

Nancy McPeak

From: Allen Tai
Sent: Monday, June 7, 2021 9:39 AM
To: Andrew Thomas; Nancy McPeak
Subject: FW: [EXTERNAL] General Plan

GP comments

From: JOYCE SAAD [mailto:dr.joyce@comcast.net]
Sent: Friday, June 4, 2021 12:19 AM
To: Allen Tai <ATai@alamedaca.gov>
Subject: [EXTERNAL] General Plan

Dear Planning Board,

I am a resident in the City of Alameda for 30 years and propose the following modifications to the General Plan Draft:

1. Regarding, "Medium Density Residential Area Use"/ Policy LU-2F on Page 31: This policy specifically aims at undermining longstanding City Charter Article 26's density limits in established neighborhoods. The new "uses" listed are suited for areas of new development in Alameda, not in established neighborhoods. I strongly disagree with this proposal and support upholding Article 26 and its low-density requirements.

2. Please remove the following: "Architectural Design" /Policy LU-26-B on page 48. Remove this policy from the General Plan Second Draft. This new policy states: "Encouraging "creative and contemporary architectural design that complements, but does not mimic existing architectural designs in the neighborhood or district".

I disagree with this policy. Alameda should strive to maintain its unique historical character in neighborhoods with architecture that harks back to craftsmanship instead of modern designs devoid of unique characteristics .

3. Alameda Population Density Map and Zoning Maps are problematic:
The map indicates increased density in already very dense neighborhoods and makes no provisions for parking. This has the potential to negatively affect already started neighborhoods. I oppose this sweeping change.

I find it ironic and discriminatory that less dense and wealthier neighborhoods -- Harbor Bay and the East End -- are spared this radical increase in density.

4. Under General Plan "Character" Theme # 4 on Page 19, please include the following language:

"Respect for history: The City's rich and diverse residential, commercial, industrial, and institutional architecture is continually gaining recognition as an irreplaceable asset.

The Bay Area has no similar communities and none will be built. The General Plan emphasizes restoration and preservation as essential to Alameda's economic and cultural environment."

I have spoken to everyone I know in Alameda and have yet to find a single resident in support of the changes you are proposing. In fact, they all have been very distressed and express mistrust in the Planning Board and City Council.

I hope to receive a response to my concerns. Please also advise me how many members of the Planning Board actually reside in Alameda and how many have lived here at least 10 years?

Thank you.

Respectfully but not amused,
Joyce R. Saad, Ph.D.

Nancy McPeak

From: Zac Bowling <zac@zacbowling.com>
Sent: Tuesday, June 8, 2021 4:57 PM
To: City Clerk; Andrew Thomas; Nancy McPeak
Subject: [EXTERNAL] Public comment on items 7-A and 7-B of June 14th Planning Board/HAB joint meeting
Attachments: We sent you safe versions of your files; YIMBY+HE+Compliance_v2.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

To Mr Thomas, Planning Division Staff, and Planning Board Commissioners:

My thanks to staff for preferring these items on the agenda and for all the work staff has done on the general plan. Overall the proposed GP is a dramatic improvement over the very outdated 1990 GP we currently have.

For item 7-A, I want to echo the comments sent to staff by Bike Walk Alameda, Renewed Hope, Gaylon Parsons, and Bill Smith and ask that you consider all of their changes.

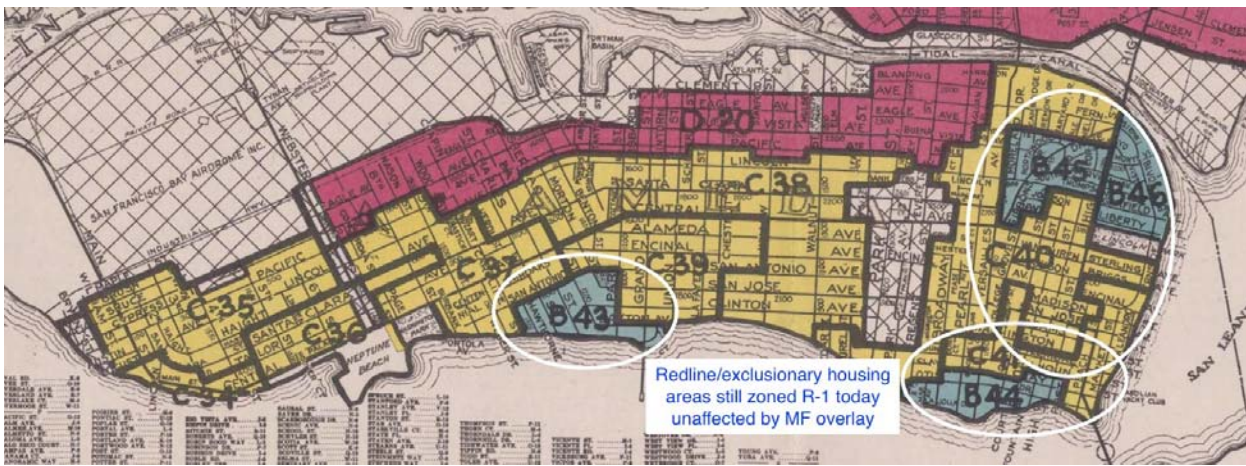
I also have a few comments to attach to both item 7-A and 7-B.

RE 7-B: MF Overlay for R-2 to R-6:

In reference to the June 2021 Draft Housing Element Housing Opportunity Sites Table attached to Item 7-B of the June 14th planning board meeting, I believe that the "Medium Density Residential Area MF District" proposed in the site inventory is a good strategy to find places to fill the gap so as to make up the difference missing to reach our RHNA and have a compliant housing element.

However this overlay is limited to R-2 to R-6 zoned areas currently. This means that high opportunity R-1 areas near schools and parks in neighborhoods like the Gold Coast, East End/Marina, most of South Shore, and nearly the entirety of Bay Farm island would be unaffected by the MF. In fact the MF overlay would primarily only target the Bronze Coast, West End, and Central Alameda.

Some of these areas that would not see a multifamily overlay line up almost directly with historical redlining maps.



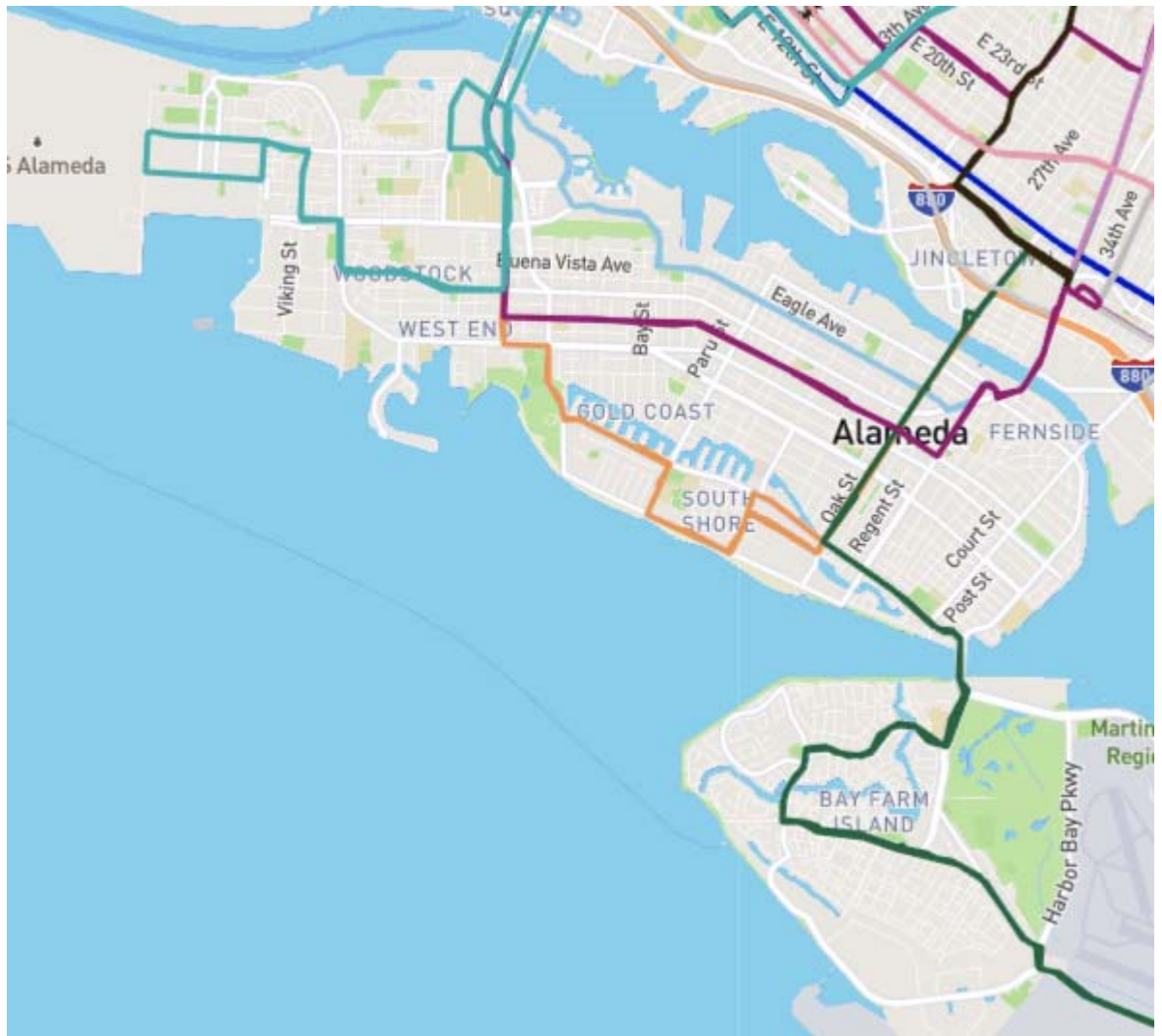
By not allowing upzoning for low income and high density housing in these more affluent areas as part of this Housing Element we would seem to be furthering the systems of segregation and exclusion with new housing we are trying to end. This doesn't seem fit with the laws we must follow concerning Affirmatively Advancing Fair Housing to create a complaint Housing Element.

I ask that you update the "Medium Density Residential Area MF District" to also include rules for upzoning areas in R-1 neighborhoods as well to enable a more equitable distribution of new housing for people of all incomes across the island. These R-1 areas are high opportunity and often high resource areas in our community and provide better access to some of our more amenity rich parks and higher ranking schools. We especially should be considering R-1 areas that the new general plan considers transit-rich.

Even though Alameda Point and the Tidelands exchange present a unique opportunity to add a great deal of new housing to meet our RHNA, the western end of Alameda and areas of existing density should not be shouldering the entirety of the new housing requirement alone, outside of only ADUs.

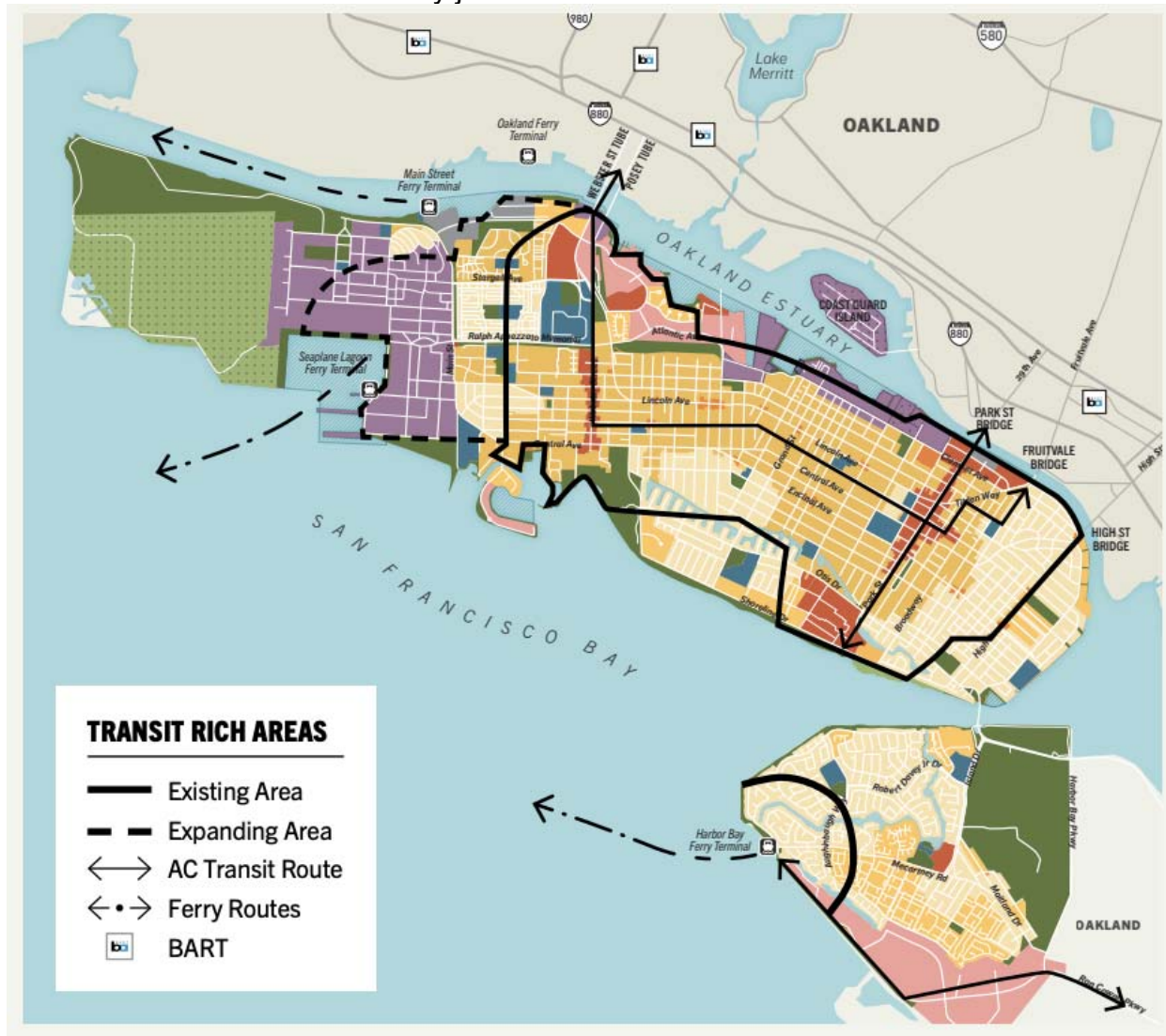
RE 7-A: Transit-Rich Definition in the General Plan:

On transit-rich areas in the proposed General Plan it seems to miss a number of high frequency bus lines (some that were high frequency pre-pandemic and likely would return to high frequency again) and excludes parts of Bay Farm and South Shore including the park and ride area in Bay Farm completely. It also ignores the number of high capacity private company shuttle bus lines that use the High Street as their corridor, making stops along the way, to get to Bay Farm's park and ride facility. I know strictly this doesn't meet the definition as defined in the California Public Resources Code for "transit rich" but our GP can be more broad in including these areas and types of transit in our definition of "transit rich".



AC Transit lines:

General Plan that doesn't exactly jive with the above:



RE 7-A: Harbor Bay Club Comments

Staff is correct in pointing out that the lot that Harbor Bay Club is on now already allows for housing today under C-2-PD. It would be illegal to remove this zoning to prevent housing under SB 330 until 2025 (without first making up for somewhere else) and changing the zoning and preventing the owner who has expressed interest in possibly building housing could be considered a taking and would likely have to be compensated.

For this reason, nearly all the comments submitted against the rezoning are misinformed and entirely moot for this conversation.

More importantly, if HBC were rezoned to R-2, which would then match the zoning directly next to the Harbor Bay Club, it would allow for housing that matches the design and character of the surrounding housing instead of mixed-use /w commercial on first floor type of housing which would be out of place for that area.

Additionally the comments related to the Harbor Bay Landing shopping area seem to miss the fact that that lot is also currently zoned for housing today under C-2-PD. However this area should also additionally receive an MF overlay, as should all shopping areas, to meet our Housing Element requirements to allow for housing of income levels and densities in different parts of Alameda.

RE 7-B: Consequences Of Not Forming A Complaint Housing Element

To aid with the board's discussion, I've included a PDF prepared by YIMBY Law of the consequences a city faces for not certifying.

RE 7-B: Updates from HCD concerning the MF overlay and rezoning the underlying parcels

To my knowledge, HCD has not responded to the city's request for comment on the comments made by Paul McDougall of HCD at council concerning the use of the MF overlay as a likely not being valid way of meeting our Housing Element with new laws including new AFFR requirements around Housing Elements. I'm concerned that the MF overlay method may not meet the requirements under Government Code section, 65583, subdivisions (a)(5), (a)(4), (c)(1), and section 65583.2, subdivision (c).

RE 7-B: ADU Estimates

I did a PRA for ADU numbers last year. The data showed permits pulled for a number of ADUs but actual built units were much lower. I'm concerned that ADU targets are overestimating the actual amount that will be built in Alameda. I don't have new data on this, but I would urge a more conservative estimate of ADU production in the site inventory.

Thank you!

Zac Bowling

HOUSING ELEMENT COMPLIANCE



YIMBY LAW

What are the consequences when a city does not adopt a certified Housing Element, or falls out of compliance with their Housing Element?



FINES & FEES

If a court finds a city to be out of compliance, the court can order the city to pay fines to the California state housing trust fund, attorney's fees to the plaintiff, or both. Cal. Gov. Code § 65585(l)(1) defines an escalating structure of fines with a minimum amount of \$10,000 per month and a maximum of \$100,000 per month. Continued failure to achieve a certified Housing Element allows the court to multiply the fines by a factor of three per month and later a factor of six per month.



FUNDING DISQUALIFICATION

In the event that a city is unable to produce a compliant Housing Element and get it certified by the state, that city is no longer eligible for a variety of state funds, including certain bonds, grants, and loans. Several state and federal funding programs consider compliance with housing element law as an eligibility or ranking criterion, e.g., SB 1 grant, Affordable Housing & Sustainable Communities program, SB 2 planning grant, Prop 1 Housing Program & Veterans Fund.



MANDATED COMPLIANCE

Courts can issue an order that a community bring its Housing Element into compliance. In *Sacramento Housing Alliance v. City of Folsom* (2011), the court forced the city to reinstate its inclusionary ordinance and update its Housing Element due to the previous element being insufficient. In extreme cases, Cal. Gov. Code § 65585(l)(3)(B) allows a court to appoint an agent with all powers necessary to bring a city's Housing Element into compliance with state law.



SUSPENSION OF LOCAL LAND USE POWER

Courts have the authority to suspend local land use powers to remove or reinstate policies as well as remove specific parcels and sites from local land use oversight. In *Mejia v. City of Mission Viejo* (2006), the court not only mandated that the city bring its Housing Element into compliance, the court also suspended Mission Viejo's land use authority over three parcels of land to preserve them for affordable housing.



COURT APPROVAL OF HOUSING DEVELOPMENTS

If a city fails to adopt a compliant housing element, the Housing Accountability Act requires that city to approve any proposed housing development project that has 20% of units set aside for low-income residents or 100% of units set aside for middle-income residents irrespective of its compliance with the applicable zoning or general plan (Cal. Gov. Code § 65589.5(d)).



MORATORIUM ON ALL PERMITS

Courts may also issue a moratorium on all permits in a city until its Housing Element is certified by HCD. Sonoma, Sacramento, and Mendocino Counties have all been subject to such moratoriums in the past as a result of legal settlements (Cal. Gov. Code § 65755(a)).

Watch a short HCD explainer on Housing Element compliance and accountability [here](#)



June 13, 2021

City of Alameda Planning Board and Historical Advisory Board
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501

Subject: AAPS response to General Plan and Housing Element staff reports on Planning Board/HAB June 14, 2021 agenda - -Items 7-A and 7-B.

Dear Planning Board and Historical Advisory Board members:

The Alameda Architectural Preservation Society (AAPS) would like to respond to the June 14, 2021 staff reports on the General Plan and Housing Element.

1. General Plan

- a. General Plan versus zoning.** We agree that the General Plan is just a framework for zoning changes. But state law requires that the zoning conform with the General Plan, so if the General Plan establishes ranges for development intensities (residential density, height limits etc.) or sets specific numbers for these intensities, the zoning must fit within these ranges or conform to any specific numbers. And if there is a range, the zoning, arguably, needs to show the maximum number within the range somewhere on the zoning map. So any specific development intensities provided in the General Plan will translate into zoning provisions, unless the General Plan is amended.
- b. Extending multi-family and shared housing to *all* residential zones (LU-2f).** The draft Plan currently provides that these facilities be permitted just in Medium Density Land Use Classification and higher. In its 5-17-21 letter, AAPS questioned the architectural impacts of these facilities if they involve new construction in residential neighborhoods. **AAPS requests that Plan identify what, if any, architectural impacts could occur and how they might be mitigated.**

Also, does this mean that multi-family housing would be allowed by right in the R-1 single-family residential zone? And, if so, how many units per lot? At face value, it appears that the effect of the revised LU-2f would be to eliminate one-family zoning in Alameda. **Is this the intent?**

- c. Architecture, design and historic preservation (LU-17b and LU-26b).** The staff report's implication is false that AAPS argued in its May 17 comments that "new and creative contemporary architectural design is inappropriate **anywhere** (emphasis added) in Alameda". Although as one option we recommended LU-17b and LU-26b be deleted

entirely, we also recommended as an alternative that they be limited to areas not containing historical monuments, historic building study list properties or predominately pre-1942 buildings.

In any case, the phrase “creative and contemporary design” is highly subjective and open to interpretation. The Plan needs to at least include photographs illustrating what is considered appropriate “creative and contemporary architectural design”.

In addition, LU-26b and LU-17b imply changes need to be made to the Citywide Design Review Manual. Examples of possible changes should be included in the Plan.

The staff suggestion to delete the “does not mimic” language is good. But limiting LU-26b to newer and undeveloped areas should still be considered.

2. Housing Element

The staff report gives a very good overview of the issues Alameda needs to address as part of the Housing Element. The strategy to maximize development at Alameda Point and Encinal Terminals is also good. However, the “now therefore be it resolved” clause concerning Article 26 in the draft resolution is unnecessarily broad. And why is the clause even necessary? If the clause is retained, we recommend that it be amended to read as follows:

NOW, THEREFORE, BE IT RESOLVED, that the City Planning Board recommends that the City of Alameda City Council finds that City Charter Article 26 is ~~in direct conflict with state housing law and is preempted and unenforceable in these circumstances. More specifically, Article 26 of the City Charter is preempted in part~~ by Government Code Sections 65583.2(c), (h), and (i) and Section 65583(c)(1) which require the City to allow multi-family housing, and Government Code Section 65583.2(c)(3) which requires the City to allow at least 30 du/acre to meet its RHNA and that the City has used and intends to continue to use the Multi-Family Overlay Zone where needed to provide adequate housing development sites to meet its RHNA.

We have reviewed this modification with staff and believe staff is agreeable to it.

Thank you for the ongoing opportunities to comment. Please contact me at (510) 523-0411 or cbuckleyAICP@att.net if you would like to discuss these comments.

Sincerely,

Christopher Buckley, Chair
Preservation Action Committee
Alameda Architectural Preservation Society

cc: Mayor and City Councilmembers (by electronic transmission)
Andrew Thomas and Allen Tai, Planning, Building and Transportation Department (by electronic transmission)
AAPS Board and Preservation Action Committee (by electronic transmission)

Nancy McPeak

From: Alameda Citizens Task Force <announcements@alamedacitizenstaskforce.org>
Sent: Monday, June 14, 2021 9:28 AM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Eric Levitt; Andrew Thomas; Yibin Shen
Subject: [EXTERNAL] Item 7 B June 14 Planning Board Agenda-Draft Housing Element Resolution -Supplement to June 9 Letter to Board

ACT
Alameda Citizens Task Force
Vigilance, Truth, Civility

Dear President Teague and Board Members Cisneros, Curtis, Hom, Rothenberg, Ruiz and Saheba:

This supplements our position in opposition to the language of the proposed Resolution which states, "the City of Alameda City Council finds City Charter Article 26 is in direct conflict with state housing law and is preempted and unenforceable..."

Our June 9 letter takes the position that Article 26 is only partially pre-empted by state law to the extent necessary to meet our RHNA and suggests revised language for the "now therefore" clause of the resolution to confirm that fact. We note now that we failed to also present revised language to the title of the resolution. We suggest replacing the last phrase of the title with the following language:

and finds City Charter Article 26 is partially pre-empted by state housing law and unenforceable to the extent necessary to comply therewith.

We also bring to your attention an item of "breaking news". In a front -page article in the June 10 Alameda Sun, Mayor Ashcroft states her opposition to declaring that Article 26 is fully preempted by state law and unenforceable. She agrees with us that Alameda has sufficient land to meet its RHNA without taking such action and that no such action in the future should be taken unless and until, "it became apparent that we cannot meet our RHNA.." See article at: [Mayor Discusses Assembly Bill | Alameda Sun](#)

Sincerely,

Gretchen Lipow, President
Alameda Citizens Task Force

Nancy McPeak

From: Alameda <nina.cooper@att.net>
Sent: Saturday, June 12, 2021 3:29 PM
To: Andrew Thomas; Marilyn Ezzy Ashcraft; Lara Weisiger; Nancy McPeak
Subject: [EXTERNAL] Fwd: ALERT: Monday June 14th: Planning Board Meeting to discuss the draft General Plan/New Housing/Rezoning etc..

I support all of these suggestions especially #4.

Those of us that live on BayFarm paid more for our homes because of the convenience of a nearby shopping center and the parking lot is often full. Housing on this space will make parking impossible. Many of us also bought here because of the Harbor Bay Club and all it has to offer.

Due to all the narrowing of streets on the main island it is getting more difficult to get to the shopping on the main island and for those of us that are seniors that us very important.

I would like to know how many if you live in a neighborhood that you are planning to add all this additional housing to.

Also that is going to put further danger and traffic on the nearby streets where many children travel to and from school either by bike or foot. Many seniors also live out here and like to walk but will not feel safe with more cars.

We already get lots of traffic with people taking the ferry.

Sent from my iPad

Begin forwarded message:

From: Reyla Graber <reylagraber@aol.com>
Date: June 12, 2021 at 2:54:55 PM PDT
To: Reyla Graber <reylagraber@aol.com>
Subject: **ALERT: Monday June 14th: Planning Board Meeting to discuss the draft General Plan/New Housing/Rezoning etc..**
Reply-To: Reyla Graber <reylagraber@aol.com>

Please Forward

Dear Bay Farm/HBI/ Main Island Neighbors,

Important:

The City Planning Board will meet this Monday, June 14th 7:00 pm to discuss how Alameda will meet the draconian RHNA housing requirements set by the State. See the agenda at the following link:

<https://alameda.legistar.com/View.ashx?M=A&ID=853284&GUID=6BB57E8D-021F-4139-9739-016B4FEAF02E>

We need your many voices and faces at the meeting and we need your emails to the officials listed below.

Please **pre-register** for the zoom meeting (see agenda for instructions) Below are the points we feel should be emphasized. We will need to emphasize these same points, again and again, to the City Council moving forward, if we are going to protect our neighborhoods:

Additionally, on Monday, the Planning Board will discuss a proposed resolution to send to the City Council for consideration. Here is an excerpt:

Recommendation that City Council adopt a Resolution of Intent to Prepare a Housing Element Update for the Period 2023-2031 that Maximizes the Use of City-Owned Land at Alameda Point and Encinal Terminals and Rezones Certain Sites and Districts to Permit Multifamily Housing and Residential Densities of at least 30 units Per Acre and to find that City Charter Article 26 is Preempted and Unenforceable due to Conflicts with State Housing Law; and Recommendation on Submittal of Appeal of Draft RHNA Allocation.

(This resolution includes development of multifamily units at Harbor Bay Landing - See attached file).

Our bullet points regarding this Resolution and the proposed Housing Element:

1. **Update our old infrastructure to match the new housing figures** Our various older neighborhoods don't have the infrastructure to support 5,000 new homes. The city should explain what additional infrastructure is needed to support these units and how it will be paid.
2. **We urge the City to appeal the RHNA figures of over 5,000 new units:** As before, we urge and support the City in appealing to the State to lower our RHNA figures.
3. **We urge support of new housing at Encinal Terminal and Alameda Point.** The City proposes that, in order to take some of the RHNA load off of local neighborhoods, a large number of the new housings will be proposed at Alameda Point and Encinal Terminals. This makes sense as it is vacant or abandoned land.

We support that and encourage development of **even more housing at Alameda Point** than what the City is proposing, thereby giving the city more reasonable options for meeting RHNA #s.

4. No Multi Family Housing at the Harbor Bay Shopping Center Nor the Harbor Bay Club.

Both of these sites have been identified by the City as opportunities for building a substantial amount of multifamily housing. We oppose this. Both sites are part of a Planned Unit Development, negotiated with AND APPROVED BY the City over 40 years ago and codified in its CC&R's. Rezoning of these sites will be the City breaking its promise to the residents of Harbor Bay, Bay Farm Island and Alameda in general.

5. **Renegotiate with the Navy:** We urge the City Council to renegotiate with the Navy the \$100,000 dollar per housing unit fee they have imposed on new housing at Alameda Point. And the 1280 limitation total for housing units. Because of the present

“ Build Residential” climate created by the State, we believe the City can successfully negotiate and get this fee lowered substantially if not eliminated.

6. Keep Article 26 in Force: Article 26, with its long history of successfully providing affordable homes in Alameda through multiple family density overlays (one out of 5 are affordable) --- is supported by Alameda residents as evidenced by last year's defeat of Measure Z and thus should be actively supported by our City officials - using it to protect the character of our Island City while using multifamily overlays, as it has in the past, to provide the additional housing the State mandates.
We should not be amending nor nullifying it, through a resolution or otherwise.

Please send your emails with several of these bullet points as well as any other comments you have by early afternoon June 14th to:

Andrew Thomas (Planning Chief) athomas@alamedaca.gov

Marilyn Ashcraft (Mayor) mezzashcraft@alamedaca.gov

Lara Weisiger (City Clerk) lweisiger@alamedaca.gov

Planning Board Members : Nancy McPeak (Planning) nmcpeak@alamedaca.gov

Nancy McPeak

From: olga crotty <outlook_41BADAAED548E8AC@outlook.com>
Sent: Sunday, June 13, 2021 11:05 PM
To: Andrew Thomas
Subject: [EXTERNAL] Planning Board Meeting

Sir:

The Harbor Bay Shopping should not be demolished and replaced with new buildings and businesses. It is a successful, fully utilized, convenient, and appreciated shopping center. We have become a “throw away” society. We must change our ways: don’t tear down; repair, rejuvenate, clean up, beautify! There are other reasons why this plan is wrong but the environment must be a big part of the decision made.

The Harbor Bay Club is another example of rushing to demolish something that is appreciated and loved by community members. There is no good reason to replace this Club when there is ample open land in Alameda that can be used effectively for new housing and businesses.

Sincerely,
Olga Crotty

Sent from [Mail](#) for Windows 10

Nancy McPeak

From: Alameda Research <carmendavisalameda@gmail.com>
Sent: Saturday, June 12, 2021 7:27 PM
To: City Clerk; Andrew Thomas; Nancy McPeak
Subject: [EXTERNAL] Planning Board Meeting. June 14, 7PM, Item 7-A/B, Correspondence/Letter

Dear Alameda Planning Board Members,

I have been a resident in the City of Alameda for over 50 years, and I urge you to accept all of the recommendations of the Alameda Architectural Preservation Society. Alameda is a very special island, and we should preserve its unique character in our neighborhoods. Too much density and overgrowth will negatively impact the quality of life of our residents and communities. The General Plan should reflect considerations to maintain our architectural elements, keep building height at two stories, and lot sizes at 5000 sq ft. I used to live in San Francisco, and if you drive in the Avenues, you will still see neighborhoods that have maintained their unique character and livability because they did not upzone and allow for high rises etc.

Thank you very much.

**Sincerely,
Carmen Davis
Alameda, CALIF**

Nancy McPeak

From: Donna Fletcher <ohprimadonna@gmail.com>
Sent: Sunday, June 13, 2021 10:49 PM
To: Lara Weisiger; Nancy McPeak; Andrew Thomas; Marilyn Ezzy Ashcraft
Subject: [EXTERNAL] COMMENTS: Public Hearing on the Draft Alameda General Plan Update

June 13, 2021

To: Planning Board Members, Director Thomas, and Mayor Ashcraft
From: Donna Toutjian Fletcher

Re: "Recommendation that the City Council adopt a Resolution of Intent to Prepare a Housing Element Update for the Period 2021-2031 that Maximizes the Use of City-Owned Land at Alameda Point....."

There are 482 cities in California! And in compliance with State housing law, each one is required to make available its "fair share" of housing sites to address California's housing crisis.

But I don't think there is another city in the State that has the opportunity we do to absorb this housing on a 1,500-acre piece of city-owned property, just sitting there, waiting to fulfill its destiny as a collection of vibrant, diverse neighborhoods in our island community!

Alameda Point is a jewel--perfectly located in the heart of the beautiful Bay Area, surrounded by water and world-class views. It has great weather, and its own quasi-hipster vibe.

There's only one obstacle--we have a few details to work out with the Navy to eliminate the cap on the # of units that can be built on the Point and the \$100K fee for going over that cap. These limitations are based on an obsolete agreement that was put in place at a time when the City and the Navy wanted to incentivize replacing jobs with jobs, not houses.

Well that was Then, and this is Now! And we don't have a day to lose if we are going to maximize the use of Alameda Point in our General Plan Housing Element.

I implore the Planning Board and the City Council to direct City staff to immediately begin negotiations with Navy representatives to a) remove any and all caps that are a detriment to building housing at Alameda Point, b) develop a negotiation strategy that includes the assistance of influential allies, and c) to inform ABAG of our intentions to "maximize the use of City-owned land at Alameda Point..."

Please don't wait another day. If a Citizen's Committee is needed, I will personally recruit the members. The time is right. This is a win-win for Alameda! Please take action immediately!

Thank you for your consideration,

Donna Fletcher
112 Centre Court

Nancy McPeak

From: Gary Fonda <gary_fonda@yahoo.com>
Sent: Sunday, June 13, 2021 5:19 PM
To: Andrew Thomas
Cc: Marilyn Ezzy Ashcraft; lweisinger@alamedaca.gov; Nancy McPeak
Subject: [EXTERNAL] City planning board meeting Monday June 14th.

I was raised in the Woodstock homes just east of Alameda Point, and resided in Alameda from 1941 until 2014. I have owned property on Bay Farm Island since 1966, and continue to own this property today. My daughter and her husband now reside in this house where she resided from birth to marriage, and returned to this home in 2017. 78 Garden Road

Regarding the bullet points:

1. There are in all reality only two locations available for future growth in homes in Alameda, Alameda Point and Encinal Terminal. How much land does exist for building of each home? What types of homes are being considered? How much excess land (not including the home or structure) for each structure?
2. I totally agree.
3. Again look to #1. Look at the homes built on Bay Farm Island that have little to no space between each home. Streets are very narrow and from what I have been told, are smaller than required streets. Since they were built, they have been referred to as "Looney Tunes" like the comic strips. Is this what we want, I don't think so, do we need to have buildings and streets like that that just to qualify for RHNA?
4. I strongly oppose this.
5. Do what you can with the Navy, but please do not pitter pater around like the "City Fathers" did so many years ago when Naval Air Station provided extra land for our wonderful city.
6. I agree.

Gary M Fonda
8253 Siegel Street
Valley Springs, CA 95252
(209) 786-7687

Nancy McPeak

From: Patricia Gannon <pg3187@gmail.com>
Sent: Sunday, June 13, 2021 12:40 PM
To: Andrew Thomas; Marilyn Ezzy Ashcraft; City Clerk; Nancy McPeak
Subject: [EXTERNAL] RE: General Plan, New Housing, Rezoning

It is essential that as we move forward the City upgrade our ailing infrastructure to accommodate the new houses being planned.

I urge the City to appeal the RYNA figures of over 5000 new homes.

I encourage building new homes at Encinal Terminal and Alameda Point as this is vacant or abandoned land.

NO MULTI FAMILY HOUSING AT THE HARBOR BAY SHOPPING CENTER OR THE HARBOR BAY CLUB. BOTH THESE SITES ARE PART OF A PLANNED UNIT DEVELOPMENT NEGOTIATED AND APPROVED BY THE CITY OVER 40 YEARS AGO AND INCORPORATED IN THE CC&Rs. REZONING THESE SITES WOULD BREAK A PROMISE MADE TO HARBOR BAY AND BAY FARM RESIDENTS.

The City should renegotiate with the Navy the \$100,000 per housing fee imposed for housing at Alameda Point. Due to the "Build Residential" mandate imposed by the State, the City can successfully negotiate with the Navy and get the fee substantially reduced or eliminated.

Keep Article 26 in force; It has provided affordable housing in Alameda through multiple family overlays, is supported by Alameda voters (as evidenced by the overwhelming defeat of Measure Z last year), and should be actively supported by City officials.

I urge the City to listen to Alameda voters who want to keep the City livable and welcoming to all newcomers.

Thank you.

Patricia M. Gannon
1019 Tobago Lane
Alameda 94502
pg3187@gmail.com

Nancy McPeak

From: sdhigbee@aol.com
Sent: Monday, June 14, 2021 11:06 AM
To: Marilyn Ezzy Ashcraft; Nancy McPeak
Subject: [EXTERNAL] RHNA Housing Requirements comments

Good morning,

I have reviewed many of the documents regarding the RHNA Housing Requirements process and proposals. I do not envy your challenges to manage through this process.

The proposed actions to meet the current requirements make many assumptions and opinions that have the potential to negatively affect the quality of life and safety of your current tax-paying residents.

The most obvious concerns are that the proposed "solutions" will negatively affect the financial prospects of your taxpayers, with tremendous infrastructure improvements required to ensure water quality, and traffic viability in both daily and emergency use, not to mention disruption of daily life while all this building is occurring. This is especially true in Bay Farm, which already suffers from congestion on roads during peak hours.

The most obvious move is to make a serious, not lip-service, appeal/demand to revise the RHNA allocations to our city, which has the 4th highest totals of all the county despite being much smaller and restricted in access to the "mainland".

Negotiating a better financial arrangement with the Navy for their fees for each residential unit built is a priority. Governor Newsome should use his clout with the new Administration to accomplish this - the current \$100,000 fee is outrageous, given the push for more housing. We

The City has heard the wishes of the populace via Article 26 and the Harbor Bay Planned Unit Development, which have both been in effect for many decades and have been successful in preserving the character of the city while providing multi-unit housing overlays. Your citizens have been paying taxes, and your salaries, to ensure their lifelong investment is protected and continued.

The Bay Farm proposals, especially the Harbor Bay Club parcel, are not consistent with the Covenant under which homeowners purchased their properties. Instead of packing up to 30 units per acre into that HB Club spot, and requiring tremendous improvements in water treatment among other things, the city should look for a new owner or owner/consortium or better yet, turn it into a city facility for all to use. Fees could still be charged for membership/use as is done in communities all across the country. And please do not overlook the traffic impact during regular commute and emergency periods....it is already congested during school hours, and can't be improved as it is a cul-de-sac. And don't say that most of these people will be walking or taking public transportation or biking - you have an AGING POPULATION in the city that will NOT be able to ameliorate the traffic issues by giving up their cars or using ride shares services (have you seen how those rates have skyrocketed, and added to traffic congestion?). Adding density to the community shopping area will cause dangerous increases in traffic and pose a challenge for maintaining water quality.

The logical solution is to INCREASE THE HOUSING ALLOCATION AT THE BASE! There is more empty land to be used, where buyers know what they are buying, as opposed to established neighborhoods where these changes go against all the amenities and character your homeowners have been paying for all these years. And you can better plan for transport needs as the infrastructure can easily be planned and executed.

Please, use your powers to serve the citizens, as you have promised to do.

Susan Higbee
37 Palm Beach Lane
Alameda
Resident since 1983

Nancy McPeak

From: Ron Kamangar <ronkamangar@hotmail.com>
Sent: Saturday, June 12, 2021 2:24 PM
To: Andrew Thomas; Marilyn Ezzy Ashcraft; Lara Weisiger; Nancy McPeak
Subject: [EXTERNAL] Re: Monday June 14th: Planning Board Meeting to discuss the draft General Plan/New Housing/Rezoning etc..

Importance: High

As a 23 year resident of Alameda/Bay Farm Isle, I hereby respectfully ask the Planning Board to consider the following important information in your decision-making session next week.

1. **Update our old infrastructure to match the new housing figures** Our various older neighborhoods don't have the infrastructure to support 5,000 new homes. The city should explain what additional infrastructure is needed to support these units and how it will be paid.
2. **We urge the City to appeal the RHNA figures of over 5,000 new units:** As before, we urge and support the City in appealing to the State to lower our RHNA figures.
3. **We urge support of new housing at Encinal Terminal and Alameda Point.** The City proposes that, in order to take some of the RHNA load off of local neighborhoods, a large number of the new housings will be proposed at Alameda Point and Encinal Terminals. This makes sense as it is vacant or abandoned land. We support that and encourage development of **even more housing at Alameda Point** than what the City is proposing, thereby giving the city more reasonable options for meeting RHNA #s.
4. **No Multi Family Housing at the Harbor Bay Shopping Center Nor the Harbor Bay Club.**
Both of these sites have been identified by the City as opportunities for building a substantial amount of multifamily housing. We oppose this. Both sites are part of a Planned Unit Development, negotiated with AND APPROVED BY the City over 40 years ago and codified in its CC&R's. Rezoning of these sites will be the City breaking its promise to the residents of Harbor Bay, Bay Farm Island and Alameda in general.
5. **Renegotiate with the Navy:** We urge the City Council to renegotiate with the Navy the \$100,000 dollar per housing unit fee they have imposed on new housing at Alameda Point. And the 1280 limitation total for housing units. Because of the present "Build Residential" climate created by the State, we believe the City can successfully negotiate and get this fee lowered substantially if not eliminated.
6. **Keep Article 26 in Force:** Article 26, with its long history of successfully providing affordable homes in Alameda through multiple family density overlays (one out of 5 are affordable) --- is supported by Alameda residents as evidenced by last year's defeat of Measure Z and thus should be actively supported by our City officials - using it to protect the character of our Island City while using multifamily overlays, as it has in the past, to provide the additional housing the State mandates.
We should not be amending nor nullifying it, through a resolution or otherwise.

Best Regards,

Ron Kamangar
Bay Farm Isle,

Nancy McPeak

From: em kelle <emkelle@yahoo.com>
Sent: Saturday, June 12, 2021 3:23 PM
To: Andrew Thomas; Marilyn Ezzy Ashcraft; Lara Weisiger; Nancy McPeak
Subject: [EXTERNAL] Re: Monday June 14th: Planning Board Meeting to discuss the draft General Plan/New Housing/Rezoning etc..

As a long time resident of Alameda/Bay Farm Isle, I hereby respectfully ask the Planning Board to strongly consider the following important information in your decision-making session next week.

1. **Update our old infrastructure to match the new housing figures** Our various older neighborhoods don't have the infrastructure to support 5,000 new homes. The city should explain what additional infrastructure is needed to support these units and how it will be paid.
2. **We urge the City to appeal the RHNA figures of over 5,000 new units:** As before, we urge and support the City in appealing to the State to lower our RHNA figures.
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4. **No Multi Family Housing at the Harbor Bay Shopping Center Nor the Harbor Bay Club.**

Both of these sites have been identified by the City as opportunities for building a substantial amount of multifamily housing. We oppose this. Both sites are part of a Planned Unit Development, negotiated with AND APPROVED BY the City over 40 years ago and codified in its CC&R's. Rezoning of these sites will be the City breaking its promise to the residents of Harbor Bay, Bay Farm Island and Alameda in general.
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6. **Keep Article 26 in Force:** Article 26, with its long history of successfully providing affordable homes in Alameda through multiple family density overlays (one out of 5 are affordable) --- is supported by Alameda residents as evidenced by last year's defeat of Measure Z and thus should be actively supported by our City officials - using it to protect the character of our Island City while using multifamily overlays, as it has in the past, to provide the additional housing the State mandates. We should not be amending nor nullifying it, through a resolution or otherwise.

Sincerely,

Eileen Kelleher

Nancy McPeak

From: Kerry Kohler <kohler_k@yahoo.com>
Sent: Saturday, June 12, 2021 9:09 PM
To: Andrew Thomas; Marilyn Ezzy Ashcraft; Tony Daysog; Trish Spencer; Malia Vella; John Knox White
Cc: Lara Weisiger; Nancy McPeak
Subject: [EXTERNAL] Rezoning The Harbor Bay Club

Added below is a link and history of this issue along with the over 1000 neighbors and residents who oppose the rezoning and housing of the Harbor Bay Club. I believe most of you are aware of this.

<https://harborbayneighbors.wordpress.com/supporters/>

Nancy McPeak

From: Kerry Kohler <kohler_k@yahoo.com>
Sent: Saturday, June 12, 2021 3:58 PM
To: Andrew Thomas; Marilyn Ezzy Ashcraft; Nancy McPeak; Malia Vella; Tony Daysog; Trish Spencer
Cc: Lara Weisiger
Subject: [EXTERNAL] Housing/Rezoning

To all concerned,

I am a 15yr homeowner residing on Centre Court next door to The Harbor Bay Club. I bought here as a single mother with every penny I saved and it was the least expensive property in Alameda at that time. I bought here because the Community of Harbor Bay was an already established planned community with designated schools, shopping and recreational amenities. I work as a flight attendant and my commute is very minimal. I plan to live here till the end and this topic greatly concerns me and my fellow neighbors.

There is a history here. My complex does NOT have a pool, jacuzzi or clubhouse. It was agreed to by the City years ago to forgo some of the "villages" amenities (outdoor open space) to have the Harbor Bay Club for all in the community. This agreement must be honored! At that time it was a selling point to have a complementary membership to the Club and many in our complex are regulars at the Club. I am also a Club member. Several in our complex have peek a boo Bay views. They paid a premium for that. Our grass roots community efforts a few years ago STRONGLY supposed this and I'm honestly baffled why we are revisiting these areas as we are an already planned and approved community. Period. I know one council member said the new development should not burden one part of town (the base) however, that's the most logical unused space where development can take place. It was a thriving military base at one time. The location is perfect for development and alternative transportation Ferry service to Oakland, SF and South SF/SFO. Please revisit housing costs with the Navy.

There are other options like appealing our RHNA to lift the amount of new housing as other cities have done. Why are we not doing this? We are an island for Gods sake and so very limited. If any City were to be granted relief or exceptions, Alameda would. The business park is an small option for some housing/condos as it has easy access on Harbor Bay Parkway to freeway, the airport and Ferry terminal access. And could be atheistically complemented and in alignment with a live/work community similar to the base.

Please consider these options as there are shared with many in Alameda. I'm happy to discuss further.

Kind Regards,

Kerry Kohler

Nancy McPeak

From: T Krysiak <tsitjk@gmail.com>
Sent: Friday, June 11, 2021 12:11 PM
To: Alan Teague; Asheshh Saheba; Teresa Ruiz; Ronald Curtis; Rona Rothenberg; Nancy McPeak; Xiomara Cisneros; Hanson Hom
Cc: Lara Weisiger; Andrew Thomas; Eric Levitt
Subject: [EXTERNAL] A Word of Support for ACT's Response to Agenda Item 7B for June 14 2021

Dear President Teague and Board Members Cisneros, Curtis, Hom, Rothenberg, Ruiz and Saheba:

As a concerned citizen of Harbor Bay Alameda, I ask that you review and embrace the comments and suggestions from the Alameda Citizen's Taskforce. ACT's remarks point to several alarming environmental and infrastructure vulnerabilities that will only be heightened with the multi-family overlay. It's now time to act on pushing back the RHNA mandates, as other Bay Area cities have done. Now is the time to respond to the Alamedans who demand a less reckless development strategy. Please give us your help. Thank you.

Sincerely,

Tom Krysiak
Sweet Road

Sent Via My iPhone

From: Cathy Leong <gocathyl@gmail.com>
Sent: Monday, June 14, 2021 10:42 AM
To: Andrew Thomas; Allen Tai; Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak; City Clerk; Lara Weisiger; Marilyn Ezzy Ashcraft; Tony Daysog; Trish Spencer; Malia Vella; John Knox White
Subject: [EXTERNAL] General Plan Second Draft/New Housing/Rezoning...

General Plan Key Point #1 "Architectural Design" Policy LU-26-B on page 48.

Please remove this policy from the General Plan Second Draft. This new policy states: "Encouraging "creative and contemporary architectural design that complements, but does not mimic existing architectural designs in the neighborhood or district"

This policy is inconsistent with the City's existing design review policies and documents that promote designs consistent with the surrounding neighborhood that could set the stage for architecturally intrusive new development in historic areas.

Collectively more than a year of Alameda's focus and energy has been wasted creating and campaigning for some of your attempts to repeal Article 26.

Measure Z however, suffered a landslide defeat with 60% of an Alameda record voter turnout totaling more than 25,000 people rejecting the measure. That clear statement by Alameda residents obviously is now being ignored by the Planning Department and Council majority with this recommendation.

Alameda's longstanding City Charter density limitation ordinance Article 26 in effect removes the profitability of NEW apartment and condo building construction in established neighborhoods. Don't forget that Alameda constructed many apartment buildings prior to Article 26 and is tied for second of all Bay Area cities with the

largest percentage of multi-family housing units available. And as you can easily see at Alameda Point, Article 26 has not prevented multi-family housing construction in previously undeveloped residential areas with the use of density overlays.

You have nearly a blank slate to work with at Encinal Terminal & Alameda Point. Create the required housing there. Everywhere in Alameda will have traffic issues due to over building. Not to forget the ongoing drought...where are you going to secure water and money for infrastructure. Any housing is simply an overreach. Urging you to appeal the RHNA figures to lower this number with the state.

Renegotiate with the Navy: Recommend City Council renegotiate with the Navy the \$100,000 dollar per housing unit fee they have imposed on new housing at Alameda Point. Because of the present "Build Residential" climate created by the State, we believe the City can successfully negotiate and get this fee lowered substantially if not eliminated..

There is nothing "fair" about the State requirements for our Island city and particularly Bay Farm. And it is highly improbable that any condos/apartments built on Bay Farm would fall under an "affordable" tag.

The Bay Area as a whole, is losing population. As people are working from home, many people are fleeing traffic and congestion. San Francisco alone lost 1.7% of its population in the last year, per the State of California finance dept. There is no reason for more market rate housing.

The Harbor Bay Club designation sounds more like a vindictive decision. It "seems" as if Council has an irrational disdain for Bay Farm with the wonderful Amelia Earhart school on a dead-end street, do you really want to put us, and especially our students, at

risk? We have gone through this before. *Listen to ALL of your constituents please. NO on rezoning Harbor Bay Isle.*
Signed Catherine Leong, 34 year resident of Alameda

Nancy McPeak

From: Bill Longwell <billlongwell@yahoo.com>
Sent: Saturday, June 12, 2021 3:04 PM
To: Lara Weisiger
Subject: [EXTERNAL] Rezoning of harbor bay

As a long term resident of Harbor Bay I would like to put my voice forward to strongly oppose the rezoning of the harbor bay shopping center and the Harbor Bay club

Bill longwell
5109096078

Nancy McPeak

From: margie <barongcat@yahoo.com>
Sent: Sunday, June 13, 2021 1:46 PM
To: Andrew Thomas; Allen Tai; Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak; City Clerk
Subject: [EXTERNAL] Delete the clause in the General plan regarding Article 26

I have just learned that the proposed General Plan claims that Article 26 "conflicts with State Law" and "will not be enforced."

This is outrageous. First of all, this is not a legal part of a general plan. Only a judge can make that determination.

Second of all, Alameda is already dense - in fact, so dense, that in case of an emergency, people will not be able to evacuate and will die.

Remember, there are only 4 ways on and off the island. Don't think it can happen here? Remember Paradise?

Third of all, now that working at home is a reality, people are moving out of the Bay Area due to gridlock and loss of quality of life. No one wants to live in high rises except for young single people with good jobs. There are no plans to upgrade our groaning and already overtaxed infrastructure.

Measure Z lost, Stop trying to get around that fact and represent the citizens of Alameda who do not want more density

Nancy McPeak

From: Susan Natt <sue13dives@comcast.net>
Sent: Sunday, June 13, 2021 9:58 AM
To: Marilyn Ezzy Ashcraft; Andrew Thomas
Cc: Lara Weisiger; Nancy McPeak
Subject: [EXTERNAL] Upcoming planning board meeting

Please kindly take these topics into consideration when deciding on this important and negative life altering decision.

1. **Update our old infrastructure to match the new housing figures** Our various older neighborhoods don't have the infrastructure to support 5,000 new homes. The city should explain what additional infrastructure is needed to support these units and how it will be paid.
2. **We urge the City to appeal the RHNA figures of over 5,000 new units:** As before, we urge and support the City in appealing to the State to lower our RHNA figures.
3. **We urge support of new housing at Encinal Terminal and Alameda Point.** The City proposes that, in order to take some of the RHNA load off of local neighborhoods, a large number of the new housings will be proposed at Alameda Point and Encinal Terminals. This makes sense as it is vacant or abandoned land.

We support that and encourage development of **even more housing at Alameda Point** than what the City is proposing, thereby giving the city more reasonable options for meeting RHNA #s.

4. **No Multi Family Housing at the Harbor Bay Shopping Center Nor the Harbor Bay Club.** Both of these sites have been identified by the City as opportunities for building a substantial amount of multifamily housing. We oppose this. Both sites are part of a Planned Unit Development, negotiated with AND APPROVED BY the City over 40 years ago and codified in its CC&R's. Rezoning of these sites will be the City breaking its promise to the residents of Harbor Bay, Bay Farm Island and Alameda in general.

5. **Renegotiate with the Navy:** We urge the City Council to renegotiate with the Navy the \$100,000 dollar per housing unit fee they have imposed on new housing at Alameda Point. And the 1280 limitation total for housing units. Because of the present "Build Residential" climate created by the State, we believe the City can successfully negotiate and get this fee lowered substantially if not eliminated.

6. **Keep Article 26 in Force:** Article 26, with its long history of successfully providing affordable homes in Alameda through multiple family density overlays (one out of 5 are affordable) --- is supported by Alameda residents as evidenced by last year's defeat of Measure Z and thus should be actively supported by our City officials - using it to protect the character of our Island City while using multifamily overlays, as it has in the past, to provide the additional housing the State mandates. We should not be amending nor nullifying it, through a resolution or otherwise.

Thank you,
Susan Natt
Bay Colony HOA Board Secretary

Harbor Bay Isle

Nancy McPeak

From: John Nolan <nolan106@comcast.net>
Sent: Sunday, June 13, 2021 10:38 PM
To: Nancy McPeak; Marilyn Ezzy Ashcraft
Subject: [EXTERNAL] Opposition to new zoning at he Harbor Bay Club

We live in Brittany Harbor across from the HarborBay Club. Our only exit is the two lane Packet Landing which also provides the only access for Center Court housing as well as the busy elementary school.

This street also provides access to EBMUD's pumping station that serves all of Bay Farm Island. It will be undergoing major reconstruction for the next several years necessitating changes in the traffic pattern and impede normal maintenance activities.

Under normal circumstances traffic exiting the area backs up well around a curve just before the traffic signal at Robert Davey Drive. Adding substantial numbers of housing units at the Harbor Bay site will severely impact normal traffic and critically impair emergency service to this area. In a major earthquakes, fires, etc. it will likely result in hundreds of deaths for residents who are unable to escape this area.

Sorely needed additional housing can easily be accommodated at Alameda Point.

John Nolan

Nancy McPeak

From: Lesa Ross <lesarross@hotmail.com>
Sent: Sunday, June 13, 2021 4:00 PM
To: Nancy McPeak
Subject: [EXTERNAL] Re: For the Families and Community: Don't Rezone Harbor bay Club and Harbor Bay Landing

Dear Planning Board,

The people who want to save HBC far outnumber the people who will profit from its development. If you talked to people who swim at HBC, they will tell you that this is the only thing that has kept them sane during the pandemic. Space to safely open up outdoors was a lifeline for a lot of us. My wish is for you to talk to people who belong there and not just listen to people who will profit financially. We would pay a lot more to swim there if that would help, at least I would.

People I swim with come from all over Alameda and surrounding communities. BFI people ride their bikes or walk/run - as I do. People who work in the business park may be from San Leandro or Oakland but stop to swim on their way to work or at lunch, if there's a lane. The pool is packed all day long from 5:00 AM to 9:00 at night.

Alameda is a community. HBC has valuable assets for that community - and if you rezone, they will be gone. Forever. Amelia Earhart and Bay Farm schools do before and after school care there (in non-covid times). There are summer camps for kids - usually packed to the brim as well. A community is not just brick and mortar houses - it is a place where people come together and take care of each other.

Please talk to the people of the community and HBC. Talk to families who attend the elementary schools and summer camps, swimmers, tennis players, and seniors who rely on this space because our HOA's do not have a recreational area.

We also need the amenities Harbor Bay Landing has to offer - a grocery store, drugstore, and a few restaurants, etc. It wouldn't make sense to live out here without those vital businesses.

Finally please consider these logical bullet points if my heartfelt pleas to save our community aren't enough - especially bullet point four:

- **Update our old infrastructure to match the new housing figures** Our various older neighborhoods don't have the infrastructure to support 5,000 new homes. The city should explain what additional infrastructure is needed to support these units and how it will be paid.
- **We urge the City to appeal the RHNA figures of over 5,000 new units:** As before, we urge and support the City in appealing to the State to lower our RHNA figures.
- **We urge support of new housing at Encinal Terminal and Alameda Point.** The City proposes that, in order to take some of the RHNA load off of local neighborhoods, a large number of the new housings will be proposed at Alameda Point and Encinal Terminals. This

makes sense as it is vacant or abandoned land. We support that and encourage the development of **even more housing at Alameda Point** than what the City is proposing, thereby giving the city more reasonable options for meeting RHNA #s.

- **No Multi-Family Housing at the Harbor Bay Shopping Center Nor the Harbor Bay Club.** Both of these sites have been identified by the City as opportunities for building a substantial amount of multifamily housing. We oppose this. Both sites are part of a Planned Unit Development, negotiated with AND APPROVED BY the City over 40 years ago and codified in its CC&R's. Rezoning of these sites will be the City breaking its promise to the residents of Harbor Bay, Bay Farm Island, and Alameda in general.
- **Renegotiate with the Navy:** We urge the City Council to renegotiate with the Navy the \$100,000 dollar per housing unit fee they have imposed on new housing at Alameda Point. And the 1280 limitation total for housing units. Because of the present "Build Residential" climate created by the State, we believe the City can successfully negotiate and get this fee lowered substantially if not eliminated.
- **Keep Article 26 in Force:** Article 26, with its long history of successfully providing affordable homes in Alameda through multiple family density overlays (one out of 5 are affordable) --- is supported by Alameda residents as evidenced by last year's defeat of Measure Z and thus should be actively supported by our City officials - using it to protect the character of our Island City while using multifamily overlays, as it has in the past, to provide the additional housing the State mandates. We should not be amending nor nullifying it, through a resolution or otherwise.

We know the voice of the landowner who wants to sell HBC and develop for a huge profit and to lift the burden of running the club. We know the voice of the developers who want to develop - because that's what they do. We know the voice of some on the city council who are ready to rezone because they are obliging landowners, RHNA (but not affordably), and seeing the value of the property taxes that will be levied. But who has the voice of the community who uses this commercial/recreational area? Please listen to our voices.

Sincerely,

Lesa Ross

Harbor Pointe/CHBIOA homeowner and volunteer on the HOA Board

Single mom of two Alameda High students (who need rides everywhere)

USMS Swimmer at HBC (family membership)

public school teacher - SLTA site-rep volunteer

Nancy McPeak

From: Kelvin Shum <kelvin.shum@gmail.com>
Sent: Sunday, June 13, 2021 9:12 AM
To: Lara Weisiger; Andrew Thomas; Marilyn Ezzy Ashcraft; Nancy McPeak
Subject: [EXTERNAL] Resolution of Intent to Prepare a Housing Element Update for the Period 2023-2031

Dear Alameda Planning Board Members,

Please consider the below bullet points regarding the **Resolution of Intent to Prepare a Housing Element Update for the Period 2023-2031:**

1. **Update our old infrastructure to match the new housing figures** Our various older neighborhoods don't have the infrastructure to support 5,000 new homes. The city should explain what additional infrastructure is needed to support these units and how it will be paid.
2. **We urge the City to appeal the RHNA figures of over 5,000 new units:** As before, we urge and support the City in appealing to the State to lower our RHNA figures.
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We support that and encourage development of **even more housing at Alameda Point** than what the City is proposing, thereby giving the city more reasonable options for meeting RHNA #s.

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Best Regards,
Kelvin Shum

Nancy McPeak

From: Edward Sing <singtam168@att.net>
Sent: Sunday, June 13, 2021 10:08 AM
To: Marilyn Ezzy Ashcraft; Lara Weisiger; Andrew Thomas; Nancy McPeak; Alan Teague
Subject: [EXTERNAL] Comments on Item 7-B June 14th Planning Board Meeting

Mayor Ashcraft, Alan Teague and Andrew Thomas:

Following are my comments on Item 7-B of the subject meeting - "*Recommendation that City Council adopt a Resolution of Intent to Prepare a Housing Element Update for the Period 2023-2031.....*"

1. **Update our old infrastructure to match the new housing figures** Our various older neighborhoods don't have the infrastructure to support 5,000 new homes. **The city should explain what additional infrastructure is needed to support these units and how it will be paid.**
2. **I urge the City to appeal the RHNA figures of over 5,000 new units:** As before, I urge and support the City in **appealing to the State** to lower our RHNA figures.
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I support that and encourage development of **even more housing at Alameda Point** than what the City is proposing, thereby giving the city **more reasonable options for meeting RHNA #s.**
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Thank you for your consideration of the above.

Ed Sing
Alameda Resident

Nancy McPeak

From: Mike Van Dine <mike@powerlight.net>
Sent: Sunday, June 13, 2021 5:36 PM
To: Andrew Thomas; Allen Tai; Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak; City Clerk
Subject: [EXTERNAL] Agenda Item 7-A 2021-1015 Public Hearing on the Alameda General Plan Update, 6/14 Planning Board /HAB Meeting

TO: The Alameda Planning Board, Andrew Thomas and The Alameda Historical Advisory Board

Regarding: Policies LU-26-B on page 48 and LU-17-B Page 39, General Plan 2040 Update March 2021 .

Remove these policies from General Plan Second Draft.

LU-26-B (Page 48) states: *"Encouraging creative and contemporary architectural design that complements, but does not mimic existing architectural designs in the neighborhood or district".*

LU-17-B (Page 39)states: *Encourage and support innovative design solutions for the restoration and reuse of older buildings for new uses and avoid design solutions that mimic prior design style".*

These policies are **inconsistent** with the City's existing design review policies and documents, including the 2013 Design Review Manual, that **promote designs consistent with the surrounding neighborhood.**

These policies set the stage for architecturally **intrusive new development in established and historic areas.** These policies fail to recognize the value of Alameda's established and historic neighborhoods which are community assets that make Alameda unique in the Bay Area. **Remove LU-26-B and LU-17-B** from the General Plan Second Draft March 2021.

Solution: Instead encourage new and modern design in new areas of development in Alameda and preserve our established historic neighborhoods.



Mike Van Dine

Link to the March 2021 Second Draft, General Plan https://irp.cdn-website.com/f1731050/files/uploaded/AGP_MarchDraft_R2_2021.pdf

Nancy McPeak

From: Patricia Lamborn <patricia.lamborn@aol.com>
Sent: Monday, June 14, 2021 12:53 PM
To: Marilyn Ezzy Ashcraft; Alan Teague
Cc: Nancy McPeak; Lara Weisiger
Subject: [EXTERNAL] Housing Element Update for the Period 2023-2031

Dear Mayor Ashcraft and City Council members and Planning Board President Alan Teague and Planning Board Members,

On Monday, June 14th, 2021 the Planning Board will discuss a proposed resolution to send to the City Council for consideration. An excerpt of the Resolution is below:

Recommendation that City Council adopt a Resolution of Intent to Prepare a Housing Element Update for the Period 2023-2031 that Maximizes the Use of City-Owned Land at Alameda Point and Encinal Terminals and Rezones Certain Sites and Districts to Permit Multifamily Housing and Residential Densities of at least 30 units Per Acre and to find that City Charter Article 26 is Preempted and Unenforceable due to Conflicts with State Housing Law; and Recommendation on Submittal of Appeal of Draft RHNA Allocation.

(This resolution includes development of multifamily units at Harbor Bay Landing

1. I urge the City to appeal the RHNA figures of over 5,000 new units: Alameda has not prepared a sea level rise plan which includes preparation for flooding on Shoreline Drive, Eastshore Drive, or the shoreline area stretching from the Harbor Bay Club to the Harbor Bay Ferry. Levees? Managed Retreat? Buyouts of current homeowners? What will that cost? Who Pays? When ?

Until there is a through plan, with infrastructure funding, the correct answer is **NOT** " Build more luxury, market rate housing directly in areas that will flood-- Harbor Bay and Southshore Shopping Centers and Harbor Bay Club" Safety is an appropriate path to negotiate reasonable housing expectations with ABAG.

2. I support new housing at Alameda Point. That presents our best opportunity to build affordable and workforce housing IF the City **Renegotiates with the Navy:** I urge the City Council to renegotiate with the Navy the \$100,000 dollar per housing unit fee they have imposed on new housing at Alameda Point.

I support development of **more housing at Alameda Point** than what the City is proposing, thereby giving the city **more reasonable options for meeting affordable unit RHNA #s**. Keep in mind that transportation infrastructure will need to be planned. I support the Bike Bridge.

3. I oppose Housing at the Harbor Bay Shopping Center and the Harbor Bay Club.

Both of these sites have been identified by the City as opportunities for building a substantial amount of multifamily housing. This will not add to our affordable housing stock, and present greater expense in infrastructure. A reasonable number of low income, senior housing units at the Harbor Bay Shopping Center could be very appropriate. Managed retreat and recreational uses are the safest options for the Harbor Bay Club.

4. Respect Article 26 Article 26, with its long history of providing affordable homes in Alameda through multiple family density overlays (one out of 5 are affordable) --- is supported by Alameda

residents as evidenced by the vote in 2020. Older rental units are covered by our Renter Protections -
- unlike new housing. It is not going to lower housing costs if older units are demolished ---- it will
make Alameda even less affordable.

Thank you for your consideration of the above.

Sincerely, Pat Lamborn 30 year Alameda Resident

Nancy McPeak

From: Ann Walker <annpeacewalker@gmail.com>
Sent: Monday, June 14, 2021 1:03 PM
To: Andrew Thomas; Marilyn Ezzy Ashcraft; Lara Weisiger
Subject: [EXTERNAL] Housing Resolution

Hello, Council Members and City Planning Board. My husband, Jon Demeter, and I live in Centre Court on Harbor Bay Isle on Packet Landing. We understand there will be a meeting tonight to discuss the proposed 5,000 new homes for Alameda. We agree with the points made below, especially in regard to the massive housing proposed at the end of our small dead-end street which starts with Earhart Elementary School and ends where the current Harbor Bay Club is located. It is our intention to attend the meeting tonight. Please take these proposals into consideration as you make decisions that affect all of us in Alameda. Thank you.

Ann Walker & Jon Demeter
annpeacewalker@gmail.com jondemeter@comcast.net

1. **Update our old infrastructure to match the new housing figures** Our various older neighborhoods don't have the infrastructure to support 5,000 new homes. The city should explain what additional infrastructure is needed to support these units and how it will be paid.

2. **We urge the City to appeal the RHNA figures of over 5,000 new units:** As before, we urge and support the City in appealing to the State to lower our RHNA figures.

3. **We urge support of new housing at Encinal Terminal and Alameda Point.** The City proposes that, in order to take some of the RHNA load off of local neighborhoods, a large number of the new housings will be proposed at Alameda Point and Encinal Terminals. This makes sense as it is vacant or abandoned land.

We support that and encourage development of **even more housing at Alameda Point** than what the City is proposing, thereby giving the city more reasonable options for meeting RHNA #s.

4. **No Multi Family Housing at the Harbor Bay Shopping Center Nor the Harbor Bay Club.**

Both of these sites have been identified by the City as opportunities for building a substantial amount of multifamily housing. We oppose this. Both sites are part of a Planned Unit Development, negotiated with AND APPROVED BY the City over 40 years ago and codified in its CC&R's. Rezoning of these sites will be the City breaking its promise to the residents of Harbor Bay, Bay Farm Island and Alameda in general.

5. **Renegotiate with the Navy:** We urge the City Council to renegotiate with the Navy the \$100,000 dollar per housing unit fee they have imposed on new housing at Alameda Point. And the 1280 limitation total for housing units. Because of the present "Build Residential" climate created by the State, we believe the City can successfully negotiate and get this fee lowered substantially if not eliminated.

6. **Keep Article 26 in Force:** Article 26, with its long history of successfully providing affordable homes in Alameda through multiple family density overlays (one out of 5 are affordable) --- is supported by Alameda residents as evidenced by last year's defeat of Measure Z and thus should be actively supported by our City officials - using it to protect the character of our Island City while using multifamily overlays, as it has in the past, to provide the additional housing the State mandates.

We should not be amending nor nullifying it, through a resolution or otherwise.

Nancy McPeak

From: Dorothy Freeman <dfreeman@pacbell.net>
Sent: Monday, June 14, 2021 5:10 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Nancy McPeak; Teresa Ruiz; Asheshh Saheba; Alan Teague
Subject: [EXTERNAL] Planning Board Meeting June 14, 2021

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Board Members,

This statement requires further explanation "the City of Alameda City Council finds City Charter Article 26 is in direct conflict with state housing law and is preempted and unenforceable...". This is a staff statement. Which City Council has determined that Article 26 is preempted and unenforceable? The statement should specify when and what City Council meeting the Council voted to make this declaration a fact. This General Plan update will span many different Councils that will likely have several different council members with many different opinions about housing in Alameda.

The people have passed a law to keep Article 26 in the Charter. As of today there is no state housing law that makes Article 26 unenforceable. The present Housing Element has proven that the City of Alameda has been able to fulfill its housing requirements with Article 26 in place. There is no reason to believe such creative methods can and will continue without creating a General Plan that would open all of Alameda up for untempered building.

We all know that Alameda will have to provide more housing but Alameda has special characteristics that other cities in the Bay Area do not have. Our historical housing is valued and has provided most of the lower priced rental housing in Alameda today. Allowing multi-unit housing to encroach upon the neighborhoods within Alameda will eventually replace those lower rent units with market rate units.

Alameda can build the required RHNA number of units with Article 26 continuing to protect the neighborhoods as it has in past years. Those who voted to retain Article 26 did not do so to stop all new multi-unit housing. They did so to protect the existing neighborhoods. Until there is a state law that specifically makes Article 26 illegal the City of Alameda must continue to plan around it when deciding where to put the required RHNA housing numbers. Planning for changes the General Plan must reflect that.

June 11, 2021

City of Alameda
Planning Board and Historical Advisory Board
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501

RE: Alameda General Plan – 2nd Draft

Dear Board Members,

I apologize for not being able to participate in the June 14, 2021 joint meeting of the two Boards as I have made travel plans around the normal HAB meeting schedule. I want to share a few comments on the new draft of Alameda's General Plan focusing primarily on architectural design and preservation issues.

I support the Alameda Architectural Preservation Society's comments outlined in their May 17, 2021 and June 4, 2021 letters as well as Betsy Mathieson's May 17, 2021 email regarding the current draft of the General Plan. These comments represent good ideas for preserving Alameda's distinctive character and historic neighborhoods while providing alternatives for tackling housing growth and other policy directives outlined in the draft General Plan. I share the concern that zoning changes that increase density will provide incentives for property owners to seek demolition of existing buildings to build new ones that maximize the density of the parcel. I think that this will have a negative impact on many of Alameda's established neighborhoods. New development and density increases should be targeted on undeveloped parcels and in areas where the infrastructure can support the additional traffic and parking demands without disrupting established residential neighborhoods.

The following are comments on specific goals outlines in the current draft:

LU-1 Inclusive and Equitable Use and City Design. Promote inclusive and equitable land use plans, policies, zoning regulations, and planning processes.

I agree with staff's assessment that all neighborhoods should be considered equal. Currently, there is a strong emphasis on new development at Alameda Point and around Stargell Avenue with several thousand new housing units approved or recently constructed. This is an area of Alameda that also has the fewest options for connecting to the roadways and transportation infrastructure of neighboring cities. The ferry terminals are great but have extremely limited schedules and high cost for use. The buses are more cost effective but often slow and overcrowded during peak use times. New housing development needs to be distributed more equally to portions of the island that have better transportation connectivity and options. Combined with the development of the Naval Air Station (NAS) and new commercial projects, traffic congestion at the west end will worsen from an already bad situation and be detrimental for businesses and residents.

LU-17 Adaptive Reuse and Restoration. Support and encourage rehabilitation, restoration, and reuse of existing structures to retain the structures' embodied energy and reduce the generation of waste. *(and integrate new uses into existing neighborhoods in a cost effective and minimally disruptive manner).*

I support this goal. Studies have shown new building materials are responsible for 11% of global greenhouse gas emissions (Building Green, 2018) and the adaptive reuse of buildings can greatly reduce those emissions by avoiding much of the impact of new materials. Adaptive reuse will also revitalize and introduce the new uses to existing neighborhoods in a manner in a cost effective and minimally disruptive. Encouraging the adaptive reuse of existing buildings is good climate change policy.

Adaptive reuse of existing building, which may already contribute to a neighborhood's character, can be an effective method of limiting negative impacts on existing neighborhoods.

LU-17 Action a. Intensification and Reinvestment in Existing Buildings. Promote reinvestment and reuse in existing buildings, including façade improvements, accessibility improvements and additional story heights to increase the range of uses and richness of the urban fabric while building on historic character and form.

While I support this reuse of existing buildings, properties designated as historic or that are in historic neighborhoods or districts require separate policies to preserve the historic integrity of these properties. Alterations to buildings listed on the city's Monuments List and Historical Building Study List should be exempted from this action and reviewed under the provisions of the Historic Preservation Ordinance using "The Secretary of the Interior's Standards for the Treatment of Historic Properties" as the guiding principles for proposed alterations to historic buildings, neighborhoods, and districts.

Proposed height limits should acknowledge surrounding neighborhoods containing primarily one- and two-story buildings. Additional story setbacks should be reviewed as 360-degree model of property so that the impact on all sides of the building are analyzed.

LU-17 Action b. Innovative Design Solutions. Encourage and support innovative design solutions for the restoration (rehabilitation) and reuse of older buildings for new uses ~~and avoid design solutions that mimic a prior design style.~~

"Restoration" is incorrectly used in this statement. It means the process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. I believe the intent of this action is to allow more flexibility in how the buildings is altered for a new use, which should be described as "rehabilitation".

"The Secretary of the Interior Standards for the Treatment of Historic Properties" discourages "false historicism" or mimicking of historic features in alterations, to ensure that historic buildings retain their historic character and are not altered in a manner that might confuse people about the historic form and character-defining features. This concept does not need to apply to buildings that are not on the city's Historical Building Study List. If they are on the Study List, alterations should be reviewed under the provisions of the Historic Preservation Ordinance.

LU-25 Historic Preservation. Promote the preservation, protection and restoration of historic sites, districts, buildings of architectural significance, archaeological resources, and properties and public works.

Action g. Alterations. Require that exterior changes to existing buildings be consistent with the building's existing and original architectural design wherever feasible.

As previously stated, alterations to historic properties should be reviewed under the provisions of the Historic Preservation Ordinance using "The Secretary of the Interior Standards for the Treatment of Historic Properties". Alterations should be differentiated from original features in a manner that is compatible with the historic property.

This action should include important interior spaces (lobbies, stairs, corridors, theaters, etc.) of buildings that are accessible to the public.

Additional Action: *Update and digitize City's Historical Building Study List to reflect current inventory of historic buildings in Alameda. Document background information about buildings on the list, confirm or assign historic resource type (N, S, B, etc. based on current criteria), and outline reason for listing.*

Additional Action: *Prepare a detailed Preservation Plan for each City-owned historical resource to help protect the community's historic resources.*

Additional Action: *Create a list of properties that have architectural significance but have been improperly altered to conceal their historic past. Encourage owners of these buildings to restore the exterior of their building to the original appearance. This item relates to Action Item e – Financial and Design Assistance.*

LU-26 Architectural Design Excellence. Promote high quality architectural design in all new buildings and additions to complement Alameda's existing architectural assets and its historic pedestrian and transit-oriented urban fabric.

Action b. Creativity. Encourage and support creative and contemporary architectural design that complements, but does not mimic, existing architectural designs in the neighborhoods of district.

This action needs to be reconciled with the city's existing design guidelines. Buildings on the Historical Building Study List should be reviewed under the provisions of the Historic Preservation Ordinance. It is critical that new contemporary design harmonize with the architectural character of the surrounding buildings, as stated in Action c. Harmony, but also be compatible in scale with these buildings.

I am concerned about introducing "new and creative, contemporary architectural design" into Alameda's established neighborhoods. My concern comes from the many examples of poorly designed infill buildings in Alameda that have passed the design review process. One recent example is the multi-family housing at the corner of Buena Vista and Sherman, which is badly located on the site, incongruous with

surrounding buildings, and visually detracts from the neighborhood, including the Del Monte adaptive reuse project. Design review process must strive for contextual designs and higher design standards from developers.

LU-27 Neighborhood Design. Protect, enhance, and restore Alameda's diverse neighborhood architecture and landscape design while encouraging design innovation and creativity in new residential buildings and landscape.

It is critical that infill construction in existing neighborhoods be compatible in design and scale with the surrounding buildings. If the neighborhood or streetscape represents a particular style or period or architecture (i.e., bungalows on Burbank), new buildings and alterations in those areas should be required to be compatible with that period or style. There are far too many examples of incompatible infill buildings through Alameda's neighborhoods. These infill structures often diminish, rather than enhance, the quality of Alameda's neighborhoods. To help accomplish this goal, rigidly enforce the city's existing design guidelines which already address these design issues.

As the population increases in Alameda's neighborhoods, parking congestion on our streets will become more of a problem. By de-emphasizing automobiles, the city is effectively ignoring a critical issue impacting city planning. Automobiles are becoming more environmentally friendly and there is little any evidence that most people are willing or able to give them up in favor of public transportation or bikes. For many of Alameda's residents, these options are not a substitute for automobiles. New commercial and residential developments should be required to provide adequate off-street parking.

LU-28 Retail Commercial Design. Require that alterations to existing buildings and all new buildings in community commercial districts be designed to be pedestrian oriented and harmonious with the architectural design of the surrounding mixed-use district.

Action a. Park and Webster Street Design.

Storefront design and alterations in the Park Street Historic District or to properties on the Historical Building Study List should be regulated under the provisions of the Historic Preservation Ordinance using "The Secretary of the Interior Standards for the Treatment of Historic Properties".

Incorporate ideas and concepts from the 2010 Webster Street Vision and Webster Street Design Manual.

Additional Action: *Discourage the use of incompatible modern materials, such as aluminum, at storefronts of pre-1942 commercial buildings.*

Thank you for considering my comments. Please contact me at (510) 337-1720 to discuss or clarify any of the above.

Respectfully submitted,

Thomas Saxby
Architect and Chair of the Historic Advisory Board