

## Nancy McPeak

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**From:** Morgan Bellinger <morgan@movephotography.com>  
**Sent:** Sunday, September 20, 2020 1:07 PM  
**To:** Nancy McPeak  
**Subject:** [EXTERNAL] New Drive-Thru?

Please share the following with the planning board in advance of their 9/28 meeting as public comment.

We've built plenty of drive-thru infrastructure.

Drive-thrus are convenient, but they're dangerous for pedestrians and inaccessible to the elderly and those who don't drive.

The fact that we have already built infrastructure like this doesn't mean we should build more.

Which do you think is better for the environment? For community? A line of idling cars? Or a pedestrian-friendly walk-up window.

I guess it just comes down to how soon this planning board wants to see Alameda start to get flooded as a result of idling cars and climate change.

[EXTERNAL] PLN20-0365 980 Island Dr

Marc Torney <marctorney@hotmail.com>

Sun 9/20/2020 1:33 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

To the Planning Board

As residents of Azalea Dr we have some serious concerns regarding the proposed drive-thru cafe in the former US Bank building.

The building does not have adequate parking for employees and customers. The overflow will spill into our quiet residential neighborhood, especially effecting our neighbors on County Rd. We also worry that the drive thru will spill out onto Island and Mecartney, causing significant traffic issues at an already busy intersection that is the main path off Bay Farm for many residents. This intersection is also a busy conduit for Earhart students walking and biking to school every morning. This includes our own daughter. The added traffic and confusion is unacceptable for an elementary school route. Finally, the 5:30 am open time is completely out of character with our neighborhood. The existing coffee shop in Harbor Bay Landing opens at 7am, and will suffer greatly as a result of this business.

Please consider rejecting this proposed business.

Thank you for your time.

Marc Torney and Maria Rosalia Redil-Torney

## [EXTERNAL] 980 Island

Guy Langton <guylangton@yahoo.com>

Sun 9/20/2020 4:24 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

980 Island Dr

Dear Planning Board

My name is Guy Langton and I have lived on Bay Farm for over 30 years. For the last 9 years I have been a crossing guard for Amelia Earhart Elementary School. I received a letter telling me that a drive thru cafe would going in on the corner of Island and Mecartney.

As a crossing guard I have seen the carelessness and haste that drivers have around the school children. This drive thru is a clear threat to the many children who use this intersection daily. I cannot stress enough how dangerous this cafe will be for students on foot and bike.

As a long time resident I am also concerned about increased traffic, inadequate parking, and a business that opens so early smack in the middle of a quiet residential neighborhood.

Please reconsider this establishment. It will truly be a detriment to the neighborhood.

Thank you,  
Guy Langton

[Sent from Yahoo Mail on Android](#)

## [EXTERNAL] Project at 980 Island Drive

Tiffany McBride <tiffanykirkmcbride@gmail.com>

Sun 9/20/2020 5:19 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Hello,

I am writing to voice my extreme opposition to the drive through cafe proposed for 980 Island Drive. As the parent of 4 children at Earhart School and the current Vice President and former President of the Earhart Elementary PTA, I am very aware that children's safety traveling to and from school should be the top priority of our community.

Our children have already been shown to be unsafe traveling along the West side of Island Drive, with the driveways into the shopping center being notoriously dangerous for children. Many use the East side of the street to avoid the traffic entering and exiting the shopping center. Now you are taking away their "safe option" by adding another dangerous turn in and out on their main access road to school. These drivers will be focused on getting their morning coffee and getting to work quickly, not our children's safety. It seems that the planning department is taking advantage of the pandemic to gas light this project while the traffic patterns are the direct opposite of their typical norms.

On a personal note, my parents live at 924 Island Drive and have for almost 40 years. My four young children often walk to and from our home off of Verdemar to their grandparents house, crossing the driveways that you would propose loading with distracted drivers. This project puts their safety in direct jeopardy.

From another standpoint, there is already a coffee business at the Bay Farm shopping center. Their small business is struggling as it is to stay afloat during these trying times. This proposed new business operates in direct competition to their local, independently owned cafe. A drive through cafe would put them out of business entirely.

It seems reprehensible for the City to allow a new business to both put children in danger and destroy an already struggling independent competitor. We should be looking out for one another, not trying to get money from permit fees.

Regards,  
Tiffany McBride  
510-205-9977

Thanks,  
Tiffany McBride

FW: Coffee Cafe at McCartney and Island Dr

Jeffrey Neustadt <jeff@rubiconpg.com>

Mon 9/21/2020 11:24 AM

**To:**

jeff@portfoliodevco.com;

Thanks,

Jeff Neustadt

Cell:925-787-5910

[jeff@RubiconPG.com](mailto:jeff@RubiconPG.com)

**From:** Gerald Richard <jrich6@pacbell.net>

**Sent:** Wednesday, September 9, 2020 7:22 PM

**To:** Jeffrey Neustadt <jeff@rubiconpg.com>

**Subject:** Re: Coffee Cafe at McCartney and Island Dr

Hello:

Thank you for acknowledging our request for additional taller greenery around the trash bin.

And, Yes, we are ok with the 5:30 am opening for your cafe.

Mr. & Mrs. Gerald Richard

FW: Coffee Cafe at McCartney and Island Dr

Jeffrey Neustadt <jeff@rubiconpg.com>

Mon 9/21/2020 11:23 AM

**To:**

jeff@portfoliodevco.com;

Thanks,

Jeff Neustadt

Cell:925-787-5910

[jeff@RubiconPG.com](mailto:jeff@RubiconPG.com)

**From:** KATHY IDE <kathyide37@comcast.net>

**Sent:** Wednesday, September 9, 2020 1:49 PM

**To:** Jeffrey Neustadt <jeff@rubiconpg.com>

**Subject:** Re: Coffee Cafe at McCartney and Island Dr

Hi Jeff,

The business hours suggested below, is no problem with my husband and I.

On 09/08/2020 1:25 PM Jeffrey Neustadt <[jeff@rubiconpg.com](mailto:jeff@rubiconpg.com)> wrote:

# [EXTERNAL] Starbucks planned for Island Drive & McCartney

Jaimie Orfanos <jaimielaura@yahoo.com>

Mon 9/21/2020 10:14 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

To Whom It May Concern,

As a neighbor adjacent to this location, I am writing to express my feelings AGAINST the planned development of the old US Bank property, located at Island and McCartney on Bay Farm, as a Starbucks coffee drive-thru. While that location may be considered a good location for retail use of this sort from the perspective of the developer and the city economic development staff, this development must require a traffic study and include traffic mitigation measures that the developer must implement.

Currently, that intersection is a four-way stop monitored by static stop signs rather than any signalization. It is already a danger to the vehicular, bicycle and pedestrian traffic it serves. Cars and people play chicken deciding who will stop or go, turn or not, already and there is no high impact retail use at the intersection currently.

The US Bank that was previously operating at this location had low traffic impact because very few people used this Bank. So, it is not a like for like replacement retail use—regardless if the US Bank already had pre-existing drive thru capacity.

With Starbucks in this location, both sides of the property will be continually impacted with ingress and egress traffic. This will cause pedestrian and vehicular interactions on not one, but two streets. The intersection will be further impacted as the destination retail will drive additional traffic thru this intersection and increase the vehicular traffic tremendously. Peak morning traffic will be the most affected due to this being a coffee retailer that serves people the most in the morning for coffee and breakfast.

Additionally, this is a “school route” for the children that attend Bay Farm Elementary, Amelia Earhart Elementary as well as those that bike to Lincoln Middle School and Alameda High. The intersection already has needed traffic signalization before the proposed Starbucks development and now it should be an absolutely requirement of the developer.

Thank you for your consideration. Please confirm receipt of my email.

Jaimie Orfanos  
63 Garden Road  
Alameda, CA 94502  
(510-325-7496 cell

## Nancy McPeak

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**From:** Deborah Diamond  
**Sent:** Tuesday, September 22, 2020 4:58 PM  
**To:** Nancy McPeak  
**Cc:** Allen Tai  
**Subject:** Fw: [EXTERNAL] Starbucks Location on Bay Farm to re-use the old US Bank Property

Another email commenting on 980 Island Drive.

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**From:** Anthony Schaller <tony@schaller.net>  
**Sent:** Tuesday, September 22, 2020 3:16 PM  
**To:** Deborah Diamond  
**Subject:** [EXTERNAL] Starbucks Location on Bay Farm to re-use the old US Bank Property

To Whom It May Concern,

As a neighbor adjacent to this location, I am writing to express my feelings AGAINST the planned development of the old US Bank property, located at Island and McCartney on Bay Farm, as a Starbucks coffee drive-thru. While that location may be considered a good location for retail use of this sort from the perspective of the developer and the city economic development staff, this development must require a traffic study and include traffic mitigation measures that the developer must implement.

Currently, that intersection is a four-way stop monitored by static stop signs rather than any signalization. It is already a danger to the vehicular, bicycle and pedestrian traffic it serves. Cars and people play chicken deciding who will stop or go, turn or not, already and there is no high impact retail use at the intersection currently.

The US Bank that was previously operating at this location had low traffic impact because very few people used this Bank. So, it is not a like for like replacement retail use—regardless if the US Bank already had pre-existing drive thru capacity.

With Starbucks in this location, both sides of the property will be continually impacted with ingress and egress traffic. This will cause pedestrian and vehicular interactions on not one, but two streets. The intersection will be further impacted as the destination retail will drive additional traffic thru this intersection and increase the vehicular traffic tremendously. Peak morning traffic will be the most affected due to this being a coffee retailer that serves people the most in the morning for coffee and breakfast.

Even if a round-about is installed at this intersection, it will still be plagued by high concentration of traffic moving through the circle. This “hot spot” will cause further backup and bottlenecking such that people may redirect to go past the Earhart school and further burden the slow traffic movement during the morning hours.

There should be a “plan B” alternate. That alternate could be located on the edge of the HBI Business Park such that there is plenty of clearance for traffic flow to exit and enter from a drive-through located within an existing parking area. Further, given the history of the Business Park, with respect to the frequent high unoccupancy rates over the past 30 years, it would benefit from this located in that area as an incentive for further businesses to locate (post pandemic) into the park following the inevitable vacancies as businesses there exit the market.

Thank you for your consideration. Please confirm receipt of my email.



Best Regards,

Anthony Schaller



Planning Board,

9/21/2020

This letter is in regards to the hearing being held on September 28<sup>th</sup> 2020 concerning the PLN20-0365 – Use Permit – 980 Island Drive.

My concerns are as follows:

If this café opens at 5:30 am that means the crew will be arriving at least an hour before that at 4:30 am. Cars arriving, staff arriving, the noise that will bring. Delivery vans arriving and the noise that will create.

If the café opens later in the morning then what time will it close? The business hours are not stated on any documents I have seen so far. I do not want to come home from work to traffic and people milling about the neighborhood. This is an extremely quiet street and was quiet even when the bank was in full operation. My family has lived here before there were paved roads or a bank, so I do remember.

Is this “use of a patio outdoors” to be put in place because of Covid? Will the use of “patio dining” eventually cease?

Where would this be? The only place I can see it being is in the parking lot. If so, then where would the employees park? How many employees will there be? Where would the customers park? County Road cannot handle additional traffic as it has not been paved in 40 years. This MUST be taken into consideration. Either the City or the developer must repave that street if you are going to move forward with this plan.

I am not a fan of this type of business going into this location. I am aware that it is zoned to have a drive through. I do not agree that it should ever have been zoned as such and should not be a drive through for food service. I think it is inappropriate to have a café so close to where people live. It will bring much more traffic (foot and vehicle), noise, garbage and vermin to this quiet and safe street. I am against it.

Regards,

Jeanie Mitchell

35 County road

Alameda, Ca 94502

A handwritten signature in black ink, appearing to read "Jeanie Mitchell", is written diagonally across the bottom right of the page. The signature is fluid and cursive, with the first name "Jeanie" being more legible than the last name "Mitchell".

## Nancy McPeak

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**From:** Deborah Diamond  
**Sent:** Sunday, September 27, 2020 6:17 PM  
**To:** Nancy McPeak  
**Cc:** Allen Tai  
**Subject:** Fw: [EXTERNAL] Pln20-980 island drive

Forwarding comments on 980 Island Dr.

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From: nhu\_le\_90@yahoo.com <nhu\_le\_90@yahoo.com>  
Sent: Saturday, September 26, 2020 9:17 AM  
To: Deborah Diamond  
Subject: [EXTERNAL] Pln20-980 island drive

To whom it may concern:

As an Alameda resident of over 20 years we are opposing the idea of another coffee shop in our quiet bayfarm neighbor. We do not need another Starbucks here that has already established 7 locations throughout the city of Alameda. We have local coffee shops here that we are currently supporting during these difficult times. Please reject this idea and let the people of Alameda speak their minds. We won't let this project hurt us and our local businesses.

Sincerely,  
Nhu Le

Sent from my iPhone

## Nancy McPeak

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**From:** Deborah Diamond  
**Sent:** Sunday, September 27, 2020 6:18 PM  
**To:** Nancy McPeak  
**Cc:** Allen Tai  
**Subject:** Fw: [EXTERNAL] Opposing against business built

More comments.

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From: Ester Lamborn <elamborn89@gmail.com>  
Sent: Saturday, September 26, 2020 7:34 PM  
To: Deborah Diamond  
Subject: [EXTERNAL] Opposing against business built

Hello,

I am writing you this email to voice my opposition of building a Starbucks on Island Drive in Alameda, CA. Please do not bring a huge corporate coffee shop on to this small part of the island where small businesses are working so hard, especially during this pandemic. There are plenty of Starbucks in Alameda, we do not need another one. Support small businesses.

Thanks

Best,  
Ester Lamborn

# [EXTERNAL] Harbor Bay Landing Starbucks

Meghan Riley <mkriley19@gmail.com>

Mon 9/28/2020 10:29 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

To Whom It May Concern,

I recently heard about the plan to implement a Starbucks across from the Harbor Bay Landing, and as a long time Alameda resident, I strongly oppose this idea. Doing so would put Coffee & Tea Traders out of business, which has been a beloved coffee shop for as long as I can remember. Alameda is supported by so many wonderful small businesses that make up our community, and it would be a shame to lose any of that to a large corporate chain. I ask that you take this into consideration during your planning meeting and future discussions.

Thank you for your time!

Sincerely,  
Meghan Riley  
Former/Part-time Alameda Resident

## [EXTERNAL] Coffee shop on bay farm

joe servin <joedesu1@gmail.com>

Mon 9/28/2020 8:55 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Hello, as a resident of bay farm I would like to say please allow this coffee shop to go through. I like having options and a new coffee shop is something bay farm desperately needs. Thank you.

Joe Servin

# [EXTERNAL] Starbucks

kittylin22 <kittylin22@comcast.net>

Sun 9/27/2020 6:19 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Yes! Finally a starbucks on bayfarm . It's about time!

Linda Stone

Sent from my Verizon, Samsung Galaxy smartphone

[EXTERNAL] Starbucks!! Hooray!

Lisa Amstutz <mrsalisaamstutz@gmail.com>

Mon 9/28/2020 8:34 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Please, please bring Starbucks to Bay Farm island, where we live.

The coffee served at Coffee and Tea Traders is not the greatest.

Thank you,  
Lisa

Sent from my iPhone



# [EXTERNAL] Coffee and Tea Traders

Lauren Basta <laurenbasta@gmail.com>

Mon 9/28/2020 11:02 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Hello,

My name is Lauren Basta and I have been a resident of Alameda for over 25 years. I heard that the city is planning to open a new Starbucks on Bay Farm, close to Coffee and Tea Traders. I would like to ask that the planning board reconsider this plan.

Coffee and Tea Traders has been a local staple in Alameda for as long as I can remember. They have a much more unique menu than any chain coffee shop and have provided many jobs for young people throughout the years. In fact, I know several people who had their very first job there. This is also a place where locals congregate regularly. It is a wonderful place for Alamedans to meet and spend time with friends and family . The owner of this business is supportive of the community.

We already have 6 Starbucks stores in Alameda. We do not need another. What we do need is for the locally owned coffee shops to stay in business. They offer more selection and preserve the character and uniqueness of Alameda.

Thank you for your consideration in support of Coffee and Tea Traders, a beloved small business in Alameda.

Best,  
Lauren Basta

# [EXTERNAL] Stop Starbucks development at Bay Farm shopping center

monika lasiewski <monikaelise@yahoo.com>

Mon 9/28/2020 8:17 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Hello,

I am a long time resident of Alameda and am asking that you put a stop to the Starbucks proposal at the Bay Farm shopping center. The Coffee and Tea Traders is a family-owned coffee shop in that area, and Starbucks would simply put them out of business. This is not how Alameda should be. We want to support our small businesses, especially right now!

Thank you for your time,

Monika Cancilla

# [EXTERNAL] Proposed Starbucks on Bayfarm

Bri C <brimandymimi@gmail.com>

Mon 9/28/2020 10:49 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Dear Deborah Diamond,

I am absolutely against building a new Starbucks on Bayfarm at Island Drive and Mecartney.

I have grown up on Bayfarm and currently live on Maitland Drive. Building a Starbucks on Bayfarm will definitely put the Coffee and Tea Traders coffee shop out of business. A small business owned by a woman of the community. This shop has changed ownership since it was opened over 35 years ago, but it has always remained a small business with strong ties to the community. So many people meet up there to socialize.

I am deeply angered the city of Alameda would even consider yet another Starbucks franchise business to move into our community especially when there are already at least 5 Starbucks currently open in Alameda. How many more Starbucks do you need? There is only one Coffee and Tea Traders. If someone wants Starbucks they can choose from any of the other 5 Starbucks within Alameda.

We need to support our community's small businesses before they all get pushed out by big business and franchises.

That issue aside, as a homeowner on Bayfarm I also don't want a Starbucks here because it would cause so much more traffic. I live on Maitland Drive and my street is like a freeway. So many cars speed dangerously up and down my street everyday. It's hard just to get in and out of my driveway.

I implore you to not let a Starbucks open on Bayfarm.

Thank you for your time and consideration.

Truly,  
Briana Casadidio

## [EXTERNAL] Starbucks in Bay Farm

Vivian Ho <vivsellscali@gmail.com>

Mon 9/28/2020 8:12 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

To whom it may concern,

Please DO NOT allow Starbucks to open in Bay Farm. Bay Farm has always been a quaint little town that does NOT need a corporation (other than Safeway) to survive. They have wonderful mom and pop shops that the residents love and respect. Starbucks will only hurt that demographic and cause more traffic.

Warmest regards

**Vivian Ho**  
**Compass**

Realtor® | Luxury Specialist

SRES

m: 510.882.6377

DRE#: 02009701

1414 Park Avenue,  
Alameda CA 94501

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[Compass Coming Soon](#)

# [EXTERNAL] Starbucks at Harbor Bay Landing Shopping Center

Erin Kriese <ekriese@google.com>

Mon 9/28/2020 10:26 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Hello,

I'm writing as a member of the Harbor Bay community in Alameda to strongly disagree with the proposal to put a Starbucks in the Harbor Bay Landing Shopping Center. We already have a much loved local coffee shop in that shopping center. Coffee & Tea Traders is a small, family owned and operated business that would be completely disrupted by a giant corporation coming in. There's a Starbucks in San Leandro and on Alameda's Park Street and in the Nob Hill shopping center, all within a few minute's drive from the Harbor Bay Landing Shopping Center. Adding an additional Starbucks location isn't what this community wants or needs.

Thanks for your time,

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- **Erin Kriese**
- Brand Marketing Manager
- [ekriese@google.com](mailto:ekriese@google.com)
- [+1 317-777-8813](tel:+13177778813)

## [EXTERNAL] No Starbucks on BayFarm

Maria Luk <lukygirl314@hotmail.com>

Mon 9/28/2020 9:07 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Dear Deborah Diamond,

I am strongly opposed to the construction of a Starbucks on Bay Farm Island. Not only will it cause more traffic in a residential area, but it will force a local coffee shop, owned by a minority woman, out of business.

This coffee shop has been a staple for our community for over 20 years. The city of Alameda needs to support more small and minority-owned businesses instead of corporations. I am disappointed that the city would even consider such a proposal. Please do what's right for the citizens of Alameda and oppose this proposal.

Sincerely,

Maria Luk

Get [Outlook for Android](#)

# [EXTERNAL] Proposed Starbucks at McCartney and Island

Shaun Reid <mtbshaun@gmail.com>

Mon 9/28/2020 9:38 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

To whom it may concern:

I'm writing to express my concern regarding a proposed Starbucks at the corner of Island and Mecartney on Bay Farm. My concerns are as follows:

1. Traffic - This particular intersection is rather busy and I've had a number of close calls as a cyclist, pedestrian and driver. Given that the highest traffic times for a Starbucks will be in the morning, when kids are going to school, and people are rushing to the ferry, I'm concerned this will exacerbate an already somewhat dangerous situation.
2. Local business - There is a longtime local coffee shop in the Harbor Bay Landing shopping center. Do we really need a coffee chain across the street? I think it is a realistic concern that a Starbucks would put this longstanding local business out of business.
3. Blight - Should Coffee and Tea Traders need to close their doors, we will be left with one more empty storefront in the local shopping center. This landlord has proven over and over that he cannot keep tenants in place or fill vacant storefronts. We do not need another empty shop.

In looking at the whole, I do not see a benefit to the community by adding a Starbucks at this location. The net outcome would likely be a coffee shop for a coffee shop, which is neutral, but with a negative impact to the community resulting from increased traffic in unusual patterns (entering and exiting the new location), loss of a local business, and a less attractive main shopping area.

I ask that you not approve the application for a Starbucks at Mecartney and Island.

Sincerely,  
Shaun Reid  
3185 Phoenix  
Alameda, CA 95402

[EXTERNAL] Please don't put in a Starbucks, I moved to Alameda to avoid things like that as I would like to not live in a corporate mall but a community with small businesses that are supported

n <animalsarefunny88@gmail.com>

Mon 9/28/2020 10:22 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Thank you, nikolai smith, 455 Central Ave.



# [EXTERNAL] Bring Starbucks to Bay Farm

Julie Taylor <jtayloralameda@yahoo.com>

Mon 9/28/2020 9:45 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

I am writing to support the proposal to bring Starbucks to the corner of Island and McCartney. It would be a great addition to Bay Farm, provide jobs to our teens and others.

Thank you,  
Julie Taylor  
Bay Farm Resident since 2002  
Holly/Fir

Sent from my iPhone

# [EXTERNAL] Starbucks Proposal for 980 Island Dr. , Bay Farm Island

Sally Perry <sally.perry@comcast.net>

Sun 9/27/2020 10:19 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Dear Deborah Diamond,

I've been on vacation and just learned of the construction of a Starbucks on Bay Farm Island, that I am strongly opposed to.

Not only will it cause more traffic in a residential area, but it will force a local coffee shop, owned by a minority woman, out of business. This coffee shop has been a staple for our community for over 20 years. My daughter worked there as a teenager, she is now 46 years old, which speaks to how long it's been a part of our community.

The City of Alameda needs to support more small and minority-owned businesses instead of corporations. Alameda already has 4 or 5 Starbucks locations, that I am aware of.

I am disappointed that the city would even consider such a proposal. Please do what's right for the citizens of Alameda and oppose this proposal.

Sent from my iPod

## [EXTERNAL] PLN20-0365 980 Island Dr. Comment

Tony Ng <tony905@gmail.com>

Sun 9/27/2020 10:20 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Hello,

My name is Tony Ng and I am a resident of Bay Farm Island. I would like to provide some comments on the proposed project at 980 Island Dr. It appears that there is a proposal to extend the business hours for this proposed business. I am against the proposal for the 5:30am opening and am against the proposal of a coffee shop with a drive through at this location.

The intersection of Island and Mecartney is already very busy and adding a coffee shop with a drive through will make the traffic worse. The increase in car traffic in the area will be a danger to pedestrians, especially those going to school at Earhart. In addition, it would attract more cars into our quiet neighborhood, leading to increased air pollution.

In addition, there is already a coffee shop in the Harbor Bay Shopping Center that is serving the community very well. We would like to continue to support our small local businesses and this proposed business will be in direct competition. Furthermore, there is already a proposed coffee shop in conjunction with the construction of the Residence Inn by the ferry terminal. We do not need more coffee shops in our community.

Please consider my comments in rejecting this proposal.

Kind regards,  
Tony Ng

# [EXTERNAL] Board Meeting tonight and Starbucks on Harbor Bay Isle

Danielle Finger <daniellefinger@gmail.com>

Mon 9/28/2020 10:43 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Dear Deborah Diamond,

I hope that you and yours are well during this time.

I would like to speak up to the Board and ask that a Starbucks not be allowed to come to Harbor Bay Isle, across from the shopping center; I strongly oppose it.

The current owner of Coffee & Tea Traders (I worked there from 1991-1998 also for a different sole proprietor) is a minority woman who absolutely will be negatively impacted if a franchise chain were to be constructed across the street to compete with her.

Further, Harbor Bay Isle is a mostly residential area, and the commute traffic to the ferry, morning and evening, has caused speeding down Mecartney and the lack of following traffic laws at this four-way stop (Mecarteny and Island Drive). This proposed location is on said corner and will undoubtedly add to the traffic in this residential area. Moreover, speeding in this area has been a problem for decades, and in the 1990s I personally petitioned for crosswalks (and succeeded) on Mecartney and Ironwood Rd/Verdemar, in hopes to slow traffic down.

Most importantly though, is the City of Alameda's support for minority women-owned small businesses. The City is stepping up by taking away lanes on Park and Webster Streets to support small businesses, changed the name of Jackson Park, but where is its support for this small business that would easily be put out of business. Alameda is a community island, and Harbor Bay is an even tighter community. I'm disappointed that the council is considering such a proposal when it will clearly create TWO MAJOR NEGATIVE CONSEQUENCES. Additional speeding traffic and pushing a minority woman out of her business, a place where she has created an additional micro-community, and she's also the last one there of this kind.

A perfect example of this is when Starbucks came to Park Street, Sunny Beans (another woman-owned small business) had to close down because it lost so much clientele and it couldn't support itself any longer.

I implore the City Council to support this minority woman-owned small business by not approving this proposal, especially since it's happened before as mentioned above and there is also the current issue of speeding and excessive traffic in this residential neighborhood. This decision today will sign her business away or it will let the people of Alameda know that they matter, that their people matter. Please do the right thing.

Thank you for your consideration,  
Danielle Finger

# [EXTERNAL] Opposing against business built

Ester Lamborn <elamborn89@gmail.com>

Sat 9/26/2020 7:34 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Hello,

I am writing you this email to voice my opposition of building a Starbucks on Island Drive in Alameda, CA. Please do not bring a huge corporate coffee shop on to this small part of the island where small businesses are working so hard, especially during this pandemic. There are plenty of Starbucks in Alameda, we do not need another one. Support small businesses.

Thanks

Best,

Ester Lamborn

# [EXTERNAL] Starbucks Proposal

Kristy Winn <kristywinnca@gmail.com>

Sun 9/27/2020 8:23 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Dear Deborah Diamond,

I am strongly opposed to the construction of a Starbucks on Bay Farm Island. Not only will it cause more traffic in a residential area, but it will force a local coffee shop, owned by a minority woman, out of business. This coffee shop has been a staple for our community for over 20 years. The city of Alameda needs to support more small and minority-owned businesses instead of corporations. I am disappointed that the city would even consider such a proposal. Please do what's right for the citizens of Alameda and oppose this proposal.

Sincerely,  
Kristy Winn

## Nancy McPeak

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**From:** Denyse <denyse@gmail.com>  
**Sent:** Monday, September 28, 2020 2:04 PM  
**To:** Nancy McPeak; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague  
**Subject:** [EXTERNAL] Bike Walk Alameda Comments on item 7A

Dear Planning Board members,

Bike Walk Alameda requests that you not approve the Use Permit to allow extended hours of operation for a proposed drive-through café and use of a patio for outdoor dining. Bike Walk Alameda has no issue with either the use of the patio for outdoor dining, or their expanding their business hours; However, **we have very strong reservations about the approval, and extension of drive-through hours.**

In the US, 75% of the vehicle collisions that result in a pedestrian death occur at night. In every City plan and document from the Active Transportation Plan to the Climate Action and Resiliency Plan (CARP) to the updates being made to our General Plan, we have objectives to make *walking and biking safer*, and to encourage mode shift away from single occupancy vehicles. Extending these hours from the original use permit is in direct conflict with those objectives. It will result in increased traffic just when kids are trying to get to school and for most of the year, it will be dark, or worse, it will be around sunrise. Having the drive thru operating while kids are walking and biking to school increases the number of dangerous conflicts at an already treacherous intersection.

The proposed use permit for extended hours increases the impact of the drive through by having it used during pre-dawn and evening hours, shining headlights into homes on the adjacent street in a fashion never envisioned by the previous bank's Use Permit.

In addition to *not approving this Use Permit*, we ask that this board delay any Use Permit decision for the drive through until staff can bring a report back on the *original* drive through Use Permit to the Board. Specifically, there should be a use permit and/or design review resolution describing the previous use for this board to review. I would assume that the original Use Permit only allows the drive through to operate during bankers hours. That original Use Permit is revocable by this Board, if you can make the necessary findings. Consistent with all of our plans and documents, this board should be working towards *reducing the number of drive-throughs* in our community, not increasing their hours.

We respectfully ask that the Board review options so that the project will be consistent with current City policies and stated goals of reducing drive trips and increasing the safety for pedestrians.

We would also like the board to direct staff to ensure that the **minimum bike parking requirements** are met as part of this project. There have been several recent examples where retail construction permits have been closed without meeting those minimum requirements. When brought to staff's attention after the fact, we've been told that nothing can be done, as the permit has closed. We don't want to miss this opportunity to fix this again. Most recently, this happened with the construction on Lucky's facade at Marina Village. We're not sure where in the process bike parking minimums need to be added to the plans, reviewed, and approved prior to close of permit,

but all of those steps are being missed. Please provide direction to staff to identify where this should take place prior to issuing any permits for this project.

Thank you for your time and consideration of Bike Walk Alameda's concerns with this Use Permit.

Denyse Trepanier  
Bike Walk Alameda Board Member



[EXTERNAL] Hi, re Starbucks opening in bayfarm

Anh Le <anhle51688@gmail.com>

Mon 9/28/2020 11:51 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Hi my name is Anh Le,

I'm emailing regarding the opening of Starbucks in Alameda bay farm. This would put small business like coffee and tea traders out of business and support big corporations. We need to save small business in this trying time, corporation can survive but as you may know small business are dying at a faster rate. In addition to that, this will cause major traffic congestion and affect the quietness that bay farm is known for. It will greatly affect the people living here. Please take these factor into considerations and disapprove the opening of Starbucks. Thank you so much for your time and considerations.

Sincerely,  
Anh Le

[EXTERNAL] Starbucks o

Dora Arellano <dora1916@icloud.com>

Mon 9/28/2020 2:23 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

I am not in favor of opening a Starbucks where the US Bank was.  
Sent from my iPhone. It would hurt the small business coffee owner at the landing.

# [EXTERNAL] Support for Starbucks

Jennifer Fowler <jfowler.a@gmail.com>

Mon 9/28/2020 12:52 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Good afternoon,

I'd like to email and indicate my support for the Starbucks at the old US Bank location on Bay Farm Island. As a resident of Alameda for 36 years and now a homeowner on Bay Farm, I fully support new economic growth or activity in and around the Harbor Bay Landing Shopping Center. The Shopping Center and surrounding areas are dilapidated and a significant number of storefronts are vacant. There has been no sign of any effort to restore retail growth to the shopping center for years. I remember going to the landing for ice cream at the Ice Cream Dock or dinner at Cafe Enrico a few decades ago. Although Starbucks is corporate, I welcome any kind of new business that can offer value in the area in the context of these difficult economic times.

Thank you,  
Jennifer Fowler

# [EXTERNAL] Oppose to Starbucks proposal

Ruby Huynh <ngochonghuynh2512@gmail.com>

Mon 9/28/2020 2:24 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

To whom it may concern,

I am Ruby Huynh, a resident of Alameda for the past 5 years. I am writing this email to you as an oppose to the opening of Starbucks on Bay Farm Island.

I have heard that Starbucks has proposed to have another location around the Island Dr neighborhood. This would make a total of 8 Starbucks in the entire Alameda area and it is totally unnecessary. The Starbucks will be causing unwanted traffic, as well as taking away the quietness of Bay Farm. Most importantly, putting the local coffee shop at risk. Starbucks is a big corporation and no local coffee shop would be able to compete to.

I am a regular customer at Coffee and Tea Traders, a family owned small business that has been around for decades. However, it was taken under Nikki's new ownership for only the past 2-3 years. As a regular customer, I have noticed Nikki's hard work to renew the business as it was doing poorly with the old ownership. She has been putting a lot of hard work into building the coffee shop to be better everyday. And just recently, they started to push their presence on social media and just started to get their name out there. This coffee shop has worked hard to be where they at today.

I have had many conversations with Nikki and got to know how hard it was for her to deal with the pandemic only. She has just surpassed the hard time of the pandemic and now dealing with the opening of Starbucks is overwhelming. It is truly a threat to her business.

As a resident of Alameda, I believe we prefer a local coffee shop than noisy and crowded Starbucks.  
Please consider the situation.

Sincerely,  
Ruby

# [EXTERNAL] Opposing opening of Starbucks

Jocelyn Lam <jocelynklam@gmail.com>

Mon 9/28/2020 1:40 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Hello,

I am a resident of Alameda and I live on Bayfarm. I am writing this email to oppose the opening of Starbucks on Bayfarm. Not only would the traffic become a nightmare, but the heart of Alameda resides in its close knit and local feel.

We already have SEVEN Starbucks locations and our amazing coffee shop, Coffee and Tea Traders, already located on Bayfarm, provides us with our coffee needs. The opening of a Starbucks would thwart all the efforts they have put into partnering with Third Culture Bakery and working hard on their social media outreach.

I am concerned for the safety of my children with the addition of drive thru traffic and the welfare of the support of local businesses. We are already more than well stocked with our seven Starbucks locations and the message we send by driving business away from a locally owned business is not a positive one especially during the pandemic. It is truly sad and I hope you consider the words I have written in this email.

Sincerely,  
Jocelyn

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Jocelyn K. Lam  
University of Calgary, B.Sc. Psychology 2012  
St. Mary's College of California, M.A. Counseling (MFT/LPCC), 2017  
Associate Marriage and Family Therapist  
Associate Professional Clinical Counselor

## [EXTERNAL] Bay Farm Coffee and Tea Traders

Ariana Mah <amah215@gmail.com>

Mon 9/28/2020 12:13 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Hello,

I was born and raised in Alameda, and after living in Southern CA for 10 years recently moved back to Harbor Bay. One of the many reasons that brought me back to the Island was the neighborhood atmosphere, one that supports and loves small businesses.

It has recently come to my attention that the city is considering building a Starbucks across the street from Harbor Bay Landing Shopping Center, which would put Coffee and Tea Traders out of business. Please do not allow a corporate coffee shop to take the place of a wonderful small business which has been a staple in our community! There are already 7 Starbucks in Alameda, we do not need more. I love Coffee and Tea Traders, as do countless other members of our community.

Thank you for your time and consideration.

Sincerely,  
Ariana Mah

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Ariana Mah  
(510) 368-4953  
[amah215@gmail.com](mailto:amah215@gmail.com)

## [EXTERNAL] Harbor Bay - Starbucks

Arthur Meloy <ajmeloy@gmail.com>

Mon 9/28/2020 11:41 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Hi,

I live in Harbor Bay (94502) and don't want Starbucks on Harbor Bay as it would cause the local coffee shop (Coffee & Tea Traders) to go out of business.

- Thanks,

Arthur Meloy

## [EXTERNAL] Starbucks

Sharon Ratto <sharonratto@att.net>

Mon 9/28/2020 11:15 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

As longtime residents of Bay Farm Island, we are very opposed to the Starbucks at the corner of Island Dr. & Mecartney Rd. Coffee & Tea Traders is a neighborhood coffee shop and the addition of Starbucks Coffee, would probably put Coffee & Tea Traders out of business. Also the traffic flow at this intersection is already problematic and this business would adversely affect it even further.

As a society we do not need to be in the position of putting any more family owned concerns out of business in favor of large out of state corporations.

Thank you,

Donald & Sharon Ratto

510-522-4043



[EXTERNAL]

Rayna Robles <rarobles@csumb.edu>

Mon 9/28/2020 12:33 PM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

Greetings Deborah,

I have recently heard that there are plans to build a Starbucks across the street from the Harbor Bay Landing Shopping Center which is where local small business, Coffee & Tea Traders, is located. While we have all suffered the COVID-19 pandemic, it is important to realize such a business depends on their community to support them. Starbucks has many locations in Alameda already, and with a new one, it could put these small business folks out of business for good. They cannot bounce back like a lot of the big corporations. There people have families that they have to take care of and have their own bills. Speaking from experience, I lost my job working at a small business and it was due to Amazon. I have lost everything. So please find in your heart to think things over. Coffee & Tea Traders needs all the support from the community.

Best,

Rayna Robles

# [EXTERNAL] No to Starbucks on Bay Farm

Michelle Romero <michelle.romero@gmail.com>

Mon 9/28/2020 11:21 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

I am a resident of Alameda city and I support small businesses. There are more than enough Starbucks in Alameda.

Thank you for your consideration.

Thanks,  
Michelle Romero  
1940 Franciscan Way #308  
Alameda, CA 94501

Sent from my iPhone

## [EXTERNAL] Starbucks on Bayfram Island

Susan Trinh <susan@trinhrealty.com>

Mon 9/28/2020 11:56 AM

To: Deborah Diamond <ddiamond@alamedaca.gov>;

To Whom this May Concern,

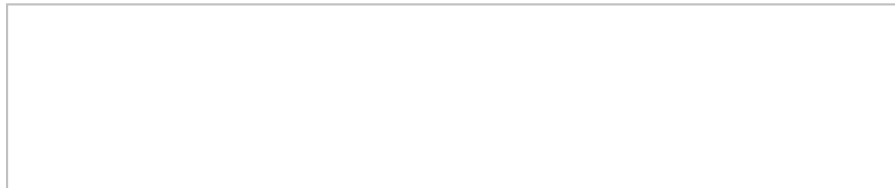
Im a fan of Starbucks but Alameda does NOT need another Starbucks especially in Bayfarm. The Café Coffee and Tea Traders are amazing is a a small business on Bayfarm and they have been in business for many years.

Especially during this pandemic, we want to support our small businesses and help them thrive. Alameda already has enough Starbucks, we have a total of 8 on the Main Island. Bayfarm is know for its small businesses and quiet streets.

Please think about not having the Drive thru Starbucks on Bayfarm. Alameda does not need this!!

Thank you,  
**Susan Trinh**  
**Team Schuler | Compass**  
Realtor®  
DRE#: 02032240

1414 Park Avenue  
Alameda CA 94501  
Direct: (510)995-6024



## Nancy McPeak

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**From:** Rebecca Tharp <tharpr11@gmail.com>  
**Sent:** Monday, September 28, 2020 6:22 PM  
**To:** Nancy McPeak  
**Subject:** [EXTERNAL] Potential Starbucks Location Landing Feedback

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Nancy,

I received your contact information from Brian in the Alameda City Planning Division. I wanted to express my concern about opening a Starbucks on Harbor Bay Landing.

Part of what makes Alameda so special is the character added by local businesses. I have been a customer at Coffee and Tea Traders for over 20 years and it's one of my favorite spots at the Landing. Opening a Starbucks near their location would not offer anything that Coffee and Tea Trader Co does not already provide. While I love Starbucks drinks, I believe there are other spots for a location that would be as successful without threatening a local business that has been an institution at the Landing for over 20 years.

Thank you for considering feedback in your decision making process!

I hope you are safe and well,

Rebecca Tharp

## Nancy McPeak

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**From:** Mike Yep <mikeyep@gmail.com>  
**Sent:** Monday, September 28, 2020 6:22 PM  
**To:** Nancy McPeak  
**Subject:** [EXTERNAL] NO to Starbucks at 980 Island Dr

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am voicing my opposition to allowing a drive thru Starbucks at 980 Island Dr.

The Island/McCartney intersection traffic would be clustered and confusing with typical morning work/school commute traffic.

People accessing Starbucks would likely make illegal U turns on southbound Island Dr. The high volume of cars making left hand turns from McCartney on to northbound Island Dr, would hit cars exiting Starbucks on to Island Dr.

Normal traffic volumes from 730am to 830am Mon to Fri in non pandemic times would demonstrate the cluster if a Starbucks was added. Traffic backs up for Earhart commute and to cross the Bay Farm Bridge.

Please DO NOT give permission for a Starbucks to be built on that odd location that is not easily accessible to Bay Farm traffic.

Thanks for listening,

Mike Yep  
[mikeyep@gmail.com](mailto:mikeyep@gmail.com)

Sept. 25, 2020

Planning & Building Department

City of Alameda

2263 Santa Clara

Alameda, Ca 94501

Via Fax: 510-747-6805 and Via email: [ddiamond@alamedaca.gov](mailto:ddiamond@alamedaca.gov)



RE: Starbucks on 980 Island Dr. Alameda, Drive-through

Dear Sir/Madame:

We are residences near 980 Island Dr, Alameda. We oppose a drive-thorough Starbucks on that location. With that kind of business volume, there will be enormous amount of auto traffic in and out of that site. Our kids bike to schools and elders parents walk on Island Drive and Mecartney Rd. We are concerned about the car traffic, which can post dangers to them. Thanks

Sincerely,

A handwritten signature in black ink, appearing to be "Angela Zhao", written over a horizontal line.

Angela Zhao, 1 Winant Way

A handwritten signature in black ink, appearing to be "Ken Zhao", written over a horizontal line.

Ken Zhao, 2 Winant Way

A handwritten signature in black ink, appearing to be "Shu Fang Tang", written over a horizontal line.

Shu Fang Tang, 5 Winant Way

A handwritten signature in black ink, appearing to be "Lily Kwan", written over a horizontal line.

Lily Kwan, 3 Winant Way

A handwritten signature in black ink, appearing to be "Lisa Wu", written over a horizontal line.

Lisa Wu, 6 Winant Way

## Nancy McPeak

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**From:** Marj Hutchings <marj.hutchings@gmail.com>  
**Sent:** Monday, September 28, 2020 6:37 PM  
**To:** Nancy McPeak  
**Subject:** [EXTERNAL] No to Starbucks on Bay Farm

Traffic and Safety are an issue at this corner during normal times and this will only exasperate the problem. Additionally, it will undoubtedly put Coffee and Tea Traders, a family-owned coffee shop that cares about our community, out of business.

Sent from my iPhone