previously approved by the council, the voters and by the Superior Court of California for the County of Alameda. The scope of a ministerial architectural review excludes site selection criteria and is limited to exterior features of building rehabilitation and minor alterations to the existing structure. The proceeding in the 1st Appellate District Division 3 Mr. Healy mentions in his appeal would be a more relevant forum for his arguments against siting supportive services for homeless seniors at 1245 McKay Avenue.

The COVID-19 pandemic has heightened awareness of the public health benefits that accrue to everyone when we provide health services to homeless seniors. The LWVA thanks the Alameda City Council and voters for approving senior services at this site and City staff for ensuring that the adaptive design complies with modern building standards.

Sincerely,

Susan Hauser

Susan Hauser (electronic signature)
President, League of Women Voters of Alameda

Reply to: Karen Butter, karenbutter@comcast.net
Chair, Action Committee, LWVA

Cc:

Planning Board Members

Jeffrey Cavanaugh	jcavanaugh@alamedaca.gov
Hanson Hom	hhom@alamedaca.gov
Rona Rothenberg	rrothenberg@alamedaca.gov
Teresa Ruiz	truiz@alamedaca.gov
Asheshh Saheba	asaheba@alamedaca.gov
Alan H. Teague	ateague@alamedaca.gov

City Planning Department

Andrew Thomas	athomas@alamedaca.gov
Henry Dong	hdong@alamedaaca.gov

City Clerk

Lara Weisiger	clerk@alamedaca.gov
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Alameda Wellness Center

Doug Biggs	dbiggs@gmail.com
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Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 3:22 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Public comment in regards to item 7-B on the June 8th Planning Board agenda

From: Zac Bowling [mailto:zac@zacbowling.com]
Sent: Monday, June 08, 2020 3:15 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Public comment in regards to item 7-B on the June 8th Planning Board agenda

Dear planning board,

I am writing to you to request that you deny the frivolous appeal on item 7-B. The appeal is wholly invalid. Staff correctly followed the criteria for the design review process.

Given that they have no legitimate claims in their appeal, this is clearly just an attempt to slow down and stop this project so they can relitigate something that the voters overwhelmingly approved on the ballot just last year.

The detractors need to stop being such sore losers and stop wasting taxpayer money on actions like this. We have to say NO to the NIMBY groups in our community from delaying and trying to cancel projects that provide critical services for homeless seniors and other unhoused neighbors.

Thank you,

Zac Bowling

Nancy McPeak

From: Mary Wong <mary_w_wong@outlook.com>
Sent: Monday, June 8, 2020 8:22 PM
To: City Clerk; Henry Dong; Nancy McPeak
Cc: Mary Wong
Subject: [EXTERNAL] Licensing requirement re: Project PLN20-0047 at 1245 McKay Ave

Dear Planning Board,

APC is calling the McKay project a "senior convalescent home". It's my understanding that the legal definition of a "senior convalescent home" in the state of California is considered a "skilled nursing facility" which requires licensing. However, in its application to the Federal government for the parcel, APC has stated it does NOT intend to be a "licensed" facility. How can our community be assured that services are delivered properly without official public health oversight?

The current Covid-19 pandemic is highlighting nursing homes as hotspots for contagion. Are you requiring APC to include zoning and licensing plans in its application and how does the City of Alameda's governance and enforcement bodies ensure these laws are being followed?

Thank you

Mary Wong

Resident of Alameda

Nancy McPeak

From: Tova <tkfry@umich.edu>
Sent: Monday, June 8, 2020 7:41 PM
To: City Clerk
Subject: [EXTERNAL] Support for Design Review Approval - 1245 McKay Ave - Alameda Point Collaborative

From: Tova <tkfry@umich.edu>
Date: Mon, Jun 8, 2020, 7:03 PM
Subject: Support for Design Review Approval - 1245 McKay Ave - Alameda Point Collaborative
To: <clerk@alameda.gov>

Dear Planning Board,

I wish to express my total support for design review approval of the 1245 McKay Ave Alameda Point Collaborative Project. This is such an important project at this time, especially, when so many seniors are losing their homes, income sources, and have health issues, especially with their high risk to COVID. With the economic effects of shelter in place, it's even more true today, that many of us are only a paycheck away from losing our own homes. The racist suggestions of the hateful so-called Friends of Crab Cove group who continue to oppose this project that somehow children will be endangered by proximity to sick and elder houseless people is totally contrary to the need for all of us to step up and support the care for those least able to care for themselves. Their fear-mongering that some of these houseless seniors might come from Oakland is just too much. The community of Alameda spoke up when we voted in the special election to move this project forward. The people opposed to this project have cost the City of Alameda enough money already, by forcing the special election. Board members, please allow this important project to move forward with no further delay.

Tova Fry
homeowner Park Webster Condominiums
directly across the street from 1245 McKay Ave

Nancy McPeak

From: Zac Bowling <zac@zacbowling.com>
Sent: Monday, June 8, 2020 7:15 PM
To: City Clerk
Subject: [EXTERNAL] Item 7-B on June 8th Planning Board

Please deny the NIMBY appeal on this item.

Zac Bowling, Alameda Resident

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 6:28 PM
To: Nancy McPeak
Subject: Fwd: [EXTERNAL] Planning Board Meeting of June 8, 2020 - Agenda Item

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Begin forwarded message:

From: David Burton <dburton@ktgy.com>
Date: June 8, 2020 at 5:48:35 PM PDT
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Planning Board Meeting of June 8, 2020 - Agenda Item

PLEASE NOTE THAT THIS EMAIL IN SUPORT OF THE FACILITY AT 1245 MACKAY AVENUE IS SUBMITTED BY ME AS A RESIDENT OF ALAMEDA AND NOT AS A REPRESENTATIVE OF MY EMPLOYER

Good evening members of the President Curtis and members of the Planning Board. My name is David Burton; I have been a resident of Alameda since 2001 and served on the Planning Board from 2011 to 2018. Thank you for your service to the community, especially during times such as these where discussion of important issues can be that much more of a challenge.

The issue before you tonight, an appeal of the Design Review Approval for 1245 Mackay Avenue, should be an easy decision for you to make. The reasons for the appeal that are stated in the appellants letter are laughable at best, and malicious at worst. Staff has done an excellent job of refuting the points in the letter, so I don't believe it is necessary to add additional detailed comment.

This facility will be a valuable asset to our community, and it is much needed. The opponents of the project have used lies, slander, and bullying tactics in a desperate attempt to deny aid to the most vulnerable in our community. This is because they do not have any factual basis for their opposition, only fear and bigotry. They have been rejected at every turn, including at the polls and in the courts.

Enough is enough. I encourage you make the right, and just, decision to reject this baseless appeal and reaffirm staffs design review approval.
Thank you.

David Burton

Nancy McPeak

From: Lara Weisiger
Sent: Monday, June 8, 2020 6:52 PM
To: Nancy McPeak
Subject: Fwd: [EXTERNAL] Homeless Facility

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Begin forwarded message:

From: Marie Kane <mariekane94502@gmail.com>
Date: June 8, 2020 at 6:46:33 PM PDT
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Homeless Facility

Opposed to the Respite Center part of this project. Very much the wrong location for it.
Marie Kane

Sent from my iPhone

Nancy McPeak

From: Laura Gamble <lgamble05@gmail.com>
Sent: Monday, June 8, 2020 7:42 PM
To: City Clerk
Subject: [EXTERNAL]

To the members of the planning board,

I am writing to express my support for the staff recommendations that the Planning Board deny this bad faith appeal. Please uphold Design Review Approval No. PLN 20-0047.

Given the obscene amount of resources that those filing this appeal have drained from our city, it is of the utmost importance that staff correctly followed the criteria of the design review process. Reject it, please.

The appellants are clearly grasping at straws to delay this project in any way they can. Their bad faith behavior is utterly transparent and a detriment to the community. They are trying to rehash decisions made by this very board in 2018. It is an utter waste of resources. I believe this plan to be an exceptional use of the space and your board found it compatible with the existing zoning.

Furthermore, the voters of Alameda reaffirmed this decision in a special election in April 2019. Please recognize the will of constituents and reject this undemocratic appeal.

Thank you,
Laura Gamble

Nancy McPeak

From: Tova <tkfry@umich.edu>
Sent: Monday, June 8, 2020 7:41 PM
To: City Clerk
Subject: [EXTERNAL] Support for Design Review Approval - 1245 McKay Ave - Alameda Point Collaborative

From: Tova <tkfry@umich.edu>
Date: Mon, Jun 8, 2020, 7:03 PM
Subject: Support for Design Review Approval - 1245 McKay Ave - Alameda Point Collaborative
To: <clerk@alameda.gov>

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Tova Fry
homeowner Park Webster Condominiums
directly across the street from 1245 McKay Ave

Nancy McPeak

From: Paul Corvi <corvifortuna@hotmail.com>
Sent: Monday, June 8, 2020 7:03 PM
To: City Clerk
Subject: [EXTERNAL] Public Comment June 8 Planning Board Meeting McKay

Members of the Alameda Planning Board, Good Evening

My name is Rosalinda Fortuna Corvi and I am a property owner on Central Ave. at McKay who received the notice mailed by the city of Alameda. I oppose the neighboring Alameda Point Collaborative's application to convert part of the existing federal buildings on McKay St. to a 99 unit facility.

I oppose a dense facility of this magnitude as it is NOT currently zoned for this use, but zoned for office use. I do not agree with increasing the number of units to 99 units.

I oppose APC's application because Alameda Point Collaborative may be putting the cart before the horse : Is this facility required to obtain licensing and use permit to operate a "nursing" facility to monitor the homeless seniors BEFORE obtaining a building permit?

I oppose such a large facility on a narrow dead end street which prohibits turnaround needed for large fire trucks, numerous medical vehicles, shuttle buses etc., especially in the light of the many children that enjoy the Crab Cove Visitor Center.

I oppose this facility until a project has been approved by East Bay Regional Park for the adjacent parcel which is closer to the beach. Any priority should NOT be given in the future to preserve any views from the homeless facility due to East Bay Regional Park's future improvements.

I oppose APC's application because this facility will bring extreme parking problems on this already congested narrow dead end street and congestion on busy Central Ave. that is already overcrowded from merchants and trucks double parking to load and unload at the intersection of Webster and Central and because Crab Cove Visitor Center's insufficient parking especially during weekends and events.

I oppose APC's application because this county wide facility will put more strain on already strained city services. The city is facing a \$2-4 million budget deficit next year.

I oppose APC's application because the small island of Alameda is the wrong town to locate a large homeless facility. Cities just outside the congested bay area, such as Stockton has less expensive real estate perfect for retired seniors or in Oakland which has a higher number of homeless and numerous support services.

The Planning Board is a strong part of our city government that protects Alamedans from policies being made by city council. The agendas of the city council and the state of California may not be good for our island town. Can our city handle the potential large influx of homeless seniors? Please help protect Crab Cove, protect our beach and most importantly protect the city we all live in. We already have a huge increase of working residents because of the recent building of numerous high density residential developments on our Island, and I respectfully ask the Planning Board to plan for our future.

Thank you,
Rosalinda Fortuna



June 8, 2020

Ronald Curtis
President, Alameda Planning Board
2236 Santa Clara Avenue
Alameda, CA 94501

President Ronald Curtis:

Re: Request to Deny Appeal of Approved Design for PLN20-0047 -
Senior Convalescent Home at 1245 McKay Avenue

The League of Women Voters of Alameda agrees with the City of Alameda planning staff that the Planning Board should deny the appeal of the approved design for a senior convalescent home at 1245 McKay Ave.

The design enables adaptive reuse of a building that was originally a barracks to house Merchant Marine trainees and, more recently, offices for the United States Department of Agriculture. The adapted building will provide services for homeless adults who live in Alameda County, including 80-90 units of senior supportive housing and 50-beds for a recuperative care program providing for those departing hospitals or undergoing intensive medical treatment.

As staff illustrate in their response, Mr. Healy's appeal is irrelevant to the ministerial design review. Rather, as arguments for reversing the design approval, Mr. Healy cites objections to the use of the site previously approved by the council, the voters and by the Superior Court of California for the County of Alameda. The scope of a ministerial architectural review excludes site selection criteria and is limited to exterior features of building rehabilitation and minor alterations to the existing structure. The proceeding in the 1st Appellate District Division 3 Mr. Healy mentions in his appeal would be a more relevant forum for his arguments against siting supportive services for homeless seniors at 1245 McKay Avenue.

The COVID-19 pandemic has heightened awareness of the public health benefits that accrue to everyone when we provide health services to homeless seniors. The LWVA thanks the Alameda City Council and voters for approving senior services at this site and City staff for ensuring that the adaptive design complies with modern building standards.

Sincerely,

Susan Hauser

Susan Hauser (electronic signature)
President, League of Women Voters of Alameda

Reply to: Karen Butter, karenbutter@comcast.net
Chair, Action Committee, LWVA

Cc:

Planning Board Members

Jeffrey Cavanaugh	jcavanaugh@alamedaca.gov
Hanson Hom	hhom@alamedaca.gov
Rona Rothenberg	rrothenberg@alamedaca.gov
Teresa Ruiz	truiz@alamedaca.gov
Asheshh Saheba	asaheba@alamedaca.gov
Alan H. Teague	ateague@alamedaca.gov

City Planning Department

Andrew Thomas	athomas@alamedaca.gov
Henry Dong	hdong@alamedaaca.gov

City Clerk

Lara Weisiger	clerk@alamedaca.gov
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Alameda Wellness Center

Doug Biggs	dbiggs@gmail.com
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