

From: [Bronwyn Harris](#)
To: [Lara Weisiger](#)
Subject: [EXTERNAL] City council meeting june 15: wellness center
Date: Monday, June 14, 2021 5:14:38 PM

Dear City Councilmembers --

As a close neighbor of the Wellness Center site on McKay, I have followed the project from the beginning and enthusiastically support it. I'm writing to express my sincere and enthusiastic support for the Wellness Center on McKay. I am astounded by the fact that the same people keep trying to stop this wonderful project in so many ways.

The Historical Advisory Board made a decision to issue a Certificate of Approval to the center's plans. This aligns with the voters' choice that they made VERY clear in 2019. Make no mistake, this is not about the history of the merchant marines, as the same people bringing that up were advocating tearing down those same buildings in 2019 to avoid the Wellness Center.

In short, please uphold the HAB's decision and let us move on and serve some of the most vulnerable in our community.

Thank you --

Bronwyn Harris
Alameda resident

Author:
Literally Unbelievable: Stories from an East Oakland Classroom
Letters from the Inside: Hope in the Journey Beyond Classroom and Cell
<https://protect-us.mimecast.com/s/i9TsCERmGBC9W5QiN60Pc?domain=bronwynharris.com>

From: [Betty Wong](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting - Strong Objection to Demolition of 1245 McKay Avenue
Date: Monday, June 14, 2021 5:02:44 PM

Dear Clerk, hoping you are doing well.

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board approved to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

--There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

--A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total. <http://chnng.it/YvmqpXBcXR>. This cumulative public sentiment should be noted and taken into consideration.

--Voters expected REUSE not demolition. The ballot measure language of the 2019 special election, Measure A, clearly stated, "reuse" of existing buildings, and the voters expected the buildings to be repurposed.

--The property has extraordinary historical significance

--The U.S. Merchant Marines led exceptional efforts during WWII, supplying crucial supplies to our troops and Allies, risking their lives as the front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest casualty rate during WWII.

--The U.S. Merchant Marine Training Officer School in Alameda was a crucial component to their heroic efforts, preparing leaders to strategize and organize crew. •The radio operator component of the school was also an important contributor to these efforts.

--The only other U.S. Merchant Marine Officer School at Fort Trumbull does not have the unique character and design as the original buildings in Alameda. The training school at Fort Trumbull repurposed older barracks dating back from the 1800s. The facility in Alameda was intentionally built at Neptune Beach for these WWII efforts. The training facility at Sheephead's Bay in NY was razed in 1960. This site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War. It was also important during the Cold War when the facility was the Western Training Center.

--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

See attached campaign flyer where Alameda Point Collaborative clearly stated that the buildings would be reused---they are cited as "Structurally sound yet abandoned federal buildings," and "convert boarded up buildings into a lifesaving facility."

The voters did not expect the buildings to be demolished. This is grossly misleading and the initiative should go back to the voters since their proposed plans have drastically changed.

Thank you.

Sincerely,

Betty Wong

From: [Mary Wong](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting - Strong Objection to Demolition of 1245 McKay Avenue
Date: Monday, June 14, 2021 5:00:34 PM

Dear Clerk, hoping you are doing well.

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--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

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The voters did not expect the buildings to be demolished. This is grossly misleading and the initiative should go back to the voters since their proposed plans have drastically changed.

Thank you.

Sincerely,
Mary Wong

To: [@Jon michels](#)
From: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Proposed Demolition of the U.S. Maritime Officers Training School > Agenda Item 6-Gm
Date: Monday, June 14, 2021 5:00:05 PM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

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--A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.
<http://chng.it/yvmqpXBgXR>

This cumulative public sentiment should be noted and taken into consideration.

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--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

See attached campaign flyer where Alameda Point Collaborative clearly stated that the buildings would be reused---they are cited as "Structurally sound yet abandoned federal buildings," and "convert boarded up buildings into a lifesaving facility."

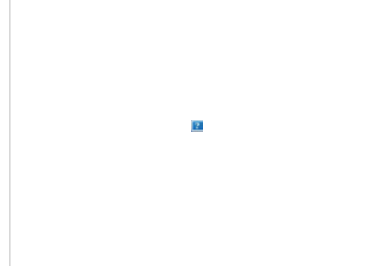
The voters did not expect the buildings to be demolished. This is grossly misleading and the initiative should go back to the voters since their proposed plans have drastically changed.

Thank you.

Sincerely,

Jon Michels
Proud Twenty-Six year West End Alameda Resident

IMG_4478.jpeg



would be reused.

--
Jon Michels
510.205.7065
jon.michels@gmail.com

From: dhtexpress@aol.com
To: City Clerk; Marilyn Ezzy Ashcraft; John Knox White; Tony Daysog; Trish Spencer; Malia Vella
Cc: dhtexpress@aol.com; dhtexpress@comcast.net
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting
Date: Monday, June 14, 2021 4:55:18 PM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

As a Senior citizen here in Alameda, I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School. I was specifically told many times that the subject property would not be demolished and would specifically be used in its entirety as a Wellness Center for Seniors in Alameda leading up to the special election in 2019. Or was that just another lie? Moving on-

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

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<http://chnng.it/YvmqpXBcXR>

This cumulative public sentiment should be noted and taken into consideration.

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front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest casualty rate during WWII.

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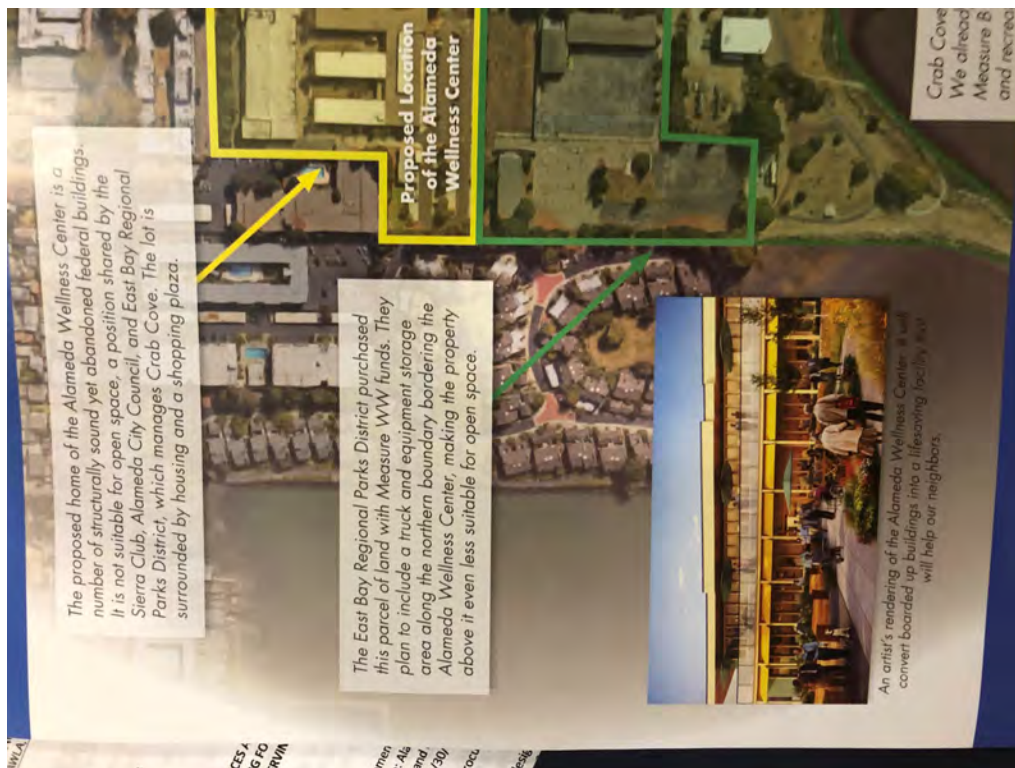
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See attached campaign flyer where Alameda Point Collaborative clearly stated that the buildings would be reused---they are cited as "Structurally sound yet abandoned federal buildings," and "convert boarded up buildings into a lifesaving facility."

The voters did not expect the buildings to be demolished. This is grossly misleading and the initiative should go back to the voters since their proposed plans have drastically changed.

Thank you.
Sincerely,



would be reused.

Thank you for reading my email in its entirety

Dennis Thomas
1118 Paru Street
Alameda, CA
510 865-7357

From: [sheila.milberger](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] 620 Central Ave / 1245 McKay Ave ~ U.S. Maritime Officers Training School
Date: Monday, June 14, 2021 4:34:05 PM

Dear City Council,

Re: Agenda Item 6-G; 6/15/21 Meeting

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

--There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

--A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.

<http://chnng.it/YvmqpXBcXR>

This cumulative public sentiment should be noted and taken into consideration.

--Voters expected REUSE not demolition. The ballot measure language of the 2019 special election, Measure A, clearly stated, "reuse" of existing buildings, and the voters expected the buildings to be repurposed.

--The property has extraordinary historical significance

--The U.S. Merchant Marines led exceptional efforts during WWII, supplying crucial supplies to our troops and Allies, risking their lives as the front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest casualty rate during WWII.

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•The radio operator component of the school was also an important contributor to these efforts.

--The only other U.S. Merchant Marine Officer School at Fort Trumbull does not have the unique character and design as the original buildings in Alameda. The training school at Fort Trumbull repurposed older barracks dating back from the 1800s. The facility in Alameda was intentionally built at Neptune Beach for these WWII efforts.

The training facility at Sheephead's Bay in NY was razed in 1960. This site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War. It was also important during the Cold War when the facility was the Western Training Center.

--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

See attached campaign flyer where Alameda Point Collaborative clearly stated that the buildings would be reused---they are cited as "Structurally sound yet abandoned federal buildings," and "convert boarded up buildings into a lifesaving facility." The voters did not expect the buildings to be demolished. This is grossly misleading and the initiative should go back to the voters since their proposed plans have drastically changed.

Thank you.
Sincerely,

Sheila Milberger

510-393-3813 cell
jam99sam@gmail.com

From: [Mary McFarland](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] MacKay Property/Wellness Center
Date: Monday, June 14, 2021 4:11:05 PM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

I object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School. I agree with the recommendations of the Alameda Architectural Preservation Group. Voters were promised reuse of these buildings and we expect you to vote to uphold that promise.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

--There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

--A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.

<http://chng.it/YvmqpXBcXR>

This cumulative public sentiment should be noted and taken into consideration.

--Voters were promised reuse and expect REUSE not demolition.

Thank you,
Mary McFarland

Mary McFarland, LCSW
Psychotherapy & Consultation
Via Video or Phone for CA
mary.e.mcfarland@gmail.com
#510-655-5568
LinkedIn: Mary McFarland LCSW
Twitter: Mary McFarland LCSW @ Helpland

I cannot guarantee the confidentiality of any information sent via email. If you choose to email with me, you are acknowledging the dangers and potential for breach of confidentiality associated with email and are willing to accept this risk. Please contact me via telephone to discuss information you consider too sensitive for email.

The information transmitted in this email is intended only for the addressee(s) and may contain privileged material. If you have received this email and are not the addressee(s), please notify me and delete this email from your computer and other devices.

Thank you.

From: mgdonna@aol.com
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G, 6/15/21 meeting
Date: Monday, June 14, 2021 3:54:12 PM

Dear City Council,

As I know you well know, there is an all too general and pervasive anti-government feeling in the U.S. these days. One reason for that is the way leaders, governments, and government officials waive, flout, bend, disregard, and violate the rules when it serves their purpose or interest. Rules--at least good rules--are established to provide fairness and due process. In the case of McKay Street, The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5: they did not discuss or decide if the buildings are a "detriment to the community". Furthermore, the City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** keeping the property on the Historical Advisory Board Study List and stated that the buildings do, indeed, have historic value and merit. Given the above, Council should not make a decision at tonight's meeting. Council should follow the City's rules and not do anything until the proper procedures have been followed. What Council does and how it acts sets the tone and behavior for the rest of us. Please, bear this in mind as you consider this matter.

Sincerely,
Mark Greenside

From: [Steve and Jean Coyle](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting
Date: Monday, June 14, 2021 3:46:24 PM

Dear City council,

We strongly object to the proposed demolition of the property at 620 Central Ave/
1245 McKay Ave. (U.S. Maritime Officers Training School)

We expected REUSE not demolition. The ballot measure language of the 2019
special election, Measure A, clearly stated, "reuse" of existing buildings, and we
expected the buildings to be repurposed.

We don't appreciate the bait-and-switch. This is misleading and the initiative should
go back to the voters since their proposed plans have drastically changed.

Best regards,
Steve and Jean Coyle
1049 Fair Oaks Ave

From: [Patricia Baer](#)
To: mezzyashcraft@alameda.ca.gov; [City Clerk](#); [Tony Daysog](#); [John Knox White](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda 6-G
Date: Monday, June 14, 2021 3:37:26 PM

Council Members,

I feel strongly against the proposal to demolish the buildings on McKay Ave. which we now know have historical value.

The conditions of this project have drastically changed since we citizens voted on it. Please do not approve this initiative tonight, but let the voters decide the appropriate use of the property.

Sincerely,

Patsy Baer

From: [Alameda Renters Coalition](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Please support the Wellness Center
Date: Monday, June 14, 2021 3:35:47 PM

Dear City Councilmembers,

Alameda Renters Coalition (ARC) supports the Wellness Center project wholeheartedly. Our efforts to protect tenants are fundamentally linked to fighting homelessness and honoring the dignity of all people.

At a time when homelessness in our area is at a crisis point and many renters have been pushed to their limits by COVID, housing rights advocates want to let Wellness Center opponents know it's not too late to be on the compassionate side of history. Alameda can transform lives with this groundbreaking and very special center.

We hope that the Historical Advisory Board decision to approve the Wellness Center project is upheld.

Sincerely,
Alameda Renters Coalition

From: [Colm Martin](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Re: Agenda Item 6-G; 6/15/21 Meeting - Strong Objection to Demolition of 1245 McKay Avenue
Date: Monday, June 14, 2021 3:14:44 PM

Dear Clerk, hoping you are doing well.

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

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Thank you.

Sincerely,

Colm Martin

Disclaimer: This communication and any attachments contain private, confidential, privileged and/or proprietary information intended solely for the Recipient(s) named above. If you are not the intended Recipient, any use, dissemination, distribution or copying of the communication is strictly prohibited. If received in error, we apologize and ask that you please notify the Sender by returning this e-mail and permanently deleting this communication from your computer, including destruction of any printed copies. Any views expressed herein are not necessarily those of the Company represented by this e-mail source. No contracts, agreements or legally binding understandings may be entered into solely by an e-mail communication.

From: [James Hudkins](#)
To: [City Clerk](#); mezzyashcraft@alameda.ca.gov; [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#); [James Hudkins](#)
Subject: [EXTERNAL] Stop destruction at Crab Cove
Date: Monday, June 14, 2021 3:14:44 PM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

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This cumulative public sentiment should be noted and taken into consideration.

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--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

See attached campaign flyer where Alameda Point Collaborative clearly stated that the buildings would be reused---they are cited as "Structurally sound yet abandoned federal buildings," and "convert boarded up buildings into a lifesaving facility." The voters did not expect the buildings to be demolished. This is grossly misleading and the initiative should go back to the voters since their proposed plans have drastically changed.

Thank you.
Sincerely,

James A. Hudkins

City Council Members

June 14, 2021

Re: June 15, 2021, Agenda Item 6-G

The appeal of the above item should be granted for the following reasons:

1. Re-zoning this parcel to open space which would have allowed the historic structures to remain was placed on the ballot by citizen's Initiative. At the request of Alameda Point Collaborative, Inc. (hereinafter "APC") the City Council put a competing ballot measure on the ballot which represented would and voted upon by the voters to keep and not destroy the historic structures. This competing measure passed. Anything less than complying with Council's ballot measure constitutes voter fraud and the assistance of the court will be sought to enforce the City Council's representations concerning enforcement of the ballot measure.

2. APC has a complete failure of complying with any applicable statutes, ordinances or representations made in order to obtain approvals of its "projects" from the City of Alameda. City staff has done little if anything to ensure compliance.

A. In the late 1990s, APC obtained approval to be given control over 200 units at the former Naval Air Station, Alameda. These units as represented to the City Council by APC, were to be rented to homeless for 6 months, by which time APC would have trained, educated, provided day care for residents, tutored school age children, and thus enabled the residents to return to mainstream housing within 6 months. In the 20 years plus that APC managed the units, based on its factual representations, it would have returned over 8000 homeless families to mainstream housing. This total constitutes more than the entire homeless population in Alameda county at the time. Instead a mere hand full of homeless, not 8000 families, were relocated, mostly through their own efforts.

B. APC obtained none of the required licenses or permits needed for the above efforts, including even a license to operate its day care center.

C. APC initially represented that the facility it would build in the reused facilities at issue in 6-G would be for Alameda seniors, and those needing hospice care. It has been clear from the start that APC had no intention of complying with these representations. No one on the City staff or Council verified any of these "factual" representations. For example the CALIFORNIA OFFICE OF STATEWIDE HEALTH PLANNING requires an applicant for nursing or hospice to comply with and use its qualified planners BEFORE planning begins for a project. A Public Records Act Request revealed that neither APC nor any entity in the City of Alameda, has filed any documents or applications with this department.

D. APC's second rendition of the project represents that the housing will be for seniors. This second version of the project is currently the subject of a Pre-emptory Writ of Mandate in Alameda County Superior Court California. The approval by the City of Alameda is for a project which fails to comply with the most basic requirements as set forth by the DEPARTMENT OF SOCIAL SERVICES for senior housing. A Public Records Act Request revealed that neither APC nor any entity in the City of Alameda, has filed any documents

or applications with this department either. No one on the City staff or Council has apparently verified any of these "factual" representations.

E. APC's intention from the very beginning has been made clear by this "third" rendition of the "Project": Low income Section 8 housing. This housing is in violation of Alameda's Charter, zoning, General Plan, and municipal code. By federal law it cannot be limited to Alameda residents or Alameda unhoused but must be open to all.

F. If the project fails as appears likely based on APC's past track record including failure to apply for basic permits, APC will get the 3.65 acres free and clear. It may then be sold the developer of choice for \$10-20,000,000, for deluxe beach front homes.

G. APC's representatives have a track record of what appears to be bullying and out right misrepresentation. In 2018 during the qualification period of the citizen's initiative referred to in No. 1 above, Mr. Jason Biggs verbally assaulted a senior citizen collecting signatures at the Market Place on Park Street. He did so in front of a fully operational security camera which recorded the entire assault.

The senior citizen assaulted did not know his identity until he attended an Alameda City Council meeting on December 4, 2018. At that meeting she identified him through her tears while at the podium. His response was to further threaten and harass her. He purported to hire an attorney for this purpose. See attachment A, legal threats to senior citizen, demanding a retraction and \$20,000.00.

Unfortunately Mr. Jason Biggs, did not anticipate that the senior would have the courage to stand up to his or APC's threats. The investigation revealed that his "attorneys" hired to threaten the senior citizen were NOT attorneys and were under investigation by the New York State Bar Association. After the written threats, this investigation by the New York District Attorney was extended to include Jason Biggs et. al.

3. One of the main problems with reusing this 3.65 acre site is the degree of toxic and hazardous materials located thereon. The Environmental Assessment performed under the National Environmental Protection Act, used a survey from 2007 indicating there was a 9 million dollar hazardous materials clean up bill. This was required before the federal government could reuse the property for any purpose. The study had two documented inadequacies: 1. The federal government required destruct testing before cleanup instead of the superficial review, and 2. It failed to test air contamination which is required after decades of toxic spills including diesel, on the land.

4. Concomitantly the City of Alameda is updating the General Plan mandated by the California Government Code. The last adopted General Plan included adequate sites for new housing. Each of said sites, in compliance with state law, indicated each proposed site had been cleaned and free of all toxic and hazardous materials. That is not the case with the current proposed housing sites.

Based on the efforts of City staff, the clean-up of contaminated sites will be left to unsuspecting developers - who will or will not go forward- or the taxpayers of Alameda.

5. Housing the unhoused has become an insurmountable problem with the current tactics employed as was revealed in the latest study of the City of Oakland's misguided efforts.

The mental health facilities closed by Gov. Reagan in the 1960s must be re-opened. Our state legislators who have done little but exacerbate the homeless problem by throwing money at it, need to make state wide changes. Welfare & Inst. Code Sec. 5150 allows persons to be taken into custody for 72 hours if they are unable to take care of themselves. After 72 hours there is a detailed and extensive procedure to extend that period to 15 days. These are expensive procedures requiring medical and law enforcement commitments. The period of time may be extended to 30 days with more medical and law enforcement expenses. Unfortunately 15 days is not enough to determine what medications a bipolar schizophrenic needs to resume normalized behavior, dry out an alcoholic or drug addict.

State law needs to delete the expensive requirements of a 72 hour confinement, to a lesser burden for municipalities so that a 30 day commitment is more pro forma. During that 30 days, extensive services can be

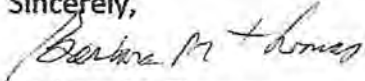
provided to place these persons in approved and successful transitional housing after they complete detox or other medical services.

Facilities for the unhoused should be located where they will serve the biggest populations of unhoused. In Alameda County that is Oakland, and south county. Placing large facilities in the City of Alameda simply brings additional homeless and their attendant costs of clean-up of needles, excrement, etc. to Alameda.

6. Only entities with proven track records should be used by municipalities to implement those programs do th unhoused that have been shown to be needed within the county and have been determined to be needed as part of the County program. Those entities with failed track records, and whose main goal appears to be simply financially prospering off of failing programs, should be screened out from the applicant pool.

For the foregoing reasons, it is respectfully requested that the City of Alameda, grant the instant appeal.

Sincerely,



Barbara M. Thomas
Attorney at Law

EXHIBIT A

CHRISTOPHER RAY, ESQ
LEAD ATTORNEY, OF COUNSEL

JOHN ANTHONY
LEAD ATTORNEY, OF COUNSEL

DAVID GOULD
LEAD ATTORNEY, OF COUNSEL



CHELSEA D. GILBERT
SETTLEMENTS, LEAD

CHRISTOPHER A. RAY ESQ
SETTLEMENTS, OF COUNSEL

THE OFFICE OF DASH AND ASSOCIATES
LITIGATION DEPARTMENT

DASH & ASSOCIATES
2480 LAWN DRIVE, 2nd FLOOR
EAST MEADOW, NY 11554
MAIN-LINE: (877) 759-4451
FAX: (888) 994-9958
www.dashandassociates.co

December 21, 2018

Via Certified Mail – Signature Required

Re: Jason Biggs - Defamation

Dear Ms.

Our office has been retained by the above referenced individual, Jason Biggs ("Mr. Biggs"), in connection with certain defamatory statements that you made at a televised city council meeting on December 4th, 2018.

On December 4th of this year, you attended a meeting of the city council of Alameda, California. Part of that meeting was scheduled for a discussion of the McKay Wellness Center, and you spoke at the podium in the last slot on the schedule. During your allotted time you spoke in alleged in detail that Mr. Biggs engaged you in a hostile and abusive encounter while gathering signatures in support of your position regarding the Open Space Initiative at McKay Avenue. You referenced him by name. These statements were published, within the meaning of the applicable defamation laws, to the entire gathered crowd, the entire Alameda city council, and to everyone with access to the live television broadcast and the Alameda city council's online web stream.

As you know, the alleged encounter between you and Mr. Biggs simply never occurred. The entire alleged encounter was fabricated. It is at the periphery of plausibility that such an elaborate fabrication occurred accidentally - you spoke in great detail about Mr. Biggs and this alleged encounter.

The sheer breadth of your publication, and its permanent entry into the records of the Alameda, California city council's records in the form of recordings and minutes of the meeting has proven permanently and severely injurious to our client's reputation. He has experienced

December 21, 2018

Page 2 of 2

immediate, serious, and objective economic damages as a direct and proximate result of your wanton fabrication, and wide distribution, of the entire fabricated anecdote. These harms will continue to accrue to Mr. Biggs for as long as the records of the city council of Alameda continue to be preserved.

Our client's demands are simple. You are to cease repeating this fabricated account as though it were factual or based in fact, to any person or in any forum, online or otherwise, orally or in writing. You will make a written retraction of that story either by written direction to the city council of Alameda to make proper notation in its minutes of the city council meeting, by publication of the same in a local newspaper at your own expense, or other comparable and comprehensive retraction of more or less the same public reach as your initial defamatory publication. Our client estimates his objective and immediate economic harms resulting from your statements in the amount of \$20,000.00, which forms the basis for the civil remedies he intends to pursue through a California civil litigator if this simple demand goes unmet.

We have consulted with our client regarding his available options and avenues of redress, and he has authorized us to engage in confidential settlement negotiations. Our client has agreed to allow you a reasonable amount of time to meet his demand. However, if we do not hear from you or your representative within 30 days from the date of this letter, our client will be retaining a litigator in connection with this matter to pursue his remedies through the applicable civil courts of California.

Our client wishes, to the extent possible, to maintain an amicable relationship with you and to avoid the lengthy and expensive process of litigation. I look forward to hearing from you, or your representative, to discuss this matter more meaningfully.

Please note that this letter constitutes a notice of intent to sue and any and all documents, including electronically stored communications, relating to our clients and any potential claims our client may have, should be preserved to every extent possible.

Very truly yours,



CHRISTOPHER RAY, ESQ.

christopher.ray@dashandassociates.co

(877) 759-4451 ext. 1003

CC: Jason Biggs
Michael Sherman

From: [Jay](#)
To: [Lara Weisiger](#)
Subject: [EXTERNAL] RE: Item 6G HAB failed to follow protocol mandated by Alameda Municipal Code re authorization for demolition at McKay Avenue historic site.
Date: Monday, June 14, 2021 3:01:29 PM

Good afternoon, Lara.

I would appreciate it if you would forward the following message to the city Council for inclusion in the record re Item 6G.

Thanks.

Jay Garfinkle

June 14, 2021

Ladies and Gentlemen of the City Council

I believe the subject line says it all. I also believe that you are all aware of the Historic Advisory Board's failure to follow the mandates of the Alameda Municipal Code as it pertains to demolition of historic sites and structures.

On reviewing the recording of the recent Historic Advisory Board meeting I note that there was no discussion regarding the downside of preserving the McKay Avenue historic site. Specifically absent was any determination that preservation of the site including its structures would be detrimental to the City of Alameda and its residents.

Absent such determination, the AMC precludes the granting of a Certificate of Approval for Demolition or any similar authorization that would result in the destruction of ANY property which is designated as a Historic Site.

I am writing to request that you observe the rules documented in the AMC and withhold approval for demolition of the McKay Avenue buildings pending satisfaction of the requirements for a Determination of Detriment as spelled out in the AMC.

Respectfully,

Jay Garfinkle

Lara Weisiger

From: Jenny Sui <jennynsui@gmail.com>
Sent: Monday, June 14, 2021 2:59 PM
To: City Clerk; Marilyn Ezzy Ashcraft; John Knox White; Tony Daysog; Trish Spencer; Malia Vella
Subject: [EXTERNAL] Proposed Demolition of Property at 620 Central Ave/1245 McKay Ave

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community"

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

--There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

--A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total. <http://chnng.it/YvmqpXBcXR> This cumulative public sentiment should be noted and taken into consideration.

--Voters expected REUSE not demolition. The ballot measure language of the 2019 special election, Measure A, clearly stated, "reuse" of existing buildings, and the voters expected the buildings to be repurposed.

--The property has extraordinary historical significance

--The U.S. Merchant Marines led exceptional efforts during WWII, supplying crucial supplies to our troops and Allies, risking their lives as the front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest casualty rate during WWII.

--The U.S. Merchant Marine Training Officer School in Alameda was a crucial component to their heroic efforts, preparing leaders to strategize and organize crew. •The radio operator component of the school was also an important contributor to these efforts.

--The only other U.S. Merchant Marine Officer School at Fort Trumbull does not have the unique character and design as the original buildings in Alameda. The training school at Fort Trumbull repurposed older barracks dating back from the 1800s. The facility in Alameda was intentionally built at Neptune Beach for these WWII efforts. The training facility at Sheephead's Bay in NY was razed in 1960. This site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War. It was also important during the Cold War when the facility was the Western Training Center

--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

See attached campaign flyer where Alameda Point Collaborative clearly stated that the buildings would be reused--- they are cited as "Structurally sound yet abandoned federal buildings," and "convert boarded up buildings into a lifesaving facility."

The voters did not expect the buildings to be demolished. This is **grossly misleading** and the initiative should go back to the voters since their proposed plans have drastically changed.

Thank you.

Sincerely,

Jenny Sui

The proposed home of the Alameda Wellness Center is a number of structurally sound yet abandoned federal buildings. It is not suitable for open space, a position shared by the Sierra Club, Alameda City Council, and East Bay Regional Parks District, which manages Crab Cove. The lot is surrounded by housing and a shopping plaza.

The East Bay Regional Parks District purchased this parcel of land with Measure WW funds. They plan to include a truck and equipment storage area along the northern boundary bordering the Alameda Wellness Center, making the property above it even less suitable for open space.

**Proposed Location
of the Alameda
Wellness Center**



An artist's rendering of the Alameda Wellness Center. It will convert boarded up buildings into a lifesaving facility that will help our neighbors.

Crab Cove
We already
Measure B
and recrea

From: [KC Egan](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Re: Agenda Item 6-G; 6/15/21 Meeting
Date: Monday, June 14, 2021 2:44:13 PM

clerk@alamedaca.gov
mezzyashcraft@alamedaca.gov
jknoxwhite@alamedaca.gov
tdaysog@alamedaca.gov
tspencer@alamedaca.gov
mvella@alamedaca.gov

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Thank you.

Sincerely,

Kathleen C. Egan



From: [ARIANNA SIEGEL](#)
To: [City Clerk](#)
Cc: [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting
Date: Monday, June 14, 2021 2:43:57 PM

Dear City Council,

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Thank you.

Sincerely,

Arianna Siegel

Alameda

From: [Stephen Yslas](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting
Date: Monday, June 14, 2021 2:28:51 PM

Dear City Council,

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Thank you.

Sincerely,

--

Steve
Alameda, CA

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We already
Measure B
and recrea

From: [Patricia](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Wellness Center
Date: Monday, June 14, 2021 1:18:38 PM

City of Alameda Mayor and Council Members,

Thank you for all that you do to work towards a sustainable, compassionate and welcoming City of Alameda.

I urge you at your meeting on June 15 to uphold the decision of the Historical Advisory Board to issue certificates of

Approval of plans to demolish buildings on the site for the future Wellness Center for the City of Alameda. At this point,

you must act and stop enabling opponents of the Center who choose to continually delay construction. You can do this and you have the support of many of us to do so.

At this point it seems that their efforts are beyond reasonable.

We must move forward with the Wellness Center...it is a vital part of the City's stated intention of "ending homelessness."

Thank you.

Sincerely your,

Sr. Pat Nagle

From: [Teri Kennedy](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Alameda Wellness Center Project
Date: Monday, June 14, 2021 12:53:24 PM

Dear City Council.

I am writing to urge you to vote to uphold (at your June 15 meeting) the HABS approval of the building demolition at the location of the future Alameda Wellness Center. The Center is so badly needed, and the planning that has gone into making it a success is unprecedented. Please do not let the voices of a frightened few derail the forward motion for this project.

Sincerely,
Teri Kennedy
Alameda resident

From: [Robin](#)
To: [City Clerk](#)
Subject: [EXTERNAL]
Date: Monday, June 14, 2021 11:29:52 AM

Dear City Council,

I am writing in support of the Alameda Wellness Center, which will provide medical respite and housing for elderly people experiencing homelessness. The city council needs to uphold the decision of the Historical Advisory Board to issue Certificates of Approval, and needs to stop enabling opponents by sponsoring their appeals (this costs money and delays unhoused residents from critical aid). We all know it's expensive to live in the Bay Area, and that many are left with nowhere to live or thrive- the Alameda Wellness Center will provide that aid to those who are most overlooked. Please continue it's construction.

Thank you for your time,
Robin



June 14, 2021

**Memo to the City Council from the Commission on Persons with Disabilities
Regarding the June 15, 2021 City Council Meeting, Agenda Item 6-G**

Dear Mayor, Vice Mayor, and Councilmembers,

The Commission on Persons with Disabilities (CPWD) met on June 9, 2021, and discussed the Historical Advisory Board's (HAB) approval to delist 620 Central Avenue from the historical building study list and approve the demolition of buildings for the McKay Ave Wellness Center (Center). We urge you to uphold the HAB's decision to issue a Certificate of Approval.

The Center will provide desperately needed housing and services for seniors and unhoused people, including people being discharged from the hospital. A large percentage of this population are people with disabilities. Every time the opening of the Center is delayed, we are delaying housing and necessary follow-up care to medically fragile people. Delaying the Center's opening and readiness to provide necessary services has life and death consequences.

While the CPWD appreciates the contributions of the Merchant Marines and the history of the Maritime Center, we endorse the findings of the federal and state preservation agencies and the Page and Turnbull (historical preservation professionals) evaluation, which concluded the site lacks the integrity for preservation. The CPWD is also concerned that opponents of the Center potentially used the historical preservation process to dismiss the conclusions of these preservation experts, which would in effect overturn the will of the voters. CPWD urges the Council to uphold the HAB's decision and thus finally allow the Center to meet the critical needs of our community.

CPWD advises the City Council to issue the Certificate of Approval for the demolition of the buildings at the McKay Ave location. Further, we ask that the City Council take reasonable measures to ensure the McKay Ave Wellness Center becomes operational without facing additional unnecessary delays from the City of Alameda.

Sincerely,

Commission on Persons With Disabilities

From: [Deborah Lafferty](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Alameda Wellness Center
Date: Monday, June 14, 2021 10:30:54 AM

Hello dear City Council

Many of us have been wondering about when the construction of the Wellness Center will begin. It seems like this is taking longer than expected. Then I saw that the original group that opposed it is still trying to stop it, even after the people of Alameda have spoken in support of this amazing effort to attend to our most vulnerable. I also understand that you are supporting their appeals. I would like to understand why. Please explain !

I would like to be counted among the many citizens of Alameda who want to see action asap so we can attend to the critical needs of our elders that are unhoused and ill or in need of treatment. It feels cruel to me that we continue to delay the construction.

Thank you for your service.

I look forward to your response and wish you well.

Deborah

From: peter@peterwolfe.net
To: [City Clerk](#)
Subject: [EXTERNAL] Alameda residents in Support for Alameda Wellness Center
Date: Monday, June 14, 2021 10:30:11 AM

Dear City Council Members,

The Council should uphold the decision of the historic advisory board to issue a certificate of approval for the Alameda Wellness Center. City Council Members should stop enabling opponents by no longer sponsoring their appeals. These appeals are costing the City money and blocking construction of much needed housing and support services for unhoused residents and those less fortunate than many of us in this community.

Sincerely,

Peter Wolfe and Lin Look

Long time residents of Alameda and the West End

833 Haight Ave

Alameda, CA

From: [Alexandra Petrich](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL]
Date: Monday, June 14, 2021 10:24:29 AM

Dear City Council,

Re: Agenda Item 6-G; 6/15/21 Meeting

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave., historically known as the U.S. Maritime Officers Training School, for the following reasons.

First, the Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community."

Second, the City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board approved to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history. There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.
<http://chnng.it/YvmqpXBcXR> This cumulative public sentiment should be noted and taken into consideration.

Third, it is undisputed that the ballot measure language of the 2019 special election, Measure A, clearly stated, "reuse" of existing buildings, and the voters therefore reasonably expected the buildings to be repurposed. Measure A: "Shall an ordinance confirming the City Council's actions to permit reuse of vacant federal buildings on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?" (emphasis added) That is what the voters of Alameda voted for.

Fourth, the property has extraordinary historical significance. The U.S. Merchant Marines led exceptional efforts during WWII, supplying crucial supplies to our troops and Allies, risking their lives as the front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest casualty rate during WWII. The U.S. Merchant Marine Training Officer School in Alameda was a crucial component to their heroic efforts, preparing leaders to strategize and organize crew. The radio operator component of the school was also an important contributor to these efforts.

The U.S. Merchant Marine Officer School at Fort Trumbull does not have the unique character and design as the original buildings in Alameda. The training school at Fort

Trumbull repurposed older barracks dating back from the 1800s. The facility in Alameda was intentionally built at Neptune Beach for these WWII efforts. The training facility at Sheephead's Bay in NY was razed in 1960. This site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War. It was also important during the Cold War when the facility was the Western Training Center.

This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII. This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Sincerely, Alexandra Petrich

From: [Carol Gottstein](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Trish Spencer](#); [Tony Daysog](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G. Council meeting 6.15.2021. Wait-there's more!
Date: Monday, June 14, 2021 9:32:03 AM

Please do not demolish the remaining Alameda Federal Center building at 620 Central Ave. The historical significance of the Alameda Federal Center did not end with the Korean War, but continued into the Cold War era. Alameda's original 94502 zip code was at 620 Central Avenue.

Everyone knows Alameda's Navy connection. How many know Alameda's Army connection?

During the mid-1960s, the McKay Ave property housed the Department of the Army Office of Civil Defense Western Training Center:

http://www.alternatewars.com/WW3/Civil_Defense/CD_Courses_1965.htm

As described in the article linked above, courses were taught there for certification of civilians to become various types of civil defense officers during the Cold War, such as: Radiological Defense Officer, Fallout Shelter Management, etc.

Attached are photos of the 1965 course catalog from the Western Training Center, Alameda. CA. 94502. In 1965, I obtained this catalog from an AAUW member, who took some of these courses.

As you may already know, NAS Alameda was a nuclear target for the Soviet Union during the Cold War. Several Alameda buildings, including 1516 Oak St., had fallout shelters in the basements. In the event of an atomic attack, trained civilian personnel had to be ready to spring into action to calm panic and get survivors into shelters, while avoiding further radioactive exposure and performing radiological monitoring.

The Western Training Center was therefore important to the USA national defense plan during the Cold War, in addition to its significance to prior historical eras. Please add this information to the information you already have concerning the historical significance of this building. Over past decades, it has been repurposed without being razed. Surely it should be possible to repurpose it again, as the voters hoped it would be.

I oppose the demolition of the buildings in this agenda item.
Thank you.

Carol Gottstein
1114 Grand St., 94501
510-846-8298
Cold War Patriots Founding Member

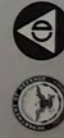
DEPARTMENT OF DEFENSE
DEPARTMENT OF THE ARMY
Office of the Secretary of the Army
STANLEY R. REOR
Office of Civil Defense
WILLIAM P. DUKEL, Director
Western Training Center
GERALD B. HORTON, Director

Western Training Center

620 CENTRAL AVENUE, ALAMEDA, CALIFORNIA 94502
AREA CODE 415, 527-4567

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illustrations and maps	14-20



The above picture shows the administration building from the west side, facing towards the Bay Bridge. The offices of the Director and the members of the professional staff are on the second floor of the building. The offices of the administrative staff are on the first floor. The training rooms are on the ground floor. The large lecture hall is located at the north end of the building.

Western Training Center is situated on San Francisco Bay, on part of the area once used as the U. S. Maritime Training Station. In addition to the lecture hall and the administration building, the facilities include a fifty student classroom, dormitories, the reproduction, shops, and rooms equipped for use as a simulated fallout shelter, an "ECC," and exercise areas.

DEPARTMENT OF THE ARMY - OFFICE OF CIVIL DEFENSE
1965-66 CATALOG OF COURSES

Western Training Center
ALAMEDA, CALIFORNIA

UCSF

DEPARTMENT OF THE ARMY - OFFICE OF CIVIL DEFENSE
1965-66 CATALOG OF COURSES

In recognition of your exceptional contribution to keeping America free!

Carol Gotstein

FOUNDING MEMBER

cold war patriots

COLD WAR PATRIOTS MEMBER
"KEEPING AMERICA FREE"
OFFICIAL CWP SEAL

Western Training Center

ALAMEDA, CALIFORNIA

JULY - DECEMBER 1965	
July 18-23	Civil Defense Management
July 25-30	Industrial Civil Defense Management
August 8-13	Advanced Civil Defense Management
August 15-20	Shelter Management (Instructor)
September 12-17	Civil Defense Management
September 19-24	Civil Defense Planning and Operations I
Sept. 26-Oct. 1	Civil Defense Planning and Operations II
October 3-8	Civil Defense Planning and Operations III
October 10-22	Radiological Monitoring for Instructors
October 24-29	Radiological Defense Officer
November 14-19	Shelter Management (Instructor)
Nov. 28-Dec. 3	Civil Defense Management
December 5-10	Civil Defense Planning and Operations I
December 12-17	Civil Defense Planning and Operations II
JANUARY - JUNE 1966	
January 18-21	Advanced Civil Defense Management
Jan. 30-Feb. 4	Civil Defense Management
February 6-11	Radiological Monitoring for Instructors
February 13-18	Radiological Defense Officer
March 6-11	Civil Defense Management
March 13-18	Civil Defense Planning and Operations I
March 20-25	Civil Defense Planning and Operations II
March 27-April 1	Civil Defense Planning and Operations III
April 24-29	Shelter Management (Instructor)
May 1-6	Industrial Civil Defense Management
May 15-20	Advanced Civil Defense Management
June 12-17	Civil Defense Planning and Operations I
June 19-24	Civil Defense Planning and Operations II
June 26-July 1	Civil Defense Planning and Operations III

Sent from Yahoo Mail on Android



June 13, 2021

1554 Everett Street
Alameda, CA 94501
kevis.brownson@gmail.com

Honorable Mayor, Vice Mayor, and City Council Members
(by electronic transmission)

I write concerning the June 15 **Agenda Item 6-G 2021-992** Public Hearing to Consider a Call for Review of the Historical Advisory Board's Decision to Approve Certificate of Approval No. PLN20-0431 to Allow the Demolition of Two Main Buildings and Four Accessory Buildings at 620 Central Avenue (the "McKay Wellness Center Project") and Adoption of Resolution Approving Certificate of Approval Application No. PLN20-0431 to Allow the Demolition of Two Main Buildings and Four Accessory Buildings at 620 Central Avenue (The "McKay Wellness Center" Project)

After touring the facility with Alameda Point Collaborative Director Doug Biggs, and reading the Page & Turnbull report, I support the Certificate of Approval to demolish the buildings, in order to build the McKay Wellness Center.

I attended the Historical Advisory Board meeting on May 6. I believe that the Page & Turnbull report, and the 2003 correspondence between the OHP and the SHPO, adequately discusses that the campus itself has lost its historic integrity, and therefore, the buildings in it would not be going forward as state or national historic resources in their own right. The federal owner of the property requested insight from the experts at the SHPO and OHP before demolishing most of the buildings on the former campus, and received a considered "go ahead" from those experts. The most significant individual buildings are not part of the project area, because they are in the other parcel, the one assigned to the East Bay Regional Parks District.

The history of the **site itself** seems important to Alameda, and I request that the council consider requiring that historic interpretive signs or plaques be placed on the site as part of the project. These signs could be upright, or embedded in the sidewalk in front of the buildings, and should cover a diverse history of the site, including, but not limited to, the Merchant Marine Training Center years, the Federal Center years, the history of activism when the Bureau of Indian Affairs located there, the murder in the line of duty of the USDA Food Safety Inspection Service inspectors in 2000, and Alameda's historic election of 2018 approving the use of the site for the Senior Housing and Medical Respite Center.

I hope that the buildings on the adjacent property, outside the former Federal Center, will be studied further and may one day become an Alameda City Monuments.

I look forward to the opening day of this wonderful project for our seniors with great anticipation!

Thank you,

A handwritten signature in black ink, appearing to read 'Kevis Brownson'. The signature is stylized with a large, sweeping 'K' and a long, horizontal flourish at the end.

Kevis Brownson
510-522-4966

From: harveyzu@yahoo.com
To: [City Clerk](#)
Cc: [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [John Knox White](#); [Trish Spencer](#); [Tony Daysog](#)
Subject: [EXTERNAL] Please post this public comment on item #6-G for the 6/15/21 City Council meeting
Date: Monday, June 14, 2021 7:10:05 AM

June 14, 2021

Dear Mayor and Councilmembers:

Among the letters submitted for public comment on item #6-G, appears a letter from Mr. Jason Biggs. Rather than focusing on the merits of the historical and architectural significance of the site which form the basis of the appeal currently before the Council of the Certificate of Approval for demolition, Mr. Biggs' letter is largely focused on personal attacks on Carmen Reid and myself. I wish to correct the false statements and insinuations about myself that appeared in Mr. Biggs' letter to the Council.

While I am not an Alameda resident, I have owned my building in Alameda since 1994, which I believe may be longer than the Biggs' have managed their numerous homeless apartments in Alameda. I am very proud of my property, proud that it is in Alameda and proud of the improvements I have observed in the Webster Street commercial district over the past 27 years. I am not an absentee landlord as Mr. Biggs' letter insinuates.

Mr. Biggs states in his letter that I have convinced Councilmembers Trish Spencer and Tony Daysog to call today's appeal of the Certificate of Approval for demolition. This statement is completely false as I have had absolutely no conversations about the appeal with any Councilmember. Mr. Biggs has stated that I have previously been very vocal and have posted on social media or testified about wanting to delay the project and tear down the buildings to build a parking lot to benefit my property across the street. This is ridiculous. First of all, since I have assiduously avoided being on any social media, I have no idea what Mr. Biggs could be referring to regarding my supposed posts. I do support parking at the site. The current 93 parking spaces at the McKay Ave property should be opened to the public because there is inadequate parking for park visitors and a number end up parking in the parking lot of the adjacent shopping center. Even a former Councilmember humorously admitted he'd done it, too. Providing adequate parking for park visitors helps both the park visitors and the neighborhood businesses at the shopping center who are entitled to have adequate parking remain for their customers.

As a commercial landlord, I am not only interested in presenting an attractive, clean and safe property for both businesses and customers. I also wish to protect the businesses from the types of problems that have plagued similar properties located near homeless facilities due to the behaviors of mentally-ill and drug-addicted homeless. These include attracting drug sales, trash dumping and graffiti, human waste, sleeping and storing belongings on the property, loitering and panhandling, fires, assault/intimidation and public intoxication. Local businesses have suffered significantly during the pandemic and the last thing they need now is the addition of these problems that will further drive away customers. A number of the businesses and their employees are immigrants trying to make a better life for themselves and their families in this country. They deserve a fair chance to succeed.

Also, I do feel that the proposed location for the County homeless facility at the entrance to Crab Cove is inappropriate and that it will have a deleterious effect on the park, on adjacent housing and neighborhood businesses and, ultimately, all of Alameda. I believe it should be located elsewhere, not merely delayed. Since the 149 beds at the proposed facility are for the County's homeless population and only 2-3% of the County's homeless are in the city of Alameda, there is no compelling reason why the facility needs to be at the proposed location or destroy the historically-significant buildings of the former U.S. Maritime Service Officers School. The rushed, April 2019 special election regarding the property resulted in exceptionally low voter turnout with many voters not understanding that the proposed homeless facility was intended for all of the County's homeless and not just those present in Alameda or that the vast majority of the homeless admitted to the facility beds each year would not be frail, elderly seniors but rather those admitted to the age 18+, high-turnover respite unit. At San Francisco's similar homeless respite unit, the most likely outcome was for patients to leave AWOL and return to homelessness.

Mr. Jason Biggs goes on to assert that I am "just opposed to homeless services and it is especially cruel to me that

these individuals have attempted to enlist Merchant Marine veterans by luring them with false promises of a museum that could never materialize". In fact I do support homeless services, but not when they have been deceptively misrepresented as they have been in the case of the proposed Alameda homeless facility. Mr. Doug Biggs has asserted for years, starting with his application to lease the federal property, that the property would be renovated and reused. Suddenly, with the prospect that a proposed zoning change will allow an even bigger project, he has "discovered" that he can not afford the cost of the seismic retrofit of the existing buildings and now insists they must all be torn down. The Merchant Marine veterans and supporters oppose the demolition of the buildings because of their unique historical significance to the nation of this essential service that has been largely overlooked and under-acknowledged. This historical significance has only recently come to light due to new research done following Mr. Doug Biggs' startling declaration at the March 4, 2021 Historical Advisory Board meeting that he now wishes total demolition of the buildings. Building a Merchant Marines museum was never even mentioned to the almost 1100 people who signed the online petition to stop the demolition of the buildings. Nobody was cruelly "lured" with false promises of a Merchant Marine museum as Mr. Jason Biggs erroneously asserts.

Mr. Biggs' letter falsely complains that Ms. Reid and I are "anti-homeless vigilantes who have not only abused and misused civic processes" but also "bragged about it online and in meetings with City Staff". Rather than being an abuse, it is a basic right of all citizens to appeal decisions by civic bodies. I have no idea of what Mr. Biggs could be referring to about "bragging" online or with city staff, since Ms. Reid and I have done neither.

Lastly, while Mr. Jason Biggs and his father are quick to attribute ulterior financial motivations to the opponents of their project, they have themselves been conspicuously silent about how Alameda Point Collaborative, Inc. will profit or about if and how they, individually, will be compensated for the project if it proceeds. Normally, such projects include a number of fees including development fees, management fees, possible fees for negotiating an eventual sale of the property and many others. In the case of this particular proposed project, Mr. Doug Biggs of APC hopes to get a deed for the property for free from the federal government and finance the development in large part with public tax dollars and other private grants. After a specified number of years, APC will be free to sell the project to the highest bidder with no guarantee that homelessness services will be continued. The property could eventually be worth at least tens of millions of dollars and Alameda Point Collaborative, Inc. stands to pocket this immense sum. The public deserves to know more about the direct or indirect financial benefits of this proposed project to Alameda Point Collaborative, Inc. and to the Biggs.

Respectfully,

Harvey Rosenthal

Petition · Alameda Historical Advisory Board : Preserve Alameda, CA a historic WWII Merchant Marine training site! · [Change.org](https://www.change.org)

Sent from my iPad

ACT

Alameda Citizens Task Force

Vigilance, Truth, Civility

Dear Alameda City Council Members:

In relation to Agenda Item 6-G (review of the Historic Advisory Board decision to approve demolition of buildings at 620 Central Ave), we are writing to express concern regarding both the impact of this decision, and the way in which it was executed in the May 6 meeting. We are requesting that the Certificate of Approval to Demolish be denied.

The 2019 ballot measure green-lighting the Wellness Center project was unambiguous in its intent to “permit reuse of vacant federal buildings”. Allowing demolition of the buildings was not discussed nor presented to voters. No formal adaptive reuse study has been performed on the site.

The buildings in question are an Historic Resource, and have appeared on the Historical Advisory Board’s study list since the list was conceived in the 1970s. The process by which such Resources may be demolished is spelled out in municipal code 13-21.5(b.2), and one of two conditions must be met -

1. “whether it finds that the Historical Monument no longer meets the criteria therefore [i.e. should be removed from the list], or
2. has become a **detriment** to the community and that the condition making it a **detriment** cannot readily be cured.”

Regarding the first point, in the May 6 meeting the HAB in fact confirmed that the buildings on the site continue to meet the criteria, and should thus remain on the list. Regarding the second point, no discussion occurred nor evidence presented to the effect that either the property or the structures targeted for demolition are in any way *detrimental*. This being the case, given that the second point was not satisfied, one must conclude that based on the requirements specified in the Alameda Municipal Code, the granting of a Certificate of Approval for Demolition constituted a violation of the AMC and must, therefore, be considered null and void.

While the HAB voted to retain the study list status during the May 6 meeting in one motion, it subsequently voted to approve the Certificate of Approval for Demolition in a second motion- outside of due process, as noted above. The draft resolution from the City’s Planning Department memorializing this approval reflects a foreknowledge of this due process (staffers assumed the site would be delisted, and had drafted the resolution ahead of time), and it thus contains a factual error. In the resolution, HAB members were incorrectly said to have approved

this language (from part 2 in the Resolution): “[the structures] are not eligible for listing on the National Register, California Register, on the Alameda Historic Monuments List, or on the Historical Building Study List at any level”, just minutes after voting to keep the site on the list. The resolution for the Certificate of Approval for Demolition is thus invalid. Furthermore, as the property is a historic resource, CEQA must apply.

There are good reasons why the HAB voted to keep the site on its list. As one of only two WWII Maritime Officers Training Stations, the facility at 620 Central played a critical role in the success of the Merchant Marine - the branch of service sustaining the highest casualty rate in WWII, whose contributions have been sadly neglected over the decades. Alameda had little control over previous demolitions at the site (it has been under Federal GSA control), but we now have the chance to preserve the memory of this important facility and the role it played by retaining what is left of the structures.

How the buildings at 620 Central are reused is not our focus here. We only propose that they be reused as the voters approved in 2019, that due process be observed by citizen oversight groups, and that city staff observe correct protocol in their coordination with these groups.

Signed,

ACT- Alameda Citizens Task Force

6/12/2021

From: [Jennifer Taggart](#)
To: [City Clerk](#)
Subject: [EXTERNAL] public comment on 6/15 agenda item 6-G (McKay Wellness Center/ HAB)
Date: Sunday, June 13, 2021 4:52:00 PM

I am writing to ask the City Council to uphold the Alameda Historic Advisory Board Certificate of Approval No. PLN20-0431 and PLN20-0431 to allow the demolition of two main buildings and four accessory buildings at 620 Central Avenue for the McKay Wellness Center Project.

I am disgusted at the duplicitous schemes some people are using to try to stop this project after the voters of the City of Alameda voted in favor of developing the Wellness Center for homeless elderly and medically fragile people at this site back in 2019. We all know there's nothing special about those buildings, and the continued appeals to the Historic Advisory board are just another deceitful maneuver to try to keep the center from being built. It's time to accept the will of the voters - to house our elders and those who are sick or recovering from medical procedures - and stop fighting this project.

-Jennifer Taggart

From: [Ammonitee](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] 620 Central Ave/ 1245 McKay Ave
Date: Sunday, June 13, 2021 11:22:09 AM

Dear City Council,

Re: Agenda Item 6-G; 6/15/21 Meeting

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officer.

This property is to be protected and dedicated as a memorial of the maritime history of Alameda.

The buildings are to be repurposed as a museum and community space, so that we preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

The cumulative contribution of service members from Alameda over time is vast, yet goes much unnoted. Many of my friends here serve in, or, have served in the Coast Guard, various ranks, many staying less than a full year before reassignment. A museum with a community center will be of great venue to welcome these individuals. There we can offer educational resources that connect the past to the present, and thereby show our respect and gratitude.

FYI,

--There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

--A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.

<http://chnng.it/YvmqpXBcXR>

This cumulative public sentiment should be noted and taken into consideration.

--The property has extraordinary historical significance

--The U.S. Merchant Marines led exceptional efforts during WWII, supplying crucial supplies to our troops and Allies, risking their lives as the front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest casualty rate during WWII.

--The U.S. Merchant Marine Training Officer School in Alameda was a crucial component to their heroic efforts, preparing leaders to strategize and organize crew.

•The radio operator component of the school was also an important contributor to these efforts.

--The only other U.S. Merchant Marine Officer School at Fort Trumbull does not have the unique character and design as the original buildings in Alameda. The training

school at Fort Trumbull repurposed older barracks dating back from the 1800s. The facility in Alameda was intentionally built at Neptune Beach for these WWII efforts. The training facility at Sheephead's Bay in NY was razed in 1960. This site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War. It was also important during the Cold War when the facility was the Western Training Center.

Thank you for your attention,
Fey Adelstein

From: [Kathy Booker](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Alameda Wellness Center
Date: Sunday, June 13, 2021 8:27:45 AM

Alameda City Council,

I am writing to urge the Council to not hold up the Alameda Wellness Center any longer. Please uphold the decision of the Historical Advisory Board to issue a Certificate of Approval for the senior housing. As a homeowner in Alameda and a concerned citizen of the Bay Area, we have to provide citizens with needed services. My husband and I are involved with Dine and Connect through our church Trinity Lutheran in Alameda. We also help to provide lunches for Operation Dignity's Street Outreach to our unhoused neighbors. We do see the increased need right here in Alameda and as we travel beyond our island, even more need for services. I would also like it if those who are opposed to this project would work with us to create beneficial outcomes for all of us in our community and beyond. Alameda may be an island, but we cannot afford to disregard and disrespect our most fragile neighbors beyond.

Thank you,
Kathy Booker
2137 San Jose Ave.
Alameda, CA

From: [yaya liu](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Re: Agenda Item 6-G; 6/15/21 Meeting
Date: Saturday, June 12, 2021 11:05:22 PM

Dear City Council

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave, historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

--There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

--A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.

<http://chnng.it/YvmqpXBcXR>

This cumulative public sentiment should be noted and taken into consideration.

--The ballot measure language of the 2019 special election, Measure A, clearly stated, "reuse" of existing buildings, and the voters expected the buildings to be repurposed.

Measure A: *"Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?"* (emphasis added)

--The property has extraordinary historical significance

--The U.S. Merchant Marines led exceptional efforts during WWII, supplying crucial supplies to our troops and Allies, risking their lives as the front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest casualty rate during WWII.

--The U.S. Merchant Marine Training Officer School in Alameda was a crucial component to their heroic efforts, preparing leaders to strategize and organize crew.

•The radio operator component of the school was also an important contributor to these efforts.

--The only other U.S. Merchant Marine Officer School at Fort Trumbull does not have the unique character and design as the original buildings in Alameda. The training school at Fort Trumbull repurposed older barracks dating back from the 1800s. The

facility in Alameda was intentionally built at Neptune Beach for these WWII efforts. The training facility at Sheephead's Bay in NY was razed in 1960. This site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War. It was also important during the Cold War when the facility was the Western Training Center.

--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Thank you.
Sincerely,

[Sent from Yahoo Mail for iPad](#)

From: [Alameda Research](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] City Council Meeting. June 15, 7PM: ITEM 6-G, Correspondence/ Letter
Date: Saturday, June 12, 2021 7:14:58 PM

Dear Mayor Ashcraft and Alameda City Council Members,

I have been a resident in the City of Alameda for over 50 years, and object to the demolition of the historic property at Crab Cove/ 620 Central Ave/1245 McKay Avenue. The teardown of the other buildings that were once part of the Merchant Marine training school were sadly out of the control of the city, and we have an opportunity now to preserve what is left. Please do not demolish them, but repurpose them for whatever services are appropriate.

I lived through Civil War and World World II. I have seen many historic buildings destroyed over my lifetime, and I ask that you learn more about what the Merchant Marines did for World War II. They were truly the lifeline that supplied essential goods to the Allies. Their sacrifices should be remembered and honored. We need to keep even remnants of buildings to educate our future generations about how California and Alameda played an important role in supporting those brave men and women.

**Thank you for your consideration.
Sincerely,
Carmen Davis
Alameda, CALIF.**

[C](#)

From: [Betsy Bozdech](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Support for Wellness Center project
Date: Saturday, June 12, 2021 5:24:19 PM

Dear City Councilmembers --

I'm writing to express my sincere and enthusiastic support for the Wellness Center on McKay. I have been a firm proponent of this plan at all stages of development and am beyond frustrated by the continuing, petty efforts to stop it from moving forward.

The Historical Advisory Board made an informed, thoughtful decision to issue a Certificate of Approval to the center's plans, and it is essential that the integrity of that decision -- and the board itself -- be protected. It is BEYOND time for opponents of the center to give up their desperate attempts to foil the project and work with the planners to help create this wonderful respite center, which Alameda needs and will certainly benefit from.

Thank you --

Betsy McNab
Alameda resident

From: [Dianne Steed](#)
To: [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); tspencer@alameda.gov; [Malia Vella](#); [City Clerk](#)
Subject: [EXTERNAL] agenda item 6-G; 6/15/21 meeting
Date: Saturday, June 12, 2021 5:13:08 PM

Dear City Council,

I strongly object to the proposed demolition of the property at 620 McKay Ave/1245 McKay Ave. This is a historical site and it needs to be preserved.

Thank you.

Sincerely,

Dianne Bonato Steed

Alameda resident for 77+ years

From: [KathleenSum](#)

To: [CityClerk](#)

Subject: [EXTERNAL] Re: Agenda Item 6-G; 6/15/21 Meeting

Date: Saturday, June 12, 2021 4:32:13 PM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

--There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

--A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.

<http://chnq.it/YvmqpXBcXR>

This cumulative public sentiment should be noted and taken into consideration.

--The ballot measure language of the 2019 special election, Measure A, clearly stated, "reuse" of existing buildings, and the voters expected the buildings to be repurposed.

Measure A: *"Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?"* (emphasis added)

--The property has extraordinary historical significance

--The U.S. Merchant Marines led exceptional efforts during WWII, supplying crucial supplies to our troops and Allies, risking their lives as the front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest casualty rate during WWII.

--The U.S. Merchant Marine Training Officer School in Alameda was a crucial component to their heroic efforts, preparing leaders to strategize and organize crew. •The radio operator component of the school was also an important contributor to these efforts.

--The only other U.S. Merchant Marine Officer School at Fort Trumbull does not have the unique character and design as the original buildings in Alameda. The training school at Fort Trumbull repurposed older barracks dating back from the 1800s. The facility in Alameda was intentionally built at Neptune Beach for these WWII efforts. The training facility at Sheephead's Bay in NY was razed in 1960. This site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War. It was also important during the Cold War when the facility was the Western Training Center.

--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Thank you.

Sincerely,

Kathleen Sum

Lara Weisiger

From: Jenean <jelirn@gmail.com>
Sent: Saturday, June 12, 2021 11:04 AM
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

Furthermore, the City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

There is a pending application to the National Register of Historic Places and new information was submitted that was not discovered by the Page and Turnbull 1996 report and subsequent 2021 memorandum that only looked back at the same report. These buildings have been here for over 70 years--waiting a few more months for the national and state historical experts to fully evaluate the property is a reasonable request.

A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.

https://www.change.org/p/alameda-historical-advisory-board-preserve-alameda-ca-historic-wwii-merchant-marine-training-site?original_footer_petition_id=12465571&algorithm=promoted&source_location=petition_footer&grid_position=14&pt=AVBldGI0aW9uALZogQEAAAAAYFO5Si73PVQ3OTVjY2VmNw%3D%3D

This cumulative public sentiment should be noted and taken into consideration.

The ballot measure language of the 2019 special election, Measure A, clearly stated, "reuse" of existing buildings, and the voters expected the buildings to be repurposed.

Measure A: *"Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?"* (emphasis added)

References:

[https://ballotpedia.org/Alameda,_California,_Measure_A,_McKay_Avenue_Parcel_Wellness_Center_Development_\(April_2019\)](https://ballotpedia.org/Alameda,_California,_Measure_A,_McKay_Avenue_Parcel_Wellness_Center_Development_(April_2019))

Reuse of buildings could also include a commemorative interpretive center that could potentially also bring tourism to the City. Other Bay Area WWII era sites include:

Rosie the Riveter, Maritime Child Development Center and Red Oak Victory Ship (Richmond- U.S. National Park Service)
S.S. Jeremiah O'Brien Liberty Ship (San Francisco)

The Applicant for demolition never submitted any financial documentation regarding seismic upgradining. Their statements were not backed by any data. This sets a precedent that anyone can argue that upgrading is "too costly" and petition for demolition under these grounds.

For these valid reasons, I respectfully ask that you deny the Certificate of Approval for demolition. Alameda is a city that cherishes its history and historical properties, values the efforts set forth by the Merchant Marines during WWII, and we should strive to preserve remnants of our past to educate our future generations.

We have seen developers in the past tear down historic buildings because of supposed "financial reasons". This is not a good reason to demolish the last remaining WWII era Merchant Marine training center in the United States, that now we also know

was also thoughtfully designed by a Master Bay Area architect. I urge you to take efforts to preserve it so the buildings may be repurposed and serve as a visual reminder of this important legacy.

Please review these important links:

U.S. Maritime Officer Training School, Alameda (1943-1954)

<http://www.usmm.org/alameda.html>

https://www.ebparks.org/parks/vc/crab_cove/no5.htm

<https://youtu.be/dmDmPVuT2Qk>

Thank you.

Jenean Livesey

References/ Works by Harry A. Bruno, Architect:

Sunset Magazine, 1948;

<https://populuxebooks.com/products/sunset-homes-for-western-living-1946>

Architect and Engineer Magazine, January 1954;

<https://usmodernist.org/AECA/AECA-1954-01-12.pdf>

San Francisco Bay Conservation and Development Commission, Annual Report, 1972;

<https://ecos.fws.gov/ServCat/DownloadFile/784?Reference=704>

El Cerrito Library;

<https://eclibraryfoundation.org/case-for-a-new-library/history/>

Santa Fe School, Oakland;

https://localwiki.org/oakland/Santa_Fe_Elementary

Jefferson School, Oakland;

<http://pcad.lib.washington.edu/building/22778/>

Jack London Square Development;

Schwarzer, Mitchell. A Tale of Two Waterfronts: Oakland's Jack London Square Competes with San Francisco's Waterfront;

<https://www.jstor.org/stable/10.1525/ch.2014.91.4.6>

Oakland Title Insurance and Guarantee Co./ Title Insurance and Trust Co., 1964

1700 Webster St. Oakland, CA

Watergate, Emeryville

<https://www.apartments.com/watergate-emeryville-ca/5011hkn/>

The Marina at Ballena Bay, Alameda

Oakland Museum (name is misspelled "Larry" instead of Harry.

<http://collections.museumca.org/?q=collection-item/h7577230>

Notable residences:

108 Dudley Drive, Piedmont, CA 94611

https://www.realtor.com/realestateandhomes-detail/108-Dudley-Ave_Piedmont_CA_94611_M24544-39819

4859 Geranium Place, Oakland, CA 94619

https://www.realtor.com/realestateandhomes-detail/4859-Geranium-Pl_Oakland_CA_94619_M18963-19171

1940 Census Information:

<https://www.archives.com/1940-census/harry-bruno-ca-33110837>

A.I.A. Directory:

<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/36771010/ahd1005621>

(see Membership file)

San Francisco Examiner; *Gets Full Sun*. May 3, 1953

Oakland Tribune; *Clubhouse Plan Faces Defeat*. May 18, 1956, p. 32

San Francisco Examiner; *Elegant Piedmont Living*. October 15, 1995. p. 126.

Oakland Tribune. *Harry Bruno Named President of Oakland Chamber of Commerce*. June 16, 1970. p. 13.

Newspaper Articles Referencing Harry Bruno:

Oakland Tribune. Sept. 3, 1930. p. 32. 104 *Candidates Sign Up for California Varsity Eleven*. (See: Halfbacks).

Oakland Tribune. *Many Visitors View Lafayette Oaks Home*. Sept. 21, 1941. p. 27.

Appeal-Democrat. Marysville, CA. *Miss Edna Fisher and Harry Bruno Will Wed Feb. 21*.
Feb. 13, 1943. p. 4.

Oakland Tribune. *Home Design Lecture*. May 27, 1949.

Oakland Tribune. *Architects to Hold Forum Panel Monday*. April 1. 1953. p. 12.
(Discussing economics in building, site selection, landscaping).

San Francisco Examiner. *Storage Walls for Space*. April 19, 1953. p. 51.

San Francisco Examiner. *Build In Your Television Set*. Oct. 25, 1953. p. 59.

San Francisco Examiner. *California Spring Garden Show--'Vacation in the Redwoods'*.
April 25, 1954. p. 53.

Oakland Tribune. *A Chi O's Move to New Home*. April 24, 1955. p. 97.
UC Berkeley Alpha Chi Omega Sorority House: 2313 Warring St. Berkeley, CA.

Oakland Tribune. *Banquet Hall Plans Approved*. June 19, 1956. p. 33.
(Jack London Banquet and Convention building).

Oakland Tribune. *Walk of the Town*. Jan. 16, 1958. p. 25.

Oakland Tribune. *Board Backs Boatel Plan for Estuary*. Feb. 7, 1961.p. 23.

Oakland Tribune. *Sea Food Grotto Plan Approved*. Nov. 17, 1964. p. 9

Oakland Tribune. *Bruno Elected Fellow By A.I.A.* April 23, 1972. p. 65.
"Fellowship is the highest honor the institute can bestow on its members."

San Francisco Chronicle. *Something's Afoot in Oakland*. July 10, 1977.

From: [Diane Ferris Weiler](#)
To: [City Clerk](#); [John Knox White](#); [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [Tony Daysog](#); [Trish Spencer](#)
Subject: [EXTERNAL] Do not demolish! Agenda Item 6-G; 6/15/21 Meeting
Date: Saturday, June 12, 2021 9:59:30 AM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

--There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

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<http://chn.g.it/YvmqpXBcXR>

This cumulative public sentiment should be noted and taken into consideration.

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Measure A: *"Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?" (emphasis added)*

--The property has extraordinary historical significance

--The U.S. Merchant Marines led exceptional efforts during WWII, supplying crucial supplies to our troops and Allies, risking their lives as the front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest

casualty rate during WWII.

--The U.S. Merchant Marine Training Officer School in Alameda was a crucial component to their heroic efforts, preparing leaders to strategize and organize crew.

- The radio operator component of the school was also an important contributor to these efforts.

--The only other U.S. Merchant Marine Officer School at Fort Trumbull does not have the unique character and design as the original buildings in Alameda. The training school at Fort Trumbull repurposed older barracks dating back from the 1800s. The facility in Alameda was intentionally built at Neptune Beach for these WWII efforts.

The training facility at Sheephead's Bay in NY was razed in 1960. This site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War. It was also important during the Cold War when the facility was the Western Training Center.

--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Thank you.

Sincerely,

Diane Ferris

Proud Alameda Resident for 18 years

From: [Verna Vaughan](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21Meeting
Date: Friday, June 11, 2021 10:23:42 PM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21Meeting**

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--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

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--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Thank you.

Sincerely,

Verna Vaughan

Sent from my iPhone

From: [Katya Sedgwick](#)
To: [City Clerk](#); mezzyashcraft@alameda.ca.gov; [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting
Date: Friday, June 11, 2021 11:25:50 AM

Dear City Council,

I strongly object to the proposed demolition of the property at [620 Central Ave/ 1245 McKay Ave.](#) historically known as the U.S. Maritime Officers Training School.

The property has historic, and architectural significance. The complex was designed by a notable Bay Area architect Harry A. Bruno, and there is a pending application to the National Register of Historic Places on this building.

Although the City Staff report mischaracterized the property as not a historic resource, Historical Advisory Board approved to keep the property on the Historical Advisory Board Study List. The site doubtlessly has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

Coming from Europe where WWII monuments dot the landscape, and VE Day is usually a national holiday, I find it unfortunate that Americans express very little interest in their own role in WWII, and American children are frequently confused about what happened in that conflict.

While a permanent solution to homelessness is not going to come from the proposed respite center, once the Merchant Marine building is removed, it will be gone forever; and with it the history will be destroyed. Alameda, and the whole of the Bay Area will be better served by memorializing Merchant Marine history, and turning the Merchant Marine Building into a museum while finding a location for the respite center in an area that doesn't have historic significance.

Thank you.
Sincerely,

Katya Sedgwick
3217 Central Ave.
Alameda, CA 94501

Sent from my iPhone

From: [marilyn wong](#)
To: [City Clerk](#)
Cc: dbiggs@apcollaborative.org
Subject: [EXTERNAL] Proposed Wellness Center on McKay Avenue
Date: Friday, June 11, 2021 10:48:41 AM

Dear City Council Members,

Please uphold the Historical Advisory Board's approval for the demolition of the former federal buildings on McKay Avenue to allow the building of new facilities for respite care and senior housing. Our city will benefit from this project, providing services and housing for our neighbors, who might otherwise be forced to live on our streets. I urge you not to delay the project, which has undergone a rigorous review and analysis process. As affordable housing continues to be scarce on the island, people will continue to be vulnerable to the problems that end up in homelessness. The Wellness Center will provide services to help individuals avoid homelessness, and homes for those in need of supportive housing.

We all share responsibility for this and we can make it happen. Let's get it done.

Respectfully,

Marilyn Wong
1407 6th Street
Alameda, CA 94501

From: harveyzu@yahoo.com
To: [Marilyn Ezzy Ashcraft](#); [Trish Spencer](#); [Malia Vella](#); [John Knox White](#); [Tony Daysog](#); [City Clerk](#)
Subject: [EXTERNAL] Public comment, item 6G, City Council meeting, 6/15/21
Date: Friday, June 11, 2021 10:48:29 AM

Dear Mayor and Councilmembers:

The heroism and sacrifices of the Merchant Marines in World War 2 and in the Korean War are mostly overlooked and under-appreciated. More than 215,000 recruits joined the United States Maritime Service during the Second World War, sailing Liberty ships and other vessels essential for transporting troops and supplies for the war effort. Recruits as young as 16 who were too young to join the armed forces, retired seaman and men rejected from the armed services due to medical conditions readily volunteered to serve the war effort by signing up for the Maritime Service. The Merchant Marines were the only racially-integrated service at the time. They sailed in waters that were mined, were frequently torpedoed by German submarines and were attacked by enemy aircraft. They operated anti-aircraft weapons and canons. They are estimated to have suffered the greatest percentage casualty rate of any of the services. In 1945, President Dwight D. Eisenhower proclaimed "The officers and men of the Merchant Marines, by their devotion to duty in the face of enemy action, as well as natural dangers of the sea, have brought us the tools to finish the job. Their contribution to final victory will be long remembered." Unfortunately, after the war the Merchant Marines became the all-but-forgotten war service and were denied all GI benefits that would have allowed them to rebuild their lives through aid for education and were denied healthcare in the Veterans Administration hospitals.

At the outbreak of WW2, only 2 maritime officer training schools were established in the entire country: one in Connecticut and the other in Alameda. The Alameda US Maritime Officers Training School was the only one actually built during WW2. The official opening ceremony for the school was broadcast live on the radio nationally and by short-wave radio to the troops overseas. Live national radio broadcasts from the school's auditorium during the war featured entertainers such as the Tommy Dorsey band and Jack Benny. Of the 6,513 officers trained at the Officers School in Alameda, 51 died in the war effort. The Maritime Officers School in Alameda also played a vital role training officers and seamen for the Korean War. The important radio operator school at the facility trained both men and women.

The Historical Advisory Board reviewed the 1996 report by Page and Turnbull to determine the historical and architectural significance of the site. This 1996 report evaluated a larger 7.6 acre parcel, not the diminished 3.65-acre site under current review. The report makes clear that the site has historical "significance" for World War 2 and likely "exceptional significance" for the Korean War period. It points out that the Engineering Building (Building 1) is of paramount historical significance due to its "direct relation to the mission" of preparing maritime officers for the war.

Regarding the architectural importance of the site, the report states the school "possesses significance for its design as a rare example of an early modern campus design and as an example of a Bay Region style complex and as an exemplification of WW2 planning and design." The report also points out that "Their lack of ornamentation, monolithic use of materials, considered proportions and horizontal character indicate the presence of design intention inspired by the modern era in which the facility was designed and constructed."

Other sources discuss the scarcity of building materials and skilled labor due to the pressing needs of the war. During the war, the Maritime Service needed to have buildings constructed quickly and easily by using uncomplicated plans, avoiding unnecessary ornamental embellishments and making substitutions for various scarce materials such as lumber and nails. The visual appearance of the buildings remaining on the 3.65-acre parcel tell this story of the urgency of the rapid construction and the resourcefulness regarding the materials chosen in a time of war. The 1996 reports also states “the buildings of the Federal Center are in remarkably good and updated condition, with few apparent deficiencies.”

The 1996 report recommended against National Register of Historic Places listing at that time for the individual buildings due to a loss of integrity “through painting and window replacement”. Other noted modifications were changes to building interiors and to exterior staircases. These, however, are remediable conditions: the buildings can easily be repainted the original color, windows and exterior staircases can be replaced to resemble the originals and to conform to current code requirements. The question should be not whether modifications have occurred but rather if these modifications are relatively easy to remediate to restore the architectural integrity of buildings which are clearly historically significant. In the case of the buildings on the parcel under consideration, it is clearly possible to significantly restore architectural integrity to Buildings 1 and 2.

Specifically regarding the most historically-significant Engineering Building (Building 1), the 1996 report indicates only partial replacement of original windows. A movie about the Training School made during the war shows interiors of the Engineering Building with immense open, high-ceiling spaces to accommodate and move the huge engines and machinery used for training the Merchant Marine officers. Much of the subsequent modification and subdivision of the interior into 2 levels can be removed to restore the building to the original one-story, open design. Building 2 originally housed offices, the mess hall and barracks. The interior plan of this building does not appear to have been significantly modified.

Alan Tai, of the Alameda Planning Department, informed the Historical Review Board at its March 4, 2021 meeting that the buildings were “not architectural masterpieces”, that there was “nothing unique about the design significance”, that the buildings were “not part of the character of the neighborhood or the street” and were not the work of a master architect, although the name of the architect was then unknown. He noted that the exterior physical appearance is the primary focus in determining S-listing designation. Any modifications to interiors of buildings therefore should have been irrelevant in the Planning Department’s recommendation to remove the S designation and to advocate demolition of the historic buildings. Additionally, given that the site’s buildings pre-date the 1960-1970’s construction of the condominium complexes on either side of it or the 1980’s-era shopping center across the street from it, they are prominent in the neighborhood precisely because of their historic WW2-era military design and construction and their Bay Region style. Unfortunately, there does not appear to have been a serious effort by the Planning Department to locate documents to understand why the site was originally placed on the study list or a serious attempt to research the historical significance of the site to Alameda or to the nation. There was no apparent effort by the Planning Department to determine the name of the architect. It has since been learned that, in fact, the architect, Harry A. Bruno, was an extremely prominent and influential mid-century architect whose work has been listed in the National Register of Historic Places. He was the major architect of Jack London Square and designed many more notable projects, including the Marina at Ballena Bay in Alameda.

The visual review of the physical appearance of the buildings, a brief excerpt from the 1996 report contained in a 2003 exchange of letters between the federal government and the California Office of Historic Preservation and a judge's decision to uphold the Mitigated Negative Declaration environmental document were sufficient for the Planning Department to make its recommendation for delisting and demolition. No attempt was made by the Planning Department to obtain or review the actual 1996 report. Mr. Tai asserted that no additional studies or experts were needed before recommending delisting and demolition because the Planning Department relied on the Office of Historic Preservation's analysis which was itself based on the 1996 report. The California Office of Historic Preservation never visited the site and never did its own independent evaluation. Mr. Tai instructed the Historical Advisory Board that it needed to ignore the voluminous public comment concerning delisting and demolition when the Board was about to vote on the Planning Board's recommendations. The judge in the court case never reviewed any documents regarding the historical or architectural significance of the site.

Incidentally, this judge was one of the only 4 judges out of almost 1,600 California judges under the jurisdiction of the California Commission on Judicial Performance to have been publicly admonished in 2020 for his conduct in 2 other unrelated cases in which he "displayed a lack of the dispassionate neutrality and the courtesy to others that is expected of judges". He essentially acted of an advocate for one party against the other. As disgraceful as public admonishment is, this was not the first disciplinary action against this judge. Articles regarding his public admonishment appeared in newspapers including the San Francisco Chronicle and Mercury News.

One other assertion made during the Board meeting of March 4, 2021 was that if the buildings were not deemed worthy of preservation when the 1996 report was written, they must therefore have even less historic value now. This assertion ignores the unique documented historical significance of the property and the fact that fewer and fewer similar WW2-era buildings still exist as the years have gone by. The maritime training facility at Sheepshead's Bay in NY was razed in 1960 to make way for a community college. Other than a museum about the history of the U.S. Maritime Service in King's Point, New York, there is no other museum dedicated to the heroic service of the Merchant Marines during WW2 and the Korean War.

In his March 4 presentation to the Historical Review Board, Mr. Biggs pointed out what he claimed were more significant structures now in Crab Cove Regional Park that commemorate the former U.S. Maritime Officers Training School. This suggestion was meant to justify his plan to demolish the remaining buildings on the 3.65-acre parcel. These included a concrete marker to graduates from "this station" who died in WW2 and the former seamanship building. Unfortunately, the concrete marker nowhere mentions the Officers School or the officers who died and it is impossible to know what "this station" refers to as the buildings that once surrounded the marker have long since disappeared and the marker is now surrounded by open space. The marker sits in the middle of a grassy area of the park taken over by geese whose copious droppings keep park visitors far away from it. The former seamanship building is being used for park operations and is fenced off with barbed wire from public access.

The municipal code requires that buildings on the historical study list must first come before the Historical Advisory Board before going to design review. This was never done. Mr. Biggs won approval for his plan for exterior changes on Building 2 in design review and

subsequently at appeals before the Planning Board and the City Council. After spending all of this time and expense obtaining architectural plans and administrative approvals, Mr. Biggs reported at the Historical Advisory Board meeting that due to the cost of a seismic retrofit and how it would destroy the nature of Building 2, he now wished to demolish it entirely. Mr. Biggs did not reveal when this seismic retrofit cost estimate was obtained, the dollar amount of the cost estimate or why this cost and the impact of seismic retrofit were not considered earlier in the process before going to design review. He also stated his wish to demolish Building 1, stating "From Day 1, the intention was to tear down Building 1 for the medical respite program. Go back and look at the campaign materials and it was very clear that building was not staying." In fact these materials show the exact opposite. On the initial application that Mr. Biggs submitted to the federal government in order to obtain the property he wrote: "The Collaborating Partners are proposing the renovation and reuse of Buildings 1, 2A and 2D comprising a total of 59,167 square feet." In his public presentations promoting his project he distributed handouts and showed a slide entitled "Project Site: Proposed Adaptive-Reuse" which showed how Buildings 1 and 2 would each be reused. On the voter information site of the League of Women Voters of Alameda, Mr. Biggs was listed as an official supporter of Measure A and the site stated "Supporters say ...This Measure takes advantage of an opportunity to save money by using existing buildings on surplus government property". The wording of Measure A specifically states that it will "permit the reuse of vacant federal buildings" and the accompanying supporting argument in the sample ballot distributed to voters states that Measure A "takes advantage of an incredible opportunity to save money by using existing buildings on surplus government land". His caringalameda.org website continues to tout "The surrounding neighborhood will benefit from the transformation of vacant buildings into well-designed, landscaped and attractive facilities." From Mr. Biggs' assertion made at the March 4, 2021 Historical Review Board Meeting that "from Day 1, the intention was to tear down Building 1", and his announcement to tear down Building 2 and all the other buildings on the site, it is clear that he has lied about his intentions to the federal government, the League of Women Voters and the voters of Alameda.

In considering the decision to permit demolition of this property, it might be useful to acknowledge the obvious elephant in the room. This decision will be made in a highly charged political environment and with litigation pending. Starting in late-2018, proponents of the Open Space initiative gathered nearly 7,000 signatures of Alameda voters to qualify the initiative for the next general election ballot in November, 2020. The Open Space zoning change would allow the parking lot and current buildings on the 3.65-acre parcel to be reused for uses typically found in parks, such as recreational facilities, museums and parking. In response, in January, 2019, Mr. Biggs wrote a letter to the City Manager documenting how he might lose funding for his proposed project if a vote on the proposed zoning change had to wait until the November, 2020 general election. In this letter, Mr. Biggs urged the City Council to call an earlier special election. In response, members of the City Council voted to call a special election for April, 2019 after adopting its own initiative (Measure A) which would benefit Mr. Biggs' in his quest to secure funding. The City Council then labeled the Open Space initiative Measure B.

This special election cost Alameda taxpayers approximately \$900,000. There would have been only a minimal charge had these initiatives waited until the next general election in November, 2020. Additionally, in the litigation that subsequently ensued, 2 teams of lawyers from international law firms plus the city's own attorneys argued against a single attorney working pro bono who challenged the City's actions on environmental and other procedural grounds. Given the actions of the City Council to call the expensive special election in order to assist

Mr. Biggs to obtain funding for his proposed project for the County's homeless population and the legal time and expense invested by the City attorneys in defending his proposed project, it would be naive to expect the Planning Department to have given an analysis regarding delisting and demolition of the property totally divorced from the political wishes and influence of City officials who wish to see Mr. Biggs' project proceed.

On his application to obtain the property from the federal government he was required to confirm "that the property is suitable for the proposed use and/or provide plans for its conversion". Mr. Biggs responded "The property is suitable for the proposed use." If Mr. Biggs now feels the buildings on the federal parcel are no longer suitable for his proposed project, there are other alternatives. The City of Alameda has solicited bids from commercial developers for an available 22-acre site at Alameda Point. The State has told the City that a new law which took effect in January, 2021 requires the City to first allow affordable-housing developers an opportunity to submit bids. The City Manager confirms there is nothing that would prevent Mr. Biggs from submitting a bid for a portion of that property where his proposed project could be built. With the money he would save by not having to pay for toxics remediation and demolition of the buildings on the 620 Central Avenue site and with funding he has obtained, he could buy a similar or even larger parcel at Alameda Point from which toxics have already been cleared. As the proposed project is designed to serve the County's homeless population, other alternative parcels within Alameda County could also be considered. This would eliminate the need to demolish rare, historically-significant buildings that remain among the last-standing vestiges in the entire nation of the U.S. Maritime Service's heroic efforts and sacrifices in WW2 and the Korean War.

At the March 4, 2021 meeting of the Historical Advisory Board, Mr. Biggs reminded the Board that people were dying on the streets while the Board was considering its decision regarding delisting and demolition. Sadly, a number of deaths have also occurred in the Homekey facilities recently established for the homeless by the State. Yet while Mr. Biggs stresses the need for action to get people off the streets immediately, his initial application to the federal government for the property states and that it will take him 36 months to complete his project. While the State and other California cities are finding ways to quickly and more affordably provide immediately-needed housing by purchasing and converting hotels and other buildings and by building communities of container homes and prefabricated homes, Mr. Biggs' proposed project will take a number of years to build and cost much more than other housing options being created elsewhere. It is both unnecessary and unconscionable to demolish the remaining historic buildings of the U.S. Maritime Officers Training School in Alameda, and further erase the legacy of the Merchant Marines, in order to allow this politically well-connected developer to put up a purpose-built trophy property that will take years to build when other locations for his project are currently available. Rather than tear down these rare historic buildings, since Mr. Biggs has determined that they are no longer suitable for his intended use, he should step aside so that they can be adaptively reused for another purpose for which they are better suited.

Respectfully,

Harvey Rosenthal

Sent from my iPad

From: [Ellen Chesnut](#)
To: [City Clerk](#)
Subject: [EXTERNAL] SAVE OUR MARITIME OFFICERS TRAINING SCHOOL
Date: Friday, June 11, 2021 10:16:19 AM

Dear Clerk of Alameda government,

Hello. How many important sites does Alameda have regarding its important place in maritime history? I can think of three: the Alameda Naval Air Museum (where I serve as volunteer librarian), the Hornet, and the Maritime Officers Training School. The architect, Harry A. Bruno of the Training School, was only one of a few people who earned the designation as fellow of the American Institute of Architects. His original works range far and wide. The sturdy complex he designed on our island city must not be demolished. It is an essential part of our legacy.

As an Armenian born in Mosul, Iraq, I know all about cancel culture. ISIS totally destroyed all historical sites, going back thousands of years, in the city of my birth. Also destroyed was the church in which I was baptized. Once an important historical site is gone it's gone forever.

Thank you for your attention to this urgent matter.

**Sincerely,
Ellen Chesnut**

From: [Karen Miller](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G
Date: Friday, June 11, 2021 9:22:17 AM

Dear Mayor and Council members,

I strongly oppose the demolition of these buildings on the grounds that the Alameda voters passed the measure with the ballot describing the repurposing of these buildings not the demolition. This is a typical bait and switch scenario. It is not that I disagree with the project but if demolition is involved this issue should go to the voters again for their approval.

Regards,

Karen Miller



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [lis.cox](#)
To: [City Clerk](#); mezzyashcraft@alameda.ca.gov; [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Strongly Object to Proposed Demolition of 620 Central Ave/ 1245 McKay Ave, historically known as the U.S. Maritime Officers Training School
Date: Friday, June 11, 2021 9:14:49 AM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

--There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

--A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.

<http://chnng.it/YvmqpXBcXR>

This cumulative public sentiment should be noted and taken into consideration.

--The ballot measure language of the 2019 special election, Measure A, clearly stated, "reuse" of existing buildings, and the voters expected the buildings to be repurposed.

Measure A: *"Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?" (emphasis added)*

--The property has extraordinary historical significance

--The U.S. Merchant Marines led exceptional efforts during WWII, supplying crucial supplies to our troops and Allies, risking their lives as the front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest

casualty rate during WWII.

--The U.S. Merchant Marine Training Officer School in Alameda was a crucial component to their heroic efforts, preparing leaders to strategize and organize crew.

- The radio operator component of the school was also an important contributor to these efforts.

--The only other U.S. Merchant Marine Officer School at Fort Trumbull does not have the unique character and design as the original buildings in Alameda. The training school at Fort Trumbull repurposed older barracks dating back from the 1800s. The facility in Alameda was intentionally built at Neptune Beach for these WWII efforts.

The training facility at Sheephead's Bay in NY was razed in 1960. This site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War. It was also important during the Cold War when the facility was the Western Training Center.

--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Thank you.

Sincerely,

Lis Cox

516 Taylor Ave.

Alameda, CA 94501

510-701-7669



East Bay Housing Organizations

Dear Councilmembers,

I am writing on behalf of East Bay Housing Organizations, a member-based organization committed to ensuring all low-income people in the East Bay have an affordable home. The Wellness Center planned for McKay Ave. in Alameda is critically needed to provide supportive housing for formerly unhoused Seniors and care for unhoused people, who experience profoundly unequal health disparities.

The number of people who are experiencing homelessness in the East Bay continues to rise; in Alameda County, Black elders are living in tents, vehicles, and shelter facilities at much higher rates than elders of other races and it's unacceptable, a crisis the Wellness Center can help resolve. Continuing progress in creating the Wellness Center is a critical issue of racial equity and basic compassion for people who have spent their lives contributing to their communities. Attempts to stall the Wellness Center, such as this agenda item contesting the Historical Advisory Board's decision, obstruct the city's progress in enacting racial equity and reducing the number of people living in our streets.

The HAB's decision to retain the historical designation of the site, which can be reflected in the new project itself, has precedent in other affordable homes in the East Bay, such as Hana Gardens in El Cerrito, which shares the history of Japanese communities in the neighborhood – both the Japanese Flower District that once flourished in the neighborhood and terrible history of Internment.

Please, let the decision and the hard work of the HAB members stand on their merits, and let the Wellness Center be constructed as soon as possible. Lives of low-income elders depend on it.

Sincerely,

**Grover Wehman-Brown
Communications Manager, East Bay Housing Organizations**

From: [Valerie Ruma](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Re: Agenda Item 6-G; 6/15/21 Meeting
Date: Friday, June 11, 2021 7:09:45 AM

Dear City Council,

I would like it to be known that I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

--There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

--A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.

<http://chnq.it/YvmqpXBcXR>

This cumulative public sentiment should be noted and taken into consideration.

--The ballot measure language of the 2019 special election, Measure A, clearly stated, "reuse" of existing buildings, and the voters expected the buildings to be repurposed.

Measure A: *"Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?"* (emphasis added)

--The property has extraordinary historical significance

--The U.S. Merchant Marines led exceptional efforts during WWII, supplying crucial supplies to our troops and Allies, risking their lives as the front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest casualty rate during WWII.

--The U.S. Merchant Marine Training Officer School in Alameda was a crucial component to their heroic efforts, preparing leaders to strategize and organize crew. •The radio operator component of the school was also an important contributor to these efforts.

--The only other U.S. Merchant Marine Officer School at Fort Trumbull does not have the unique character and design as the original buildings in Alameda. The training school at Fort Trumbull repurposed older barracks dating back from the 1800s. The facility in Alameda was intentionally built at Neptune Beach for these WWII efforts. The training facility at Sheephead's Bay in NY was razed in 1960. This site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War. It was also important during the Cold War when the facility was the Western Training Center.

--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Thank you.
Sincerely,

Valerie Ruma

1610 Willow St.
Alameda, CA 94501
35 Year Resident of Alameda

From: [jjefferies](#)
To: [City Clerk](#); mezzyashcraft@alameda.ca.gov; [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] demolition of property at 620 Central Ave/ 1245 McKay Ave
Date: Thursday, June 10, 2021 11:49:19 PM

Dear Sirs,
I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School. My understanding is that the City Staff mischaracterized the property stating that the property is not a historic resource whereas it is of historical importance to Alameda's history of support for the military. My understanding is that there is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

Further the ballot language of 2019 special election, Measure A, stated that the property would be "reused" not demolished. Therefore an agreement to demolish would contravene the will of the people of Alameda.

Sincerely
James Jefferies
727 Santa Clara Ave.
Alameda, CA 94501

From: [kltexpress \(null\)](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting
Date: Thursday, June 10, 2021 10:03:35 PM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

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<http://chnng.it/YvmqpXBcXR>

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--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Thank you.

Sincerely,

Curtis Ryan Adams

From: [T. Payne](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting
Date: Thursday, June 10, 2021 9:17:34 PM

Dear City Council,

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

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--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Thank you.
Sincerely,

Thomas Payne

From: [David Diaz](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting
Date: Thursday, June 10, 2021 8:45:50 PM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

--There is a pending application to the National Register of Historic Places and there is new information that the architect was Harry A. Bruno, a notable and prolific Bay Area architect.

--A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.

<http://chnng.it/YvmqpXBcXR>

This cumulative public sentiment should be noted and taken into consideration.

--The ballot measure language of the 2019 special election, Measure A, clearly stated, "reuse" of existing buildings, and the voters expected the buildings to be repurposed.

Measure A: *"Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?" (emphasis added)*

--The property has extraordinary historical significance

--The U.S. Merchant Marines led exceptional efforts during WWII, supplying crucial supplies to our troops and Allies, risking their lives as the front liners, and assisted in what ultimately resulted in victory. The U.S. Merchant Marines also had the highest casualty rate during WWII.

--The U.S. Merchant Marine Training Officer School in Alameda was a crucial component to their heroic efforts, preparing leaders to strategize and organize crew. •The radio operator component of the school was also an important contributor to these efforts.

--The only other U.S. Merchant Marine Officer School at Fort Trumbull does not have the unique character and design as the original buildings in Alameda. The training school at Fort Trumbull repurposed older barracks dating back from the 1800s. The facility in Alameda was intentionally built at Neptune Beach for these WWII efforts. The training facility at Sheephead's Bay in NY was razed in 1960. This site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War. It was also important during the Cold War when the facility was the Western Training Center.

--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the

history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Thank you.
Sincerely,

David Diaz
516 Central Ave.
Alameda, CA 94501

From: [Jack Turner](#)
To: [City Clerk](#); mezzyashcraft@alameda.ca.gov; [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Re: Agenda Item 6-G; 6/15/21 Meeting
Date: Thursday, June 10, 2021 8:41:14 PM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

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This cumulative public sentiment should be noted and taken into consideration.

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Measure A: *"Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?" (emphasis added)*

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--This property should be protected, and the buildings should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Thank you.

Sincerely,

John Turner
Alameda Resident

From: [Carmen Diaz](#)
To: [City Clerk](#); mezzyashcraft@alameda.ca.gov; [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G: 6/15/21 Meeting
Date: Thursday, June 10, 2021 8:26:32 PM

Dear City Council,

Re: **Agenda Item 6-G: 6/15/21 Meeting**

I am simply using this formatted letter because I couldn't phrase it better on my own. Please listen to what we are saying and how we feel.

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

---The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history.

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This cumulative public sentiment should be noted and taken into consideration.

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--This is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII and how Alameda played a part in those important efforts.

Thank you.

Sincerely,

Carmen Diaz
1118 Otis Drive
Alameda

From: [kltexpress \(null\)](#)
To: [City Clerk](#); mezzyashcraft@alameda.ca.gov; [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting
Date: Thursday, June 10, 2021 8:24:01 PM

Dear City Council,

Re: **Agenda Item 6-G; 6/15/21 Meeting**

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--The Historical Advisory Board did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5, and they did not discuss whether or not the buildings are a "detriment to the community".

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Thank you.

Sincerely,

Mrs. Karen Thomas

Sent from my iPad

From: [Shannon Whitley](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Wellness Center Certificate of Approval
Date: Thursday, June 10, 2021 6:33:47 PM

Dear Council Members and Neighbors,

I would like to urge the Council to remove any barriers to the Wellness Center project. I encourage us to move forward with all activities related to demolition of the old buildings and construction of the new center.

I believe our city needs this facility to help combat our current wellness crisis. I would kindly ask that all groups opposing this project please refrain from any further attempts to block this much-needed addition to our wellness safety net.

Sincerely,

Shannon Whitley
Alameda Resident

From: carfair99@comcast.net
To: [City Clerk](#)
Cc: ["Dan Correia"](#)
Subject: [EXTERNAL] Alameda Wellness Center
Date: Thursday, June 10, 2021 5:20:22 PM

To the Alameda City Council:

I am an Alameda resident and a retired employee from NAS Alameda. When the base was closing, I joined the BRAG for years to help plan the future of the lands left behind. It took many years, but we are now seeing growth and beauty there that warm my heart.

I became an early supporter of the Wellness Center for that same reason: to see the remnants of an earlier time left behind by the federal government become something heartwarming and necessary for people now. The proposed Wellness Center will do that. Supporting seniors who need care is not just noble, it is necessary. Many of the people who would receive care today are veterans, bringing a it full circle.

We want state of the art facilities for providing this care, don't we? Build well and it will last long. The Alameda Historical Society has approved demolishing old buildings to build the Center. It is now apparent that the new buildings will be needed for the senior facilities too. Please uphold the decision of the AHS and approve the Certification so this badly-needed program will be welcoming those in need as soon as possible. People are in need NOW.

The Wellness Center is a wonderful program that will make us Alamedans proud while taking care of those who once took care of us.

Thank you.

Carol Fairweather
920 Walnut St.
Alameda 94501
Carfair99@comcast.net

My husband Daniel Correia would like to add his name to endorse this message to the City Council

Daniel Correia
920 Walnut St.
Alameda, CA 94501
Dcor99@comcast.net

From: [Andy Murdock](#)
To: [City Clerk](#); [John Knox White](#); [Trish Spencer](#); [Tony Daysog](#); [Marilyn Ezzy Ashcraft](#); [Malia Vella](#)
Subject: [EXTERNAL] In support of the McKay Wellness Center project
Date: Thursday, June 10, 2021 4:28:42 PM

Dear Councilmembers,

My name is Andy Murdock and I am an Alameda resident. I am writing to ask that you please support the McKay Wellness Center project and the decision by the Historical Advisory Board (item 6-G on the June 15, 2021 agenda). The HAB's role is to weigh in on these decisions specifically, and there is no reason to choose this particular moment to question their judgment.

The story of the Merchant Marine history in Alameda is one worth telling, but as Dr. Knox Mellon stated back in 2003 in an assessment of the property "Those structures that remain do not convey the special nature of the property's historic maritime training mission during and after World War II." Others have concurred with this assessment.

The opponents of this project have made it very clear that they intend to obstruct and delay this project by any means possible, despite the fact that this project will help the most vulnerable members of our community in a time of regional, statewide and nationwide crisis. It's time for these delays to end, and I genuinely hope that opponents could refocus their energies on helping to create a wellness center that the whole community is proud of — and perhaps working on new and more impactful ways to tell the story of our Merchant Marine history.

Thank you for your consideration,

Andy Murdock
2814 Calhoun St.,
Alameda, CA 94501
andymurdock@gmail.com
[@andy_murdock](#)

From: [Andy R. McKee](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Wellness Center at McKay Avenue
Date: Thursday, June 10, 2021 2:55:41 PM

Dear City Council,

Please follow the advice of our Historical Advisory Board and move forward with the demolition of the existing buildings at McKay Ave. to make way for the Wellness Center.

I've lived in Alameda since 1999 and have seen many changes in my time here. I've had renovations made to my home and had the designs go through a very thorough review by the city planning department. I'm sure we can find many examples of buildings from the same time period as those on McKay, and with much greater historic significance, that were recently demolished and replaced by housing (Clement Ave, Mulberry Ave, the Point).

Let's not recount the votes made by the HAB, nor the ones cast by the citizens who approved the Wellness Center; rather let's move forward and create a safe space for elders in recovery.

--

Sincerely,

Andy McKee

From: [Brandon Svec](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Wellness Center - June 15th Council Meeting
Date: Thursday, June 10, 2021 1:02:12 PM

Please forward to all council members and appropriate people.

I fully support the wellness center moving forward with no further delay. We have been suffering a housing crisis for many years now and it is imperative we help and support the most vulnerable among us. It is our duty as a city and as humans.

It is really disappointing to continue to see certain council members fight this endlessly. Please stop contorting to find ways to prevent something we so desperately need and focus on helping people and doing the work required for our city.

Thank you,
Brandon Svec
Alameda Resident

From: [Roger Smart](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Please uphold HAB decision re Wellness Center
Date: Thursday, June 10, 2021 11:27:34 AM

Hi Folks,

I'm writing to encourage you to uphold the Historical Advisory Board's recent positive decision regarding the Wellness Center's ability to tear down an old dilapidated building at the future Wellness Center building site. The Wellness Center will be a net plus for the City of Alameda, most especially in these difficult times.

The opponents of the Wellness Center have engaged in an ongoing campaign featuring very questionable tactics including use of misinformation and untruths to try and stop the Wellness Center. I have no problem with them opposing the project but I find the use of misinformation and untruths very troubling.

Sincerely,
Roger Smart

From: [Romny French](#)
To: [City Clerk](#)
Cc: [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [John Knox White](#)
Subject: [EXTERNAL] Historical Advisory Board-Wellness Center
Date: Thursday, June 10, 2021 10:30:35 AM

Dear City Council,

First, I apologize, I do not have everyone's email address. One year ago, I, along with several other city residents and supporters of the Wellness Center Initiative, wrote, called, emailed, or spoke to you about the behavior of a few individuals who are determined to stop The Wellness Center from coming to fruition. Now, I find that I'm writing to you again regarding the same thing. Unfortunately, this time, opposers are targeting the Historical Advisory Board, which has already decided to issue a certificate of approval for the project's next phase. Having worked in the eldercare sector, I have firsthand witnessed the physical and mental benefits of having a program that allows our elder community to live with dignity.

Now, more than ever, the City of Alameda is dealing with a tender political, racial and socio-economical climate-not to mention navigate a global pandemic. I am writing to you as a resident who recognizes the importance of community and at the same time acknowledges that everyone deserves to be heard-even if we don't agree on certain issues. I am asking for the elected leaders of Alameda to provide a gentle nudge to those who willfully and unapologetically continue to abuse the City of Alameda's resources and time by slowing down a project, that not only has been given the green light to move forward but is desperately needed and would help everyone, to knock it off.

Thank you for your time.

Romny French, Alameda Resident

From: [K Ratto](#)
To: [City Clerk](#); mezzyashcraft@alameda.ca.gov; [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G, 6/15/21 Meeting
Date: Thursday, June 10, 2021 9:32:01 AM

Dear City Leader,

I believe that it is very clear to you how to follow the will of your constituents when it is for the good of the community.

The U.S. Maritime Officers Training School is on the Council's agenda again. Why? Clearly, there can be no demolition of this Historic site as written, voted on, **and approved** by the voters in the ballot measure language of the 2019 special election. Measure A clearly stated, "reuse" of existing buildings, and the voters' majority vote supported the plan for the buildings to be repurposed.

*Measure A: "Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?"*

So, cut your garbage and do what you've been elected to do for the citizens of Alameda. How hard is it to be honest? You know better. If it's too hard, kindly resign. **Deny** the Certificate of Approval for demolition of the U.S. Maritime Officers Training School and move on.

Karen Ratto
1285 Caroline St.
Alameda CA 94501
510-521-2014

From: [Carmen Reid](#)
To: [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Fwd: PRA 21-138 - Response - OHP Records/ For Correspondence 6/15/21 City Council meeting, Item 6-G
Date: Thursday, June 10, 2021 9:13:38 AM

Please include in to Correspondence records.
Communication with California State Attorneys through a Public Records Act Request—

Begin forwarded message:

From: "Kasraee, Parveen@Parks" <Parveen.Kasraee@parks.ca.gov>
Date: April 7, 2021 at 10:50:33 AM PDT
To: carmereid@gmail.com
Subject: RE: PRA 21-138 - Response - OHP Records

Hi Ms. Reid,

Our staff searched for the address "1245 McKay Ave, Alameda, CA 94501" and did not find anything for that address in their database. The only communications they have from the list of entities/individuals you provided ("between any representatives from Alameda Point Collaborative, their director Doug Biggs, and the City of Alameda Planning Department (representatives Allen Tai, Andrew Thomas, Henry Dong)") are emails about the City of Alameda's annual reports as a Certified Local Government, which were submitted each year by either Henry Dong or Allen Thai. Those annual reports are general and do not mention any specific properties or projects. Additionally, staff informed me that they do not have communications with the Alameda Point Collaborative.

You are more than welcome to email me a revised request for records.

Thank you,
Parveen H. Kasraee, Staff Counsel
California State Parks
1416 Ninth Street, Room 1404-16
Sacramento, California 95814
(916) 653-9905

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient. Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including, but not limited to, the Electronic Communications Privacy Act. If you are not the intended recipient, please

immediately contact the sender and destroy all copies of the communication.

From: Carmen Reid <carmereid@gmail.com>
Sent: Tuesday, April 06, 2021 1:44 PM
To: Kasraee, Parveen@Parks <Parveen.Kasraee@parks.ca.gov>
Subject: Re: PRA 21-138 - Response - OHP Records

Hi Ms Kasraee,

Thank you so much for your reply and an opportunity to clarify my request. I am wondering if it would be possible to search again under another address that may be connected—1245 McKay Ave, Alameda, CA 94501?

The property has been listed under both 620 Central Ave and 1245 McKay Ave under other records in the past.

I am interested in any communications specifically between any representatives from Alameda Point Collaborative, their director Doug Biggs, and the City of Alameda Planning Department (representatives Allen Tai, Andrew Thomas, Henry Dong)?

Thank you.
Best,
Carmen

Sent from my iPhone

On Apr 6, 2021, at 12:57 PM, Kasraee, Parveen@Parks
<Parveen.Kasraee@parks.ca.gov> wrote:

Hi Ms. Reid,

Please see the attached response to your PRA request.

Thank you,
Parveen H. Kasraee, Staff Counsel
California State Parks
1416 Ninth Street, Room 1404-16
Sacramento, California 95814
(916) 653-9905
CONFIDENTIALITY NOTICE: This communication with its

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<21-138.OHP.Alameda Point Collaborative.Reid.04.06.21-resp.pdf>

From: [The Mannings](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Rehab center for homeless
Date: Thursday, June 10, 2021 4:29:34 AM

Dear Council members,

One of the bright spots in Alameda's recent political history was the voter's approval of the homeless senior housing and rehab center. This is reinforced by the Historical Advisory Board's Certificate of Approval for the project.

Opposition to the project continues, however. I am writing you to show there is also continuing support of the project. Please honor both the wishes of the electorate and the approval of the Historical Advisory Board, and allow the project to proceed as needed.

I am disappointed by the efforts of a small minority to obstruct the progress of this important civic project. The will of the majority and the unaddressed needs of our homeless seniors must prevail.

Thank you for your support in this.

Mary Manning
1167 Park Ave.
Alameda

From: Carme001 <carmereid@gmail.com>
Sent: Wednesday, June 9, 2021 11:06 PM
To: City Clerk; Marilyn Ezzy Ashcraft; John Knox White; Tony Daysog; Trish Spencer; Malia Vella; Eric Levitt
Subject: [EXTERNAL] 6/15/21 Meeting; Item 6-G

Dear City Council Members,

Re: **Agenda Item 6-G**

I respectfully request that you review all the following information and deny the Certificate of Approval to demolish the property at 620 Central Ave/ 1245 McKay Ave. The property has significant historic value, and the City should strive to repurpose the buildings instead of demolishing them. In the 2019 special election, the ballot measure language also clearly stated "reuse" of existing buildings, and the voters expected the buildings to be repurposed. The Applicant also gave tours of the facility, stating the buildings would be reused.

Measure A: *"Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?"* (emphasis added)

[https://ballotpedia.org/Alameda, California, Measure A, McKay Avenue Parcel Wellness Center Development \(April 2019\)](https://ballotpedia.org/Alameda,_California,_Measure_A,_McKay_Avenue_Parcel_Wellness_Center_Development_(April_2019))

Staff Report issues:

To be clear, the Historical Advisory Board made two separate motions on 5/6/21. The first motion was to keep the property on the Historical Board Study List, and the second motion was to approve the Certificate of Approval to demolish the buildings. The attached Staff Report to this agenda item states that only one motion was made that evening by the HAB. This is **incorrect** and inaccurately characterizes what happened that evening, and should be clarified by the City Council and City Manager.

In the Addendum to the Mitigated Negative Declaration, Staff inserted new language to state that the proposed use of a Primary Clinic would provide "outpatient services". The Applicant for the property, Doug Biggs, has repeatedly stated on public forums that the Clinic would only serve Wellness Center residents, and would not be open to the public. (see attached screen captures from Doug Biggs and Campaign Manager, Imber Anakata). It appears now that this is a change in the proposal. If the Clinic is to provide "outpatient services" then the voters should have been clearly informed. The Staff report language adds "primarily for residents" but this new language leaves a door open that was never mentioned in any previous reports. Any significant changes to the proposed use that has the potential to affect the community should go back to the voters and the Environment Assessment Report should be redone as the information in the report was inaccurately evaluated.



Doug Biggs The health clinic operator has to provide an alternative location for the general public to drop in. All the potential applicants to operate the fqhc have appropriate alternate locations. The clinic at the Wellness Center will be a satellite center only be for the patients and residents of the center.

Like · 3h



Doug Biggs, Neptune Gardens

Sorry Carmen, you just aren't right, but thanks for allowing me to clear up one of the biggest fear mongering myths perpetuated by measure B. There is a difference between patients, and patient visits. Clients in the medical respite component will be seen in the clinic about 5 times a week. $5 \times 50 \times 52 = 13,000$ visits. Seniors in the supportive housing are expected to visit the clinic 1 time per week. $1 \times 90 \times 52 = 4,680$ visits. The average stay in a clinic will be 2 1/2 to 3 months per patient, so the clinic could serve about 250 per year, and the senior housing 90-95(accounting for move-ins and move outs) so 340 patients will be visiting the clinic 17,680 times in a year. The clinic is only for use of the medical respite patients and senior residents. Thanks!

8 Apr · Thank



Doug Biggs, Neptune Gardens

Hi Matt, sorry you must be confusing this project with some place else. There is no walk-in clinic connected with the Wellness Center.

7 Apr · Thank · Reply



Imber Anakata Carmen Reid - I will email you with full details, but I learned that the FQHC is only to be used by Seniors already admitted to the Senior Housing or the Senior Respite center. There is an actual allowance to limit attendance/entrance if one of your ar... [See More](#)

Like · Reply · 1w · Edited



Jason Biggs Imber Anakata thank you for helping to get the facts out there.

Like · Reply · 1w

The Staff report also fails to acknowledge that a property listed on the municipal Historical Board Study List qualifies as a "historical resource" and therefore is mandated to adhere to the CEQA requirement. Case law supports this determination as well: LEAGUE FOR PROTECTION OF OAKLAND'S ARCHITECTURAL AND HISTORIC RESOURCES, Plaintiff and Appellant, v. CITY OF OAKLAND et al

<https://caselaw.findlaw.com/ca-court-of-appeal/1288624.html>

Newly discovered information:

Last month we discovered that an 1946 addition to the property was designed by Joseph Esherick, the famed architect of Sea Ranch development. Recently discovered architectural drawings of the WWII era historic Maritime Officers Training School from 1942 confirmed the name of the architect, **Harry A. Bruno**, a notable and prolific Bay Area architect of both residential and

institutional architecture. His style is consistent with other influential Bay Regional style architects, has been prominently featured in Sunset Magazine, and is well known as the architect who designed Jack London Square in the 1950s and 1960s as well as other maritime projects including the Marina at Ballena Bay, two Oakland schools, and dozens of residences . For his notable contributions to both residential and institutional architecture, he was elevated to the prestigious position of President of the East Bay Chapter of the A.I.A. (American Institute of Architects), and awarded the Fellowship designation, the highest honor of the A.I.A. Real estate listings of private residences have consistently referenced him as a "renowned" architect throughout the decades. There is no doubt he was a "Master" architect, celebrated by the architectural community as a highly influential mid-century modern designer, and the roots of his work are centered right here in the East Bay. It is remarkable, in fact, that the U.S. Maritime Officers Training School was one of his earliest projects, and it would serve our community to preserve what remains of the training facility to maintain a visual reminder of the efforts that were set forth in pre-WWII mobilizations efforts that forever changed the fabric of our community, and an early Bay Region architectural design employed for military use. The influx of workers to build the necessary ships that were sailed by the Merchant Marines (550 Liberty Ships, 120 Victory Ships built in nearby Richmond Shipyards) contributed to the diversity of individuals who later became permanent residents of our rapidly growing communities. Two local properties that were entered in the National Register of Historic Buildings include buildings by Harry Bruno. These properties are:

Robert Stanley Dollar Residence

1015 Stanley Dollar Drive, Walnut Creek, CA

Harry A Bruno was the architect of an addition to the property 1954, but the application also states that a younger Bruno was likely the original architect of the first building from

1933. <https://www.nps.gov/nr/feature/places/pdfs/13000472.pdf>

Patrick Rodgers Farm

315 Cortsen Rd, Pleasant Hill, CA

Harry A Bruno designed a building included on the property that was featured in Sunset Magazine, 1939. page 24. There's an article called "East Meets West" about this house that was designed for writer Alice Tisdale Hobart.

<https://npgallery.nps.gov/GetAsset/e815f2af-0c85-410d-bb87-d5e034a46106/>

Please see additional listed references to projects by Harry A. Bruno.

Arguments for the appeal:

1. When the Historical Advisory Board made the decision to approve the Certificate for Approval for demolition, they did not follow the proper protocol under the Alameda Municipal Code, and did not discuss whether or not the buildings are a "detriment to the community". The procedure also calls for efforts to explore all possibilities for "cure and correction" before determining demolition. Once again, this was never discussed.

Alameda Municipal Code provides at 13-21.5 - Procedure for Preservation of Historical and Cultural Monuments, b.2: Demolition. The Historical Advisory Board shall determine whether to issue a certificate of approval for demolition, with or without conditions of approval, based on whether it finds that the Historical Monument no longer meets the criteria therefore, or has become a detriment to the community and that the condition making it a detriment cannot readily be cured.

[ARTICLE VII. - HISTORICAL PRESERVATION | Code of Ordinances | Alameda, CA | Municode Library](#)

2. The City Staff report has mischaracterized the property: Staff stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National and International WWII and Korean War history. Over 60 letters of support were sent to the HAB from local Alameda residents. Many called in to make public comment as well.

3. There is also a pending application to the National Register of Historic Places. New information was submitted that was **not discovered** by the Page and Turnbull 1996 report and subsequent 2021 memorandum that only looked back at the same report. The SHPO 2003 letter also only reviewed the 1996 report. Furthermore, the process of evaluating the property was not conducted properly by the GSA. Determination on whether or not a property may qualify for the National Register should have been researched by the ACHP as the property is owned by the Federal Government. The 2003 letter from SHPO also did not provide an opinion on whether the property could qualify for the California State Register. It should be noted that there are many more properties that are determined eligible for the State Register and not for the National Register. No new research was conducted by this firm. These buildings have been here for over 70 years--waiting a few more months for the national and state historical experts to now fully evaluate the property is a reasonable request, especially before any proposed demolition. The City should also request an Adaptability Study for Reuse as was suggested by Page and Turnbull in public correspondence noted in the previous HAB meeting.

4. The site has historic merit as evidenced by the HAB decision to keep it on the Study List and has the possibility of attracting future tourism to the area. Reuse of buildings, whether for the proposed project or otherwise, could include a commemorative interpretive center. Other historical Bay Area WWII era sites include:

Rosie the Riveter, Maritime Child Development Center and Red Oak Victory Ship (Richmond- U.S. National Park Service)

S.S. Jeremiah O'Brien Liberty Ship (San Francisco)

Port Chicago (Vallejo)

With the newly discovered information about the architect, Harry A. Bruno, this also lends significant historic architectural value to the property as well.

5. The Applicant never submitted any financial documentation regarding seismic upgrading. Their statements were not backed by any data. This sets a precedent that anyone can argue that upgrading is "too costly" and petition for demolition of historic buildings, including our treasured Victorians, under these grounds. Alameda has seen significantly neglected Victorians brought back to life through restoration efforts. As a life-long resident myself, I have personally witnessed the transformative effects of restoration result in beautifying our neighborhoods, so much that visitors often stop and marvel at the detailed craftsmanship and comment on the important history of our island. This history also now includes important WWII mobilization, and the U.S Maritime Officers Training School is an excellent example of how the Merchant Marines played an important role in providing the necessary goods to support the troops.

6. The Applicant has repeatedly misstated information. On the application for Design Review, the Applicant answered "NO" to the question as to whether or not the property was on the Historical Advisory Board Study List. On the application to the GSA/ HHS for the property the Applicant was asked, "Contact the State Historic Preservation Officer to determine if the property will adversely impact a historic property. The Applicant's response was, "We have requested but not received a copy of the clearance from SHPO."

Correspondence from a California Public Records Act Request has revealed that in fact Alameda Point Collaborative **has not had any communication with SHPO.**

CITY OF Alameda

PLANNING PERMIT APPLICATION
Planning Department
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477
510.747.6805 • TDD: 510.522.7536 • alameda.ca.gov

Project Address: 1245 McKay Ave
APN: 74-1305-26-2

Property subject to the Alameda Historical Buildings Study List? No / Yes - Designation: No
Check all applicable permits: (Indicate supplemental form(s) required)
☐ Accessory Dwelling Unit
☐ Certificate of Approval
☐ Density Bonus Application
☒ Design Review
☐ Development Plan/Amendment
☐ General Plan Amendment
☐ Planned Development/Amendment
☐ Preliminary Review Application
☐ Rezone
☐ Sign Permit
☐ Subdivision
☐ Use Permit
☐ Variance
☐ Zoning Letter/Compliance Determination
☐ Other

Project Description: (attach additional sheets if necessary)
See attached project description on sheet 50.31.

Property Owner(s): Alameda Point Collaborative - Doug Biggs, Executive Director
Address: 677 W Ranger Ave City: Alameda State: CA Zip: 94501
Email: dbiggs@apcollaborative.org Phone: 510-898-7849 (mobile)

Applicant(s): (if different from owner) Equity Community Builders - Tracy Hanna, Project Manager
Address: 38 Keyes Ave, Ste 201 City: San Francisco State: CA Zip: 94129
Email: tracy@ecbdcf.com Phone: 510-265-4539 (mobile)

Hazardous Materials: Pursuant to CA Gov't Code Section 65962.5 regarding notifying the City of hazardous waste and/or hazardous substance sites, the project site: ☐ IS ☒ IS NOT (check one) included on any of the hazardous waste or substance lists consolidated by the State of California. If on a list, provide the following information:
Reg ID #: _____ Problem: _____ Date of List: _____

Fee Refunds shall be issued to: ☒ OWNER ☐ APPLICANT (check one) (indicate address below)
Name: Alameda Point Collaborative Address: 677 W Ranger Ave City: Alameda State: CA Zip: 94501
Phone: 510-898-7849 Email: dbiggs@apcollaborative.org

Property Owner: I hereby certify under penalty of perjury that I am the owner of the property described herein and that I consent to the action requested herein. If you are the applicant, I hereby authorize the applicant above to act on my behalf and bind me to the terms and conditions of the application and to the payment of the fee. I understand that the City of Alameda may be required to conduct a public hearing on the application and that I will be responsible for the costs of such hearing. I understand that the City of Alameda may be required to conduct a public hearing on the application and that I will be responsible for the costs of such hearing. I understand that the City of Alameda may be required to conduct a public hearing on the application and that I will be responsible for the costs of such hearing.

BOTH SIGNATURES REQUIRED BELOW

☒ Property Owner(s) Signature (REQUIRED)
Name: _____ Date: _____

☒ Doug Biggs
Community Development Director (REQUIRED)
Name: _____ Date: 9/2/20

FOR OFFICE USE ONLY
File # _____ Date Received: _____ Received By: _____
Zoning: _____ GP: _____

Revised 8/27/2019
© City of Alameda Planning Department

CURRENT CONDITION OF PROPERTY

1. If there are any structures on the property:

a. List the year in which they were built.

1942

b. If the structure is over fifty (50) years-old:

i. Is the structure on the National Register of Historic Places?

No

ii. Contact the State Historic Preservation Officer (SHPO) to determine if the proposed use will adversely impact a historic property. Document and provide a copy of any response from the SHPO.

East Bay Regional Park obtained a no adverse impact from SHPO in order to demolish identical property on the southern part of the site in order to expand park area. We have requested but not yet received a copy of the clearance from SHPO.

April 7, 2021 Communication from California State Attorney Parveen Kasraee:

"Our staff searched for the address "1245 McKay Ave, Alameda, CA 94501" and did not find anything for that address in their database. The only communications they have from the list of entities/individuals you provided ("between any representatives from Alameda Point Collaborative, their director Doug Biggs, and the City of Alameda Planning Department (representatives Allen Tai, Andrew Thomas, Henry Dong)") are emails about the City of Alameda's annual reports as a Certified Local Government, which were submitted each year by either Henry Dong or Allen Thai. Those annual reports are general and do not mention any specific properties or projects. Additionally, staff informed me that they do not have communications with the Alameda Point Collaborative."

8. A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.

<https://www.change.org/p/alameda-historical-advisory-board-preserve-alameda-ca-historic-wwii-merchant-marine-training->

[site?original_footer_petition_id=12465571&algorithm=promoted&source_location=petition_footer&grid_position=14&pt=AVBldGI0aW9uALZocQEAAAAAYFO5Si73PVQ3OTVjY2VmNw%3D%3D](http://www.usmm.org/alameda.html)

This cumulative public sentiment should be noted and taken into consideration.

For these valid reasons, I ask that you deny the Certificate of Approval for demolition. Alameda is a city that cherishes its history and historical properties, is recognized as a maritime community, values the efforts and sacrifices set forth by the Merchant Marines and all of our Veterans during WWII, and we should strive to preserve remnants of our past to educate our future generations.

We have seen developers in the past tear down historic buildings because of supposed "financial reasons". This is not a good reason to demolish the last remaining WWII era Merchant Marine training center in the United States, that now we also know was also thoughtfully designed by a "Master" Bay Area architect. I urge you to take efforts to preserve it so the buildings may be repurposed and serve as a visual reminder of this important legacy.

Sincerely,
Carmen Reid

Please review these important links:

U.S. Maritime Officer Training School, Alameda (1943-1954) <http://www.usmm.org/alameda.html>

https://www.ebparks.org/parks/vc/crab_cove/no5.htm

<https://youtu.be/dmDmPVuT2Qk>

Notable Projects Include:

1939, Residence of author Alice Tisdale: 315 Cortsen Rd. Pleasant Hill, CA

1940, Smith Residence: 6642 Longwalk Drive, Oakland, CA

1941, Lafayette Oaks Home development, Lafayette, CA

1942, U.S. Maritime Officers Training School, Alameda, CA

1948, Residence: 5551 Country Club Rd. Oakland, CA

1949, El Cerrito Library, El Cerrito, CA

1949, McLeod Residence: 55 Sierra Ave., Piedmont, CA

1949, Residence: 138 Wildwood Gardens, Piedmont, CA

1950, Residence: 1401 Atwell Rd. El Cerrito, CA

1951, Residence: 77 Eucalyptus Rd. Berkeley, CA

1951, Residence: 1517 La Vereda, Berkeley, CA

1952-1964, Jack London Square

Sea Wolf Restaurant, (Jack London Square) Oakland, CA, (later became Scott's Restaurant), Grotto Restaurant, (Jack London Square) Oakland, CA, (later became Kincaid's Restaurant), Convention and Banquet Building, (Jack London Square) Oakland, CA, Oakland Port Administration Building (66 Jack London Square- F-107), The Boatel (Jack London Square), Oakland, CA, (later Waterfront Plaza Hotel)

1953, Ranch House, Mendocino County, CA

1953, Residence: 119 Dudley Ave. Piedmont, CA

1954, McDonnell Nursery

1955, Alpha Chi Omega, Sorority, Berkeley, CA

1956, Residence: 108 Dudley Drive. Piedmont, CA

1956, Diablo Valley College, Student Union Building, Concord, CA (in collaboration with John C. Warnecke)
1959, Jefferson School, Oakland, CA
1959, Residence: 4859 Geranium Place, Oakland, CA 94619
1960, Santa Fe School, Oakland, CA
1964, Oakland Title Insurance and Trust Co., 1700 Webster St. Oakland, CA
1968, Trans International Airlines Building, Oakland, CA
1972, Emeryville Watergate (in collaboration with William Wurster)

References:

Architect and Engineer Magazine. January 1954;
<https://usmodernist.org/AECA/AECA-1954-01-12.pdf>

Sunset Magazine. *East Meets West*. 1939. p. 24.

Sunset Magazine. Homes for Western Living. p. 194.
<https://populuxebooks.com/products/sunset-homes-for-western-living-1946>

National Park Service. Application to National Register. National Historic Register, Patrick Rodgers Farm, 1991. 315 Cortsen Rd. Pleasant Hill, CA. 1991.
https://npgallery.nps.gov/NRHP/GetAsset/NRHP/91000305_text

UC Berkeley 1931-1932 Register, Vol II Parts XIV-XVIII. University of California Press. Berkeley, CA. (Received B.A. Architecture, 1932). p. 24.

Drexel, Karl O. Ed. and Others. *Thirty-Seven Years of the Contra Costa Community College District Governing Board's Minutes in Historical Context. An Abstract*.
Contra Costa Community College District, Martinez, CA. May 1987. p. 50 and p. 53.
<https://files.eric.ed.gov/fulltext/ED282608.pdf>

Nilsen, Adam. *Images of America: Pleasant Hill*. Arcadia Publishing. 2007. p. 48
(Reference to article in Sunset Magazine, 1939 East Meets West- p. 24)

San Francisco Bay Conservation and Development Commission, Annual Report, 1972.
<https://ecos.fws.gov/ServCat/DownloadFile/784?Reference=704>

Schwarzer, Mitchell. A Tale of Two Waterfronts: Oakland's Jack London Square Competes with San Francisco's Waterfront. 2014.
<https://www.jstor.org/stable/10.1525/ch.2014.91.4.6>

Turner, Paul Venable. *Frank Lloyd Wright and San Francisco*. Yale University Press. 2016. p. 199.

Oakland-Alameda County Outlook. *Harry Bruno Elected Chamber of Commerce President,* Vol. XXIII, No. 3, Summer 1970.

Newspaper Articles Referencing Harry Bruno:
Appeal-Democrat. Marysville, CA.

"Miss Edna Fisher and Harry Bruno Will Wed Feb. 21," Feb. 13, 1943. p. 4.

Oakland Tribune

"Candidates Sign Up for California Varsity Eleven," Sept. 3, 1930, p. 32.

(See: Halfbacks).

"Many Visitors View Lafayette Oaks Home," Sept. 21, 1941, p. 27.

"Home Design Lecture," May 27, 1949, P. 83.

"Architects to Hold Forum Panel Monday," April 1, 1953, p. 12.
(Discussing economics in building, site selection, landscaping).

"A Chi O's Move to New Home," April 24, 1955, p. 97.
UC Berkeley Alpha Chi Omega Sorority House: 2313 Warring St. Berkeley, CA.

"Clubhouse Plan Faces Defeat," May 18, 1956, p. 32.

"Banquet Hall Plans Approved," June 19, 1956, p. 33.
(Jack London Banquet and Convention building).

"Walk of the Town," Jan. 16, 1958. p. 25.

"Board Backs Boatel Plan for Estuary," Feb. 7, 1961. p. 23.

"Sea Food Grotto Plan Approved," Nov. 17, 1964. p. 9.

"Harry Bruno Named President of Oakland Chamber of Commerce," June 16, 1970. p. 13.

"Bruno Elected Fellow By A.I.A." April 23, 1972. p. 65.
"Fellowship is the highest honor the institute can bestow on its members."

San Francisco Examiner

"Storage Walls for Space," April 19, 1953. p. 51.

"Gets Full Sun," May 3, 1953.

"Build In Your Television Set," Oct. 25, 1953. p. 59.

"California Spring Garden Show--'Vacation in the Redwoods',"
April 25, 1954. p. 53.

"Elegant Piedmont Living," October 15, 1995. p. 126.

"Real Estate Listing" 6642 Longwalk Drive by Harry Bruno, Oct. 15, 1995. p. 124.

San Francisco Chronicle

"Something's Afoot in Oakland," July 10, 1977.

Websites:

"The History of the Library". Friends of the El Cerrito Library, El Cerrito Library Foundation, 2017,
<https://eclibraryfoundation.org/case-for-a-new-library/history/>.

"Santa Fe Elementary." *OaklandWiki*, LocalWiki, https://localwiki.org/oakland/Santa_Fe_Elementary.

“Oakland Unified School District, Jefferson School #2, Jefferson, Oakland.” *Pacific Coast Architecture Database*, PCAD. 2021, <http://pcad.lib.washington.edu/building/22778/>.

“Historic Resource Analysis, 1700 Webster Street, Oakland, CA, Completed for: Lamphier Gregory.” *Architecture + History*, OaklandNet, 26 May, 2015, <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak054423.pdf>

Watergate, Emeryville

<https://www.apartments.com/watergate-emeryville-ca/5011hkn/>

Also see Design Archives at U.C. Berkeley, William Wurster finding aid.

“Photograph 1952.” *OMCA Collections*. Oakland Museum of California, 2021, <http://collections.museumca.org/?q=collection-item/h7577230>.

(**Note:** name is misspelled "Larry" instead of Harry)

From A.I.A. Membership File:

Projects cover a wide range: schools, residences, restaurants, marinas, office buildings. His design is free from passing fads while at the same time it is as new as tomorrow. Nominee received from A.I.A. in 1969 “Citation for Excellence in Community Architecture: in the design of the individual buildings and the over-all planning at Jack London Square.

President of East Bay Chapter A.I.A.

Vice-President of the East Bay Chapter A.I.A.

Member of local and State committees.

Chapter Delegate to California Council, A.I.A.

President, Oakland Chamber of Commerce

Commissioner, Bay Conservation and Development Commission (appointed by the governor)

Vice Chairman, Board of Examiners and Appeals, Oakland Building Department

Chairman, Construction Industries Committee

Member, Oakland Economic Development Council

Member, Board of Governors, Oakland Cultural Foundation

President, North Oakland Kiwanis Club

+Member of many other community betterment committees

References Include:

Ronald Reagan, Governor of California

John Reading, Mayor of Oakland

Mel Lane, Chairman, Bay Conservation and Development Commission

Dan Hardison, F.A.I.A.

Vernon De Mars, F.A.I.A.

Henry Wright, F.A.I.A.

Fred Guirey, F.A.I.A.

Silvo Barvetto, A.I.A.

C.J. Pederwski, F.A.I.A.

Vincent Raney, F.A.I.A.

Lee Stuart Darrow, A.I.A.

Malcom Reynolds, F.A.I.A.



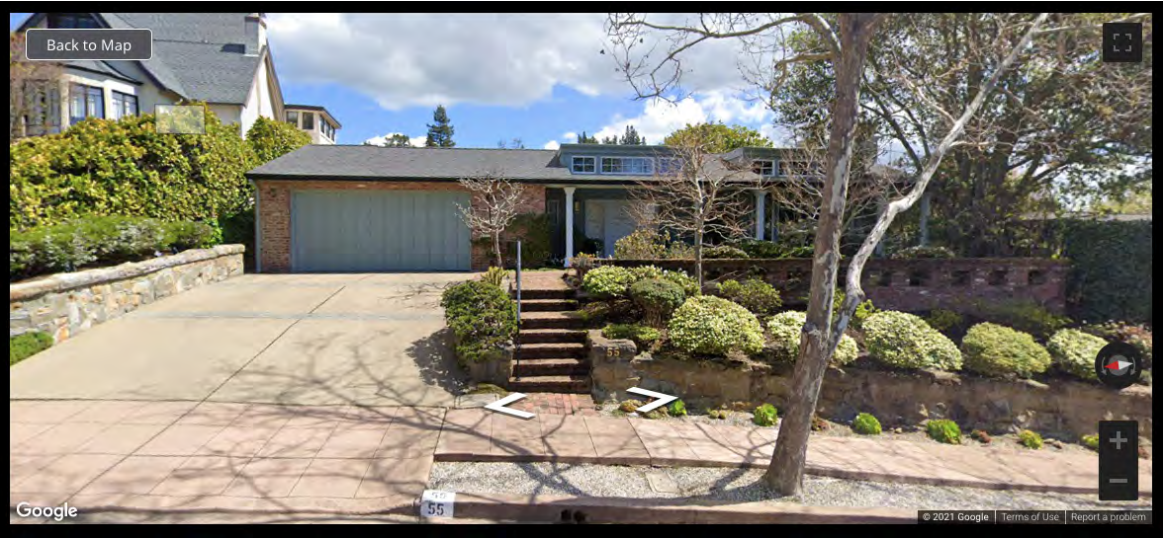
Photos:
 U.S. Maritime Service Officers Training School, 1942



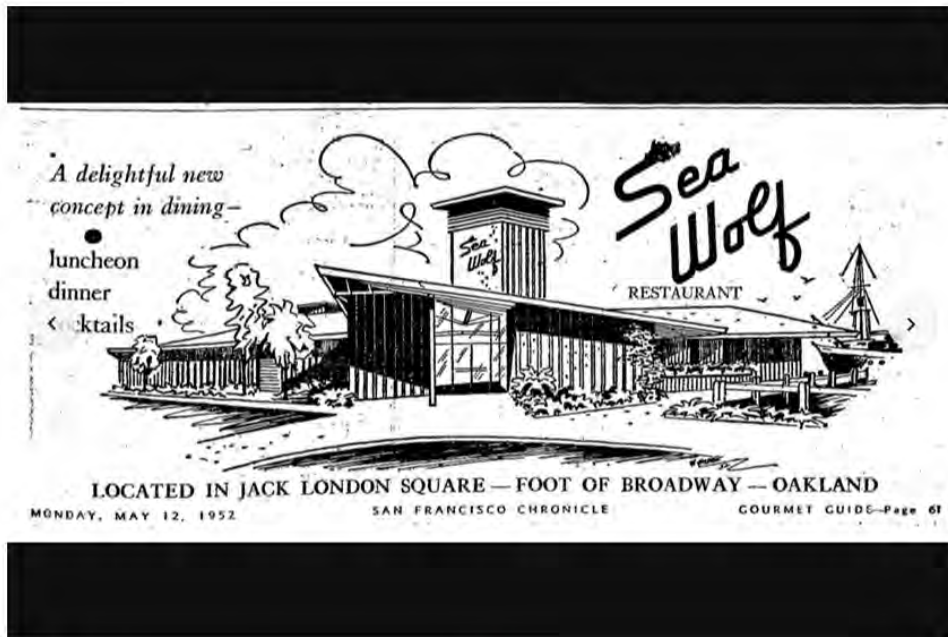
El Cerrito Library, 1948



55 Sierra Drive, Piedmont, CA,



1949
Sea Wolf Restaurant, Jack London Square, 1952



5 of 34

An ad for the Sea Wolf restaurant at Jack London Square, May12, 1952
The Chronicle 1952



3 of 34

The SeaWolf Restaurant at Jack London Square, in Oakland, April 24, 1952
Art Frisch / The Chronicle 1952



15 of 34

The SeaWolf Restaurant at Jack London Square, in Oakland, April 24, 1952
 Art Frisch / The Chronicle 1952

Built in Televisions Project; 1953



Alpha Chi Omega Sorority, UC Berkeley, CA, 1955

Glimpsed Along Sorority Row

A Chi Os Move to New Home

By ROBIN ORR

Biggest news along Cal's sorority row this week comes from the state university's Berkeley chapter of Alpha Chi Omega, whose members moved into their brand new \$185,000 chapter house on Thursday.

Now Cal doesn't have a "sorority row," strictly speaking—the Greek letter houses for young women students are scattered throughout a nine-block area on the south side of the Berkeley campus. That is, all but one house has been located in that area for many years. The one house, Alpha Chi's, was way up on LaRoy Ave. on the north side of campus, nestled amongst a handsome group of fraternity houses. One might think that this would be an enviable position for a group of girls. But the Alpha Chis wanted to be down on the south side with the rest

of the girls. So this week's move, not only to the "right" side of campus but to a completely modern and elegant new home, brings the realization of their fondest dreams. Said to feature "the finest and latest of everything in the fields of architecture and interior decorating," the house fronts on Warring St. (at number 2313), between Bancroft and Channing Way, and backs on Prospect St., where a handy entrance has been provided for post-football game crowds.

Designed by **Architect Hans Brong** and decorated by Semrau and Dibble, the house features a wood-paneled living room with a Florentine marble fireplace, a spacious library, a powder room, date room, 20 bedrooms, three

Continued Page 5-5, Col. 1



108 Dudley Drive, Piedmont CA, 1956



Grotto Restaurant, Jack London Square, Oakland, CA, 1964



Port commissioners have approved plans for new Sea Food Grotto at Jack London Square.

1964--Honored Fellow at A.I.A. (American Institute of Architects)

Bruno Elected Fellow by AIA

Oakland architect Harry A. Bruno, a key figure in the design and development of Jack London Square and other marine-oriented commercial-recreational projects, is a newly elected member of the College of Fellows, American Institute of Architects.

The announcement was made by E. Paul Kelly, president of the East Bay Chapter, A.I.A.

Bruno will be among 70 A.I.A. members from throughout the country who will be formally advanced to Fellowship in ceremonies set for May 8 during the A.I.A. conven-



HARRY A. BRUNO
Elected a Fellow

Santa Fe School, Oakland, CA, 1960



Marina at Ballena Bay



77 Eucalyptus Rd. Berkeley, CA, 1951



119 Dudley Ave. Piedmont, CA, 1953



6642 Longwalk Drive, Oakland, CA, 1940
 San Francisco Examiner. Oct. 15, 1995. p. 124



5551 Country Club Rd, Oakland, CA,



1948

1015 Stanley Dollar Drive, Walnut Creek, CA, 1954 addition

Robert Stanley Sr Dollar Residence- entered into the National Register in 2013

<https://www.nps.gov/nr/feature/places/pdHarry Bruno 1954 1015 Stanley Dollar Dr Walnut Creek nps.govfs/13000472.pd>



66 Jack London Square, Port of Oakland Administration Buildings- F-107



1517 La Vereda, Berkeley, CA, 1951

http://berkeleyheritage.com/docs/41_Walking_Tours.index.pdf



**315 Cortsen Rd. Pleasant Hill, CA, 1939 house on property for author Alice Tisdale
Patrick Rodgers Ranch**

Entered into National Register in 1991

https://npgallery.nps.gov/NRHP/GetAsset/NRHP/91000305_text

Featured in Sunset Magazine, 1939.



138 Wildwood Gardens, Piedmont, CA 1949



From: [gaylon.parsons](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Item 6-G, June 15 city council meeting
Date: Wednesday, June 9, 2021 7:55:19 PM

Dear Mayor and city council members,

The continued attempt to use city government as a weapon against a funded, planned, and welcomed project to help some of the most vulnerable in our community is unconscionable in this ongoing housing crisis.

The voters of Alameda said yes to the Wellness Center. In addition to yes to the Wellness Center, the voters said no to "open space," which is what Trish Herrera Spencer, Open Government Commissioner Carmen Reid and their cohorts said they wanted in 2019. Now they say they don't want to turn the space into a park. Now they say they want to save the buildings they used to want to demolish. While their ever-evolving arguments may sound incoherent and cynical, it actually all makes sense, because their goal is to stop the center that the voters of Alameda approved.

I respect the Historic Advisory Board. They did their jobs despite the half-baked theories from the council member and her OGC appointee. I encourage city council to respect the HAB. Government should not be an obstacle to the protection and care of the least among us, and it certainly shouldn't be actively used against them.

Thank you for your work to protect the integrity of the vote, respect for the HAB, and of coherent governance of Alameda.

Sincerely,
Gaylon Parsons

--

Gaylon Parsons

May 9, 2021

Distinguished Members of the Alameda City Council,

It has come to my attention that members of the Alameda community, in an attempt to slow or halt the progress of new construction for the Wellness Center, are seeking the repeal of a decision by the Historical Advisory Board permitting the demolition of buildings on the Wellness Center site.

As an architect whose 40-year career has been devoted to the revitalized use of older buildings, the idea of justifying such an appeal with the argument that the buildings are “historically significant” is a perversion of the concept.

As a 20-year member of this community who has worked to support public education and to strengthen services for citizens in need, I have also contributed to the election of local leaders who support these same enterprises. I ask you to continue your support of the Wellness Center and vote against repeal of the demolition approvals required by the project.

For the health of our community, thank you for your consideration.

Yours truly,
David Teeters

From: [D Zachariah](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Comment to item 6G on Agenda, City Council Meeting, Tuesday June 15, 2021
Date: Wednesday, June 9, 2021 5:14:28 PM

Greetings City Clerk and
Dear Alameda City Councilmembers,

I'm writing in regards to the upcoming City Council meeting on Tuesday, June 15th and the Historical Advisory Board's (HAB) decision to issue a Certificate of Approval for the "McKay Wellness Center".

I am in favor of the HAB decision and would like to share my support of the McKay Wellness Center and all that it proposes to do. I am very happy that we are a community that puts the health and wellness of unhoused seniors at the forefront as a very vulnerable section of the population. I believe the HAB made the right decision to allow Alameda Point Collaborative to demolish buildings that no longer have historical value due to their current condition and changes made to the property by the previous owner (US Govt).

It is frankly disappointing that opponents of the Wellness Center continually try to prevent it from coming to fruition with this appeal of the HAB decision to the City Council. As a property owner and advocate for much needed housing in Alameda, I would prefer to see the "Friends of Crab Cove" (or whatever they are calling themselves these days) get involved in assisting the project develop to be a success. The McKay Wellness Center is necessary and a much better use of the property than the rundown buildings that have occupied that space since our military family moved here in 2009.

Sincerely,

Denise & Cherian Zachariah

From: [Jamie Popper](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Please Continue Approval of Wellness Center's Plans
Date: Wednesday, June 9, 2021 4:37:55 PM

Dear City Council-

We have been Alameda residents for 10 years and live near Crab Cove. One of our proudest moments was when we and our neighbors voted to support the Wellness Center for people who are unhoused and in need of respite. Recently, we learned that opponents continue to fight against this project that the people of Alameda already approved and that is so needed for equity and to be the type of city that supports its residents. Please vote to uphold the decision to let the Wellness Center continue with its plans necessary to make the Center a reality. Please ensure we act in ways that aim for justice and equity, rather than only say we will.

Sincerely,
Jamie Skepper and family

[Sent from Yahoo Mail on Android](#)

From: [Catherine .E](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Wellness Center
Date: Wednesday, June 9, 2021 3:59:07 PM

Dear City Clerk,

I am writing regarding the Wellness Center- in support, once again. It is astounding to me that the project is still facing obstruction. This project supports fragile people, and has received the clear support of Alameda voters. Please uphold the decision of the HAB to issue the Certificate of Approval. Hopefully this will be the last time I need to write in support of the very important project.

Thank you,
Catherine Egelhoff

From: [Erinn Larsen](#)
To: [City Clerk](#)
Cc: dbiggs@apcollaborative.org
Subject: [EXTERNAL] RE: Wellness Center
Date: Wednesday, June 9, 2021 3:40:49 PM

I am writing to ask you to please uphold the decision you made to issue a certificate of approval for the demolition of the buildings and construction of new ones for the Alameda Wellness Center. It is important that we set an example and do what we can for those in need of assistance who are less fortunate than the majority of the Alameda residents. I hope opponents will stop their unfounded opposition and instead, work with the community, as part of the community to build a place where a better tomorrow can be a reality for so many in need.

Sincerely,
Erinn Larsen

From: [Lance Kincaid](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Keep Certificate of Approval for the McKay Ave Wellness Center.
Date: Wednesday, June 9, 2021 3:07:47 PM

Please respect the will of Alameda resident voters and protect the integrity of the Historical Advisory Board and uphold the decision they made to issue a Certificate of Approval for the McKay Ave Wellness Center.

Lance Kincaid
1541 8th St, Alameda, Ca 94501

From: [Excellent Excellence](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Re HABS and opposition to the respite center
Date: Wednesday, June 9, 2021 3:05:16 PM

Dear Alameda City Council members,

I am writing to you to urge you to protect the integrity of the Historical Advisory Board and uphold the decision they made to issue a Certificate of Approval for the new buildings for the respite center. The respite center is exactly the right thing for Alameda to better serve the needs of a large number of people that would otherwise be left to suffer and die with little oversight to their care and wellbeing after discharge. It behooves us as a community to come together with care and compassion to make sure that this effort moves forward swiftly and with all the considerable resources and support this island has. It is deeply disheartening to know of the continued cruel, costly, and time consuming efforts of opponents to the project.

The opposition and the measures they are using to try and ruin these heroic efforts are cowardly and hateful, what kind of person knowingly wants people to suffer? Who happily protests things that will help? Truly, where is the morality in that kind of action? We are not better off without the respite center, and we are not doing our duty as a community and as human beings if we don't directly address the harmful impacts of this continued opposition. I hope that the Alameda City Council unanimously votes to uphold the HABS decision *and* publicly asks the opponents to cease and desist so that we can all work together to create something the community needs and will all benefit from. Alameda is not a place for hate to quietly simmer anymore, the injustices of the past are being brought to light and the voices opposing positive change are speaking a language rooted in hate that we no longer listen to out of fear.

Thank you,
Suzanne Vinson

From: [Paul Canavese](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Support for Wellness Center
Date: Wednesday, June 9, 2021 3:00:00 PM

Dear Alameda City Council members,

Our family urges you to help expedite the process of building the Wellness Center as proposed by the Alameda Point Collaborative. We request that you uphold the decision of the Historical Advisory Board (respecting their role) so the project can move forward.

This project is so desperately needed by our community and we support it fully.

Sincerely,

Paul Canavese & Ann Naffziger

From: [Aida Merriweather](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Wellness Center
Date: Wednesday, June 9, 2021 2:57:08 PM

Hello,

I am writing to ask you to support the decision of the Historical Advisory Board to grant permission to demolish the existing buildings on the McKay Avenue property.

Please accept the Board's choice to issue a Certificate of Approval.

It is so important to our community to let this project move forward to completion and to serve those in need of this assistance.

Thank you.

Sincerely,
Aida Merriweather
1014 Central Avenue
Alameda CA 94501

Sent from my iPhone

From: [Jason Biggs](#)
To: [City Clerk](#); [John Knox White](#); [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [Tony Daysog](#); [Trish Spencer](#)
Subject: [EXTERNAL] Item 6G, public Comment, June 15th, 2021 City Council Meeting
Date: Wednesday, June 9, 2021 10:00:05 AM
Attachments: [Carmen Reid Internet Posting.png](#)
[Carmen Reid Internet Posting.png](#)

Dear Mayor and Councilmembers,

I am writing to urge support for the Historical Advisory Board's decision regarding the wellness center property on McKay Avenue. The Board voted to keep the site on the study list and also issue a Certificate of Approval to demolish the buildings. I ask the Council to please uphold this decision, as it was the right decision to make.

Opponents of the Wellness Center, led by out-of-town commercial landlord Harvey Rosenthal and anti-homeless advocate Carmen Reid (who sometimes goes by Carmen Davis or Nina Davis in public interactions), have convinced councilmembers Trish Spencer and Tony Daysog to call the item for review so that they would be spared the cost of appeal.

Ms. Reid's and Mr. Rosenthal's intent, and they have been very vocal about this, is to attempt to delay the project. They have no real interest in historic preservation - in fact, both have previously posted on social media or provided testimony to Council calling for these very same buildings to be torn down and turned into either a parking lot to benefit Mr. Rosenthal's strip mall across the street, or to create additional open space.

Enclosed with this letter is a screenshot of Carmen Reid celebrating in a 2019 Internet post the demolition of the southern half of the former federal property (the split parcel now owned by EBRPD) to create open space. This same individual who wanted to *demolish* the remaining buildings for open space in 2019 now wants to *preserve* these same buildings to create a museum in 2021.

These individuals are just opposed to homeless services, and it is especially cruel to me that these individuals have attempted to enlist Merchant Marine veterans by luring them with false promises of a museum that could never materialize in any realistic scenario, just like how they attempted to lure voters during the 2019 special election with false promises of "Saving Our Parks, For Our Children's Future."

I ask Council to please stop catering to anti-homeless vigilantes who have not only abused and misused civic processes to try and delay help for our most vulnerable residents but have even bragged about it online and in meetings with City Staff.

I ask Council to please respect the excellent and thorough work done by the Historical Advisory Board, who have done their homework, listened to the experts, and toured the site, before coming to their informed decision.

I ask Council to please continue to honor the will of the voters, who voted to remove the government overlay and pave the way for the development of a wellness center. The Alameda City Attorney provided this impartial analysis on the ballot measure for the 2019 special election: *"If approved by the voters, Measure A would confirm the City Council's actions to permit the use of the property for development of a wellness center. In addition, Measure A would allow the City Council to modify the land use designations for the property in the future in response to changing condition or concerns."* Please note this last sentence. Please respect Alameda voters by approving the Board decision so that the development of a wellness center can move forward.

Thank you for your time and consideration.

Respectfully Yours,

Jason Biggs
Alameda Resident



Carmen Reid
March 30, 2019 ·

Like Comment Share

Write a public co...

A Facebook post interface. At the top, there is a profile picture of Carmen Reid and her name. Below the name is the date 'March 30, 2019' and a small globe icon. Underneath are three buttons: 'Like', 'Comment', and 'Share'. At the bottom, there is a text input field with the placeholder 'Write a public co...' and several icons for adding content (photo, video, link, etc.).

From: [Al M](#)
To: [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [Tony Daysog](#); [Trish Spencer](#); [John Knox White](#); [City Clerk](#)
Subject: [EXTERNAL] Re: Agenda Item 6-G
Date: Tuesday, June 8, 2021 5:25:15 PM

To City Council Members,

As a new homeowner in Alameda, I am just getting my grasps on the local political situation. I live just across the street from the vacant, unusable buildings on McKay Ave. Based on all of the research I have done—and the research completed by HAB, Page & Turnbull—I can see no reason why these buildings are still standing or how these old buildings are honoring a military legacy.

I am hopeful that the city council will not seek to delay the demolition of these uninhabitable buildings. **Please move forward with the demolition of the McKay Ave buildings.** They only have nostalgic value—there is no historical value that a plaque or educational signage could not convey—and currently do not serve our community.

The argument for keeping these old buildings seems to be less about the perceived historical value of the buildings (of which there is none) and more about preventing the McKay Wellness Center from moving forward.

Please vote for the demolition and stop delaying efforts to create a Wellness Center that **will serve our community**.

Allison Marin
Alameda resident

From: conchita@eyeline.tv
To: City Clerk; mezzyashcraft@alameda.ca.gov; [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G; 6/15/21 Meeting
Date: Tuesday, June 8, 2021 3:45:22 PM

To City Council members,

I strongly object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School.

The City Staff has pushed for the demolition of these buildings when it's not their place or job to do so, and was blatantly demonstrated by Allen Thai's behavior and commentary during both HAB meetings. The staff's report mischaracterized the property stating it is not a historic resource, and by influencing the HAB's decision making by providing biased evidence such as the Page & Turnbull report paid by the City to distract from its importance as a local resource with potential for reuse. In fact, the Historical Advisory Board approved to keep the property on the Study List, which means that the buildings have historic value and merit. The site unequivocally has historical importance for Alameda's military history, as well as State, National, International WWII and Korean War history.

A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000 signatures overall.

https://www.change.org/p/alameda-historical-advisory-board-preserve-alameda-ca-historic-wwii-merchant-marine-training-site?original_footer_petition_id=12465571&algorithm=promoted&source_location=petition_footer&grid_position=14&pt=AVBldGI0aW9uALZoqQEAAAAAYFO5Si73PVQ3OTVjY2VmNw%3D%3D

This cumulative public sentiment should be noted and taken into consideration.

The petitioner Doug Biggs lied to the community by using misleading language in the ballot measure for the 2019 special election, Measure A,. He clearly stated, "reuse" of existing buildings, and the voters expected the buildings to be repurposed, not demolished. That's a bait and switch that should be concerning to the council.

Measure A: *"Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?"* (emphasis added)

References:

[https://ballotpedia.org/Alameda,_California,_Measure_A,_McKay_Avenue_Parcel_Wellness_Center_Development_\(April_2019\)](https://ballotpedia.org/Alameda,_California,_Measure_A,_McKay_Avenue_Parcel_Wellness_Center_Development_(April_2019))

The Applicant for demolition never submitted any financial documentation regarding seismic upgradining. Their statements were not backed by any data. This sets a precedent that anyone can argue that upgrading is "too costly" and petition for demolition under these grounds.

For all the above reasons, I respectfully ask that you deny the Certificate of Approval for demolition.

Alameda is a city that cherishes its history and historical properties, we should strive to preserve remnants of our past to educate our future generations.

Financial reasons is not an argument to demolish the last remaining WWII era Merchant Marine training center in the United States. I urge you to take efforts to preserve them so the buildings may be repurposed and serve as a visual reminder of their important legacy.

Sincerely,

Maria Perales

From: [Patricia Baer](#)
To: [City Clerk](#); mezzyashcraft@alameda.ca.gov; [John Knox White](#); [Trish Spencer](#); [Tony Daysog](#); [Malia Vella](#)
Subject: [EXTERNAL] Agenda Item 6-G
Date: Tuesday, June 8, 2021 9:32:37 AM

Council Members,

I want to urge you not to allow demolition of the McKay Ave buildings. They have been found to have historic value, and are definitely not a detriment to the community.

Please vote for their future reuse, as that's what the Alameda citizens voted for.

Thank You.

Patsy Baer

From: [Helen Simpson](#)
To: [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [John Knox White](#); [Trish Spencer](#); [Tony Daysog](#)
Cc: [City Clerk](#)
Subject: [EXTERNAL] Agenda Item 6-G - June 15, 2021 Council Meeting
Date: Monday, June 7, 2021 5:32:29 PM

Dear Mayor and Councilmembers.

Thank you Councilmembers Herrera Spencer and Daysog for appealing the Historical Advisory Board's decision to approve a certificate of demolition for the 1942 WWII era U.S. Maritime Officers Training School.

I object to the proposed demolition of the property at 620 Central Ave/ 1245 McKay Ave. historically known as the U.S. Maritime Officers Training School. The City Staff reported the property is not a historic resource, when in fact the Historical Advisory Board approved to keep the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. Therefore the buildings should be "reused" not "demolished."

During the special election in 2019, Measure A clearly stated: "reuse" of existing buildings and therefore, the existing buildings should be reused. The voters did not vote to demolish the subject property.

In March 2021, I signed the petition that was being circulated by the American Merchant Marine Veterans group. This cumulative public sentiment should be noted and taken into consideration.

I request that the city councilmembers deny the Certificate of Approval for demolition.

Helen Simpson

Honorable Mayor and Members of the Alameda City Council:

It is with a heavy heart that I write you regarding the dilapidated federal buildings on McKay Avenue. I am both embarrassed and appalled to be a lifetime resident of Alameda after seeing the thinly veiled comments received regarding the historic significance of this property as being some military legacy. Aren't these the same residents that wanted the buildings torn down a few years ago to build a park? I find it interesting that now that it is slated to serve a vulnerable population it's historic! These people claim to be military families who want to preserve the dignity of the military. If that is the case why don't they support a facility that will help unhoused terminally ill Veterans? Wouldn't that be a better way to show your support all of you supposedly military families?

Embarrassed and appalled lifetime resident of Alameda

