

Nancy McPeak

From: Chris Aria <chrisaria6060@gmail.com>
Sent: Thursday, September 9, 2021 11:05 AM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White
Subject: [EXTERNAL] Please designate the HBC recreational in the General Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of Alameda Planning Board and City Council Members:

My name is Chris Aria. I am a longtime Alameda and Bay Farm Island resident. I grew up in Alameda.

I am writing this to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over 550 other people: <https://chnq.it/57fhCBH2NX>

I am part of a group dedicated to preserving the HBC as a recreational space, "Friends of the Harbor Bay Club". Over the next few days, you will receive emails from many other group members of this group.

I plan on attending and speaking at the Planning Board meeting via Zoom on September 13th to voice my comments on the General Plan draft, specifically with regard to the Harbor Bay Club. I also plan on attending and speaking at future Planning Board and City Council meetings regarding this topic.

I ask that you designate the Harbor Bay Club as a *recreational* space for the following reasons:

- Removing or diminishing the Harbor Bay Club in favor of housing converts a community asset into a developer entitlement. Historical documents confirmed by City staff state that Harbor Bay Isle Associates was allowed to build additional homes on acreage originally designated as recreational space. The City of Alameda granted HBIA the right to swap 44 acres for a 10-acre Harbor Bay Club under the provision that "the purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development." The HBC would not exist today if residents were given the open space that was planned for within each of their neighborhoods. As a result, the Club is not a disposable entity because it replaces open space within the confines of a Planned Unit Development (PUD). Therefore, removing or diminishing the HBC violates homeowner's property rights to a recreational facility within the Community of Harbor Bay Isle.
- The fact that HBC never paid a Reclamation District Assessment evidences that it is a community recreational space. These assessments were made in order to pay off the Reclamation District Bond, which financed the project of dredging and filling much of Bay Farm Island. Other lands that were excluded from assessment were public, community spaces such as parks. It wouldn't be equitable to allow a private developer to build upon land that never paid a Reclamation District Assessment.

- Designating the HBC land as “community mixed use” or “medium density residential” in the General Plan suggests that housing will be built on the site—this would violate the sanctity of an established Planned Unit Development. The community of Harbor Bay Isle was designed and approved by the City as a Planned Unit Development (PUD), which provides the City with all the advantages associated with a long-term land use plan, reduces construction costs for the developer, and protects buyers/residents from encroachment. Changing a completed PUD is contrary to the very concept of a PUD, which is to provide a known balance of residential, commercial and recreational land use. Changing a PUD after completion upsets this balance.

- In April 1991, the City of Alameda Planning Board made the following finding: “The Purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development.” This finding still holds true and we ask the Planning Board to continue to stand by it. Link: <https://harborbayneighbors.files.wordpress.com/2013/09/pd-amendment-no-90-26.pdf>

- Designating the HBC as “medium density housing” or “community mixed use” is contrary to all of the stated goals of the 2040 General Plan, whereas designating the HBC as “residential” meets all of the goals. Those goals are: (1) Equity—Promoting a healthy, equitable and inclusive City; (2) Character—Preserving and enhancing Alameda’s distinctive character; (3) Environment—Protecting the environment, responding to the climate crisis, and meeting regional responsibilities; and (4) Mobility—enhancing mobility and accessibility.

Removing or diminishing the HBC in favor of expensive housing does not promote equity. Allowing developers to profit at the expense of losing recreational space is not equitable to Alameda residents. The HBC as a recreational facility promotes healthy activity for persons of all ages, genders, and backgrounds. The HBC as a recreational space is healthy, equitable, and inclusive.

Recreational space is what gives Alameda its character and distinguishes it from more dense and urban areas. The Harbor Bay Club is part of Alameda’s character. Removing or diminishing it in favor of housing would hurt, not enhance Alameda’s character.

In terms of environment, the HBC is in a flood zone. Flat areas such as tennis courts can flood easily, whereas housing cannot. Moreover, more housing often brings more cars, and more emissions. Diminishing the HBC in favor of housing would not be an environmentally friendly move.

In terms of mobility, diminishing the HBC in favor of housing would hurt mobility and accessibility to and from the street on which HBC is located. The HBC is located on a dead end street that contains only one lane for ingress and egress. There are a lot of houses there already, as well as an elementary school. More housing would add to an already cramped street and pose a safety concern during an evacuation or emergency.

- The Harbor Bay Club is a cherished community asset that is healthy for the Alameda and greater East Bay Communities. Recreational space is an important part of a healthy and balanced community. HBC offers tennis, swimming, a fitness and workout facility, basketball, pickleball, classes for yoga, Pilates, dance, cycling, martial arts, aerobics, and more. It also provides after-school care for many children and families. HBC provides a place for recreation for persons of all ages and backgrounds. Diminishing or removing this space would be a disservice to the Alameda community.

- The Harbor Bay Club land is in a flood zone. Recreational space such as tennis courts (or other flat areas) can flood easily with little to no harm. It would not be prudent to build additional housing in a

flood zone.

- It is unlikely that any additional housing built on the HBC land would be low-income housing. It is more likely that additional housing there would only be affordable to the wealthier class. This would go against the City of Alameda General Plan's goal of promoting a "healthy, equitable, and inclusive city." The Harbor Bay Club as a recreational space is "healthy, equitable, and inclusive." Persons of all ages and backgrounds benefit from the many recreational activities that it offers.
- Harbor Bay Isle is already fully developed. Our infrastructure was never meant to accommodate as many houses, cars, and people as it currently does. Our community cannot reasonably and safely accommodate more development.
- The road to the Harbor Bay Club (Packet Landing) is a dead end street with only one lane for ingress and one lane for egress. Amelia Earhart Elementary School is on the same street. During school drop-off and pick-up hours, there are many children, parents, and cars on this narrow street. More housing, more people, and more cars would pose a safety risk, especially to children.
- More housing, more cars, and more people would make Packet Landing Road unsafe during an emergency or evacuation situation. This dead end street and the surrounding area are already very impacted as it is, especially when Amelia Earhart School is in session. During an emergency or evacuation, it is already very difficult for residents in that area to timely and safely vacate. More housing would only exacerbate this situation.
- It goes against the General Plan's goal of equity to allow a developer to make a relatively small investment and turn a profit of potentially tens of millions or more if that developer is allowed to build and sell housing. This would be inequitable to the community and neighborhoods—especially if only a small percentage (or none) of those new houses are "affordable housing."
- Endorsing the removal of a community amenity from a completed PUD in favor of housing is inequitable to residents who purchased homes at Harbor Bay Isle. Allegations of breach of contract and fraud will likely result in protracted legal action initiated by homeowners who were misled when buying their homes. The Harbor Bay Club was advertised as a reason to buy in Harbor Bay Isle.
- In October of 2015, the Alameda City Council voted unanimously 4-0 to not rezone the HBC land as residential. The intent was clear—to maintain the HBC as a recreational space for the community. We ask the Planning Board and City Council to take this a step further by designating the HBC land as a recreational space in the General Plan.

Please, do the right thing for the City of Alameda and designate the Harbor Bay Club as a recreational space in the General Plan!

Thank you,
Chris Aria

Nancy McPeak

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Sent: Thursday, September 9, 2021 11:05 AM
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Dear City of Alameda Planning Board and City Council Members:

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I am part of a group dedicated to preserving the HBC as a recreational space, "Friends of the Harbor Bay Club". Over the next few days, you will receive emails from many other group members of this group.

I plan on attending and speaking at the Planning Board meeting via Zoom on September 13th to voice my comments on the General Plan draft, specifically with regard to the Harbor Bay Club. I also plan on attending and speaking at future Planning Board and City Council meetings regarding this topic.

I ask that you designate the Harbor Bay Club as a *recreational* space for the following reasons:

- Removing or diminishing the Harbor Bay Club in favor of housing converts a community asset into a developer entitlement. Historical documents confirmed by City staff state that Harbor Bay Isle Associates was allowed to build additional homes on acreage originally designated as recreational space. The City of Alameda granted HBIA the right to swap 44 acres for a 10-acre Harbor Bay Club under the provision that "the purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development." The HBC would not exist today if residents were given the open space that was planned for within each of their neighborhoods. As a result, the Club is not a disposable entity because it replaces open space within the confines of a Planned Unit Development (PUD). Therefore, removing or diminishing the HBC violates homeowner's property rights to a recreational facility within the Community of Harbor Bay Isle.
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Removing or diminishing the HBC in favor of expensive housing does not promote equity. Allowing developers to profit at the expense of losing recreational space is not equitable to Alameda residents. The HBC as a recreational facility promotes healthy activity for persons of all ages, genders, and backgrounds. The HBC as a recreational space is healthy, equitable, and inclusive.

Recreational space is what gives Alameda its character and distinguishes it from more dense and urban areas. The Harbor Bay Club is part of Alameda’s character. Removing or diminishing it in favor of housing would hurt, not enhance Alameda’s character.

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In terms of mobility, diminishing the HBC in favor of housing would hurt mobility and accessibility to and from the street on which HBC is located. The HBC is located on a dead end street that contains only one lane for ingress and egress. There are a lot of houses there already, as well as an elementary school. More housing would add to an already cramped street and pose a safety concern during an evacuation or emergency.

- The Harbor Bay Club is a cherished community asset that is healthy for the Alameda and greater East Bay Communities. Recreational space is an important part of a healthy and balanced community. HBC offers tennis, swimming, a fitness and workout facility, basketball, pickleball, classes for yoga, Pilates, dance, cycling, martial arts, aerobics, and more. It also provides after-school care for many children and families. HBC provides a place for recreation for persons of all ages and backgrounds. Diminishing or removing this space would be a disservice to the Alameda community.

- The Harbor Bay Club land is in a flood zone. Recreational space such as tennis courts (or other flat areas) can flood easily with little to no harm. It would not be prudent to build additional housing in a

flood zone.

- It is unlikely that any additional housing built on the HBC land would be low-income housing. It is more likely that additional housing there would only be affordable to the wealthier class. This would go against the City of Alameda General Plan's goal of promoting a "healthy, equitable, and inclusive city." The Harbor Bay Club as a recreational space is "healthy, equitable, and inclusive." Persons of all ages and backgrounds benefit from the many recreational activities that it offers.
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- In October of 2015, the Alameda City Council voted unanimously 4-0 to not rezone the HBC land as residential. The intent was clear—to maintain the HBC as a recreational space for the community. We ask the Planning Board and City Council to take this a step further by designating the HBC land as a recreational space in the General Plan.

Please, do the right thing for the City of Alameda and designate the Harbor Bay Club as a recreational space in the General Plan!

Thank you,
Chris Aria

Nancy McPeak

From: Behrad Aria <behrad.aria@yahoo.com>
Sent: Saturday, September 11, 2021 3:35 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White
Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the General Plan

Dear City of Alameda Planning Board and City Council Members:

My name is Behrad Aria, and I have been living in Alameda for past 24 years.

I am writing this to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over 550 other people: <https://chng.it/vrjWjhdJVN>

I plan on attending and speaking at the Planning Board meeting via Zoom on September 13th to voice my comments on the General Plan draft, specifically with regard to the Harbor Bay Club. I also plan on attending and speaking at future Planning Board and City Council meetings regarding this topic.

I ask that you designate the Harbor Bay Club as a recreational space for the following reasons:

- We have shortage of quality recreational facilities in Alameda, and in particular on Bay Farm Island.
- Harbor Bay Club is uniquely situated to provide a peaceful and accessible recreational location for Alameda residents
- The land for Harbor bay club was partially paid for by public reclamation bond to be a recreational resource for community, therefore, its purpose cannot be changed without regards to the interest of community
- Placing residential units on this land will worsen the traffic during commute times

Please, do the right thing for the City of Alameda and designate the Harbor Bay Club as a recreational space in the General Plan!

Thank you,

Behrad Aria

Nancy McPeak

From: Donna Fletcher <ohprimadonna@gmail.com>
Sent: Sunday, September 12, 2021 5:16 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White; Andrew Thomas
Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the General Plan

Dear City of Alameda Planning Board and City Council Members:

My name is Donna Fletcher and I am a 40 year resident of Alameda. I live at 112 Centre Court, a multi-family development that was planned and built contiguous with the Harbor Bay Club and has a private access gate directly into the Club property.

I am writing to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan for the following reasons:

1) **This designation aligns with findings and decisions the City has made with respect to the status and purpose of the Harbor Bay Club (HBC) since 1972**, when Doric Development (dba Harbor Bay Isle and Associates, HBIA) submitted its first master plan to the City for approval. See the documented [timeline](#) of City actions with respect to the Harbor Bay Club.

2) Removing or diminishing the Harbor Bay Club in favor of housing **converts a community asset into a developer entitlement**. Historical documents confirmed by City staff state that Harbor Bay Isle Associates was allowed to build additional homes on acreage originally designated as recreational space.

The City of Alameda granted HBIA the right to swap 44 acres for a 10-acre Harbor Bay Club under the provision that **“the purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development.”** (April 8, 1991 Planning Board meeting)

3) The HBC would not exist today if residents were given the open space that was planned for within each of their neighborhoods. **As a result, the Club is not a disposable entity because it replaces open space within the confines of a Planned Unit Development (PUD)**. Therefore, removing or diminishing the HBC violates homeowner’s property rights to a recreational facility planned within the Community of Harbor Bay Isle.

Please protect the Harbor Bay Club's 10 acres of recreational space and facilities by officially designating it as RECREATIONAL in the General Plan Update! Thank you!

*Sincerely,
Donna Fletcher
112 Centre Court
Alameda, 94502*

Nancy McPeak

From: Drew Dara-Abrams <dda@dara-abrams.com>
Sent: Sunday, September 12, 2021 11:38 PM
To: Nancy McPeak
Cc: Josh Geyer; Michael Hulihan; Rasheed Shabazz
Subject: [EXTERNAL] comment for Planning Board meeting on 9/13 re facility/street renaming policy

Dear Ms. McPeak,

I am not sure if I will be able to call into Monday's Planning Board meeting to give a public comment. Would you be able to share this email with members or include it in the packet? Thank you.

Dear Planning Board members,

I'm pleased to see the Planning Board take up the city's policies for reconsidering street names. In 2019, I wrote to the city manager's office to ask for information on the process for street renamings — no response. In July 2020, my neighbors and I on Calhoun Street emailed to this board (along with planning staff) [a petition to reconsider the name of Calhoun Street signed by hundreds of Alameda residents](#), asking to have it added to a meeting agenda — no response. It's good to see City Council, HAB, and Planning Board actively look into turning this moribund policy into one that can work.

The revised policy has great goals and end outcomes: using each new name for a facility or street in Alameda to expand the range and diversity of people and references honored; using each naming process to involve many residents, so both the process and the name can contribute to the sense of community in Alameda; expanding beyond a single set of allowed names managed by HAB. Seeing how well the Chochenyo Park renaming process went and how it brought newly engaged residents into committees and meetings, and became a positive reason to have new events and programs.

However, the revised policy in its current draft has an upfront process that we just cannot see actually succeeding, making the positive second half of the process irrelevant in practice:

- Renters are excluded: In its current draft, to apply for a street renaming, residents have to collect signatures from 50% + 1 of property owners on a street. This does not seem fair. For example, our neighbors have rented their house many years longer than my family has owned ours. In the case of multi-family buildings, is the entity that owns the building the most appropriate or only one to involve in this process? The overarching goal should be to engage as many Alamedans as possible in the life of the city.
- Practical questions: At the recent HAB meeting, the staff presentation mentioned practical challenges and questions for residents who decide to rename their street, but did not provide clarifying answers or options for support from the city. For how many years will USPS honor both the old and new names of a street when delivering mail? Are any steps necessary with the county for property records? Can the city display two street names for a period of time? Very reasonable questions to ask, but without having answers already in hand, all of the upfront burden and uncertainty is shifted to residents of a street with any attempt at beginning the qualification process.

If judged on the criteria for renaming a city facility (rather than a street), our effort to bring Calhoun Street to the city for reconsideration and discussion has met the application thresholds. We can easily assemble the petition text, names and ZIP codes of the hundreds who signed online, an article from the front page of the Alameda Sun, multiple letters to the editor of the Alameda Sun from Calhoun Street residents, a Nextdoor discussion threads (quite civil, in fact!), the discussion threads on the Alameda Peeps Facebook page, even discussion threads on the Alameda Reddit site. People signed that petition with an understanding that practical details and support from the city through any resulting street renaming would be figured out in due time. To now go back again and say that we're restarting the petition process again with the formality of verifying if the resident owns their residence, and despite the new upfront formality have no more information to share about any practical questions — that does not sound welcoming or likely to be successful.

Please either substantially rework the upfront qualification step for street renamings, or remove it from this revised policy.

Thank you for your time,
Drew Dara-Abrams
Calhoun Street

Nancy McPeak

From: carlhfricke@gmail.com
Sent: Friday, September 10, 2021 12:12 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White; carlhfricke@gmail.com
Subject: [EXTERNAL] Designate the Harbor Bay Club Land Recreational in the General Plan

Dear City of Alameda Planning Board Members and City Council Members.

My name is Carl H Fricke, I live at 19 Shepardson Lane, Alameda CA 94502.

This letter is a request for you as the planning leadership to take action to designate the Harbor Bay Club land located at 200 Packet Landing Road, Alameda, CA 94502 as Recreational in the General Plan. I am one of the citizens and property owners who have signed the petition with over 550 people at: <https://chng.it/vrjWjhdVN>.

I plan to attend the September 13, 2021 Planning Board Meeting via Zoom to voice my comments on the General Plan Draft, specifically with regard to the Harbor Bay Club. I also plan on attending and speaking at future Planning Board and City Council meetings regarding this topic to retain this Recreational Space.

I request that you respectfully designate the Harbor Bay Club as a RECREATIONAL space for the following reasons:

- This 10 acre property provides a recreational space for the communities of Harbor Bay isle. It serves the community as a facility for after school child care programs directly supporting the Amelia Erhardt Elementary School and Bay Farm Island School.
- The Harbor Bay Club is a dedicated facility for teaching swimming, exercise, and tennis skills. As determined by the City of Alameda Planning Board in 1991, this facility provides a quality recreational facility for the residents of all the Harbor Bay Isle residential communities.
- The Harbor Bay Club land is located in a flood zone. It would not be prudent to build additional housing in a flood zone.
- The recreational use of the land has reduced impact on vehicle traffic and waste water management (from Packet Landing pump station) compared to a new PUD with medium density housing.

Thank you for considering these reasons for upholding the zoning unanimously supported by the Alameda City Council in 2015 to retain the HBC landsite as recreational space in the General Plan.

Sincerely,

Carl H. Fricke

Nancy McPeak

From: Susan Gabe <susangabe@gmail.com>
Sent: Sunday, September 12, 2021 8:49 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White
Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the General Plan

Dear City of Alameda Planning Board and City Council Members:

My name is Susan Gabe. I have been living in Alameda for the last 11 years and absolutely love this city. Alameda is where I discovered my passion for tennis and I am extremely grateful for the critical role the Harbor Bay Club has played in helping me find a sense of community and lead a healthier lifestyle. I speak from the perspective of an Alameda resident who does not live on Bay Farm and I have enjoyed both lessons and leagues through the parks department and through Harbor Bay Club (HBC) for the last 9 years.

I am grateful for your time and commitment to Alameda. In the spirit of loving this city, I am writing this email to request that you designate the HBC land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan.

Designating the HBC land as “community mixed use” or “medium density residential” in the General Plan suggests that housing will be built on the site. Recreational space is what gives Alameda its character and distinguishes it from more dense and urban areas. Removing or diminishing it in favor of housing would hurt, not enhance Alameda’s character.

The Harbor Bay Club is a cherished community asset that is healthy for the Alameda and greater East Bay Communities. Recreational space is an important part of a healthy and balanced community. HBC offers tennis, swimming, a fitness and workout facility, basketball, pickle ball, classes for yoga, Pilates, dance, cycling, martial arts, aerobics, and more. It also provides after-school care for many children and families. HBC provides a place for recreation for persons of all ages and backgrounds. Diminishing or removing this space would be a disservice to the Alameda community.

Removing or diminishing the HBC in favor of housing converts a community asset into a developer entitlement. Allowing developers to profit at the expense of losing recreational space is not equitable to Alameda residents. The HBC as a recreational facility promotes healthy activity for persons of all ages, genders, and backgrounds. The HBC as a recreational space is healthy, equitable, and inclusive.

The City has historically listened to it's community and supported the recreational use of this land over private residential development. Historical documents confirmed by City staff state that Harbor Bay Isle Associates was allowed to build additional homes on acreage originally designated as recreational space. The City of Alameda granted HBIA the right to swap 44 acres for a 10-acre Harbor Bay Club under the provision that “the purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development.”

In April 1991, the City of Alameda Planning Board made the following finding: “The Purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development” (<https://harborbayneighbors.files.wordpress.com/2013/09/pd-amendment-no-90->

[26.pdf](#)). While HBC still provides "quality recreation facilities" for HBIA, I can personally attest that it provides for the community beyond HBIA.

In October of 2015, the Alameda City Council voted unanimously 4-0 to not rezone the HBC land as residential. The intent was clear—to maintain the HBC as a recreational space for the community. The Planning Board and City Council can take this a step further by designating the HBC land as a recreational space in the General Plan.

I signed the following petition along with over 600 other people: <https://chnng.it/vrjWjhdJVN>. I also plan on attending and speaking at the Planning Board meeting via Zoom on Monday to voice my comments on the General Plan draft, specifically with regard to the Harbor Bay Club. I also plan on attending and speaking at future Planning Board and City Council meetings regarding this topic.

I look forward to your willingness to listen to the voices of your community and designate the Harbor Bay Club as a recreational space in the General Plan!

Best,
Susan Gabe

Nancy McPeak

From: Scott Halfwassen <scotthalfwassen@hotmail.com>
Sent: Sunday, September 12, 2021 3:57 PM
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Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the Alameda General Plan

Dear City of Alameda Planning Board and City Council Members:

My name is Scott Halfwassen and I live at Centre Court on Bay Farm Island.

I am writing this to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over 1,000 other people: <https://chnq.it/vrjWjhdJVN>

I plan on attending the Planning Board meeting via Zoom on September 13th to voice my comments on the General Plan draft, specifically with regard to the Harbor Bay Club. I also plan on attending and speaking at future Planning Board and City Council meetings regarding this topic.

- Removing or diminishing the Harbor Bay Club in favor of housing converts a community asset into a developer entitlement. Historical documents confirmed by City staff state that Harbor Bay Isle Associates was allowed to build additional homes on acreage originally designated as recreational space. The City of Alameda granted HBIA the right to swap 44 acres for a 10-acre Harbor Bay Club under the provision that “the purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development.” **The HBC would not exist today if residents were given the open space that was planned for within each of their neighborhoods.** As a result, the Club is not a disposable entity because it replaces open space within the confines of a Planned Unit Development (PUD). Therefore, removing or diminishing the HBC violates homeowner’s property rights to a recreational facility within the Community of Harbor Bay Isle
- Designating the HBC land as “community mixed use” or “medium density residential” in the General Plan suggests that housing will be built on the site—**this would violate the sanctity and legality of** an established Planned Unit Development. The community of Harbor Bay Isle was designed and approved by the City as a Planned Unit Development (PUD), which provides the City with all the advantages associated with a long-term land use plan, reduces construction costs for the developer, and protects buyers/residents from encroachment. Changing a completed PUD is contrary to the very concept of a PUD, which is to provide a known balance of residential, commercial and recreational land use. Changing a PUD after completion upsets this balance.
- Designating the HBC as “medium density housing” or “community mixed use” is contrary to all of the stated goals of the 2040 General Plan, whereas designating the HBC as “recreational”

meets all of the goals. Those goals are: (1) Equity—Promoting a healthy, equitable and inclusive City; (2) Character—Preserving and enhancing Alameda’s distinctive character; (3) Environment—Protecting the environment, responding to the climate crisis, and meeting regional responsibilities; and (4) Mobility— enhancing mobility and accessibility.

- Removing or diminishing the HBC in favor of expensive housing does not promote equity. Allowing developers to profit at the expense of losing recreational space is not equitable to Alameda residents or anybody. The HBC as a recreational facility promotes healthy activity for persons of all ages, genders, and backgrounds. The HBC as a recreational space is healthy, equitable, and inclusive.
- Recreational space is what gives Alameda its character and distinguishes it from more dense and urban areas. The Harbor Bay Club is part of Alameda’s character. Removing or diminishing it in favor of housing would hurt, not enhance Alameda’s character.
- In terms of environment, the HBC is in a flood zone. Flat areas such as tennis courts can flood easily, whereas housing cannot. Moreover, more housing often brings more cars, and more emissions. Diminishing the HBC in favor of housing would not be an environmentally friendly move.
- In terms of mobility, diminishing the HBC in favor of housing would hurt mobility and accessibility to and from the street on which HBC is located. The HBC is located on a dead end street that contains only one lane for ingress and egress. There are a lot of houses there already, as well as an elementary school. More housing would add to an already cramped street and pose a safety concern during an evacuation or emergency.
- The Harbor Bay Club is a cherished community asset that is healthy for the Alameda and greater East Bay Communities. Recreational space is an important part of a healthy and balanced community. HBC offers tennis, swimming, a fitness and workout facility, basketball, pickle ball, classes for yoga, Pilates, dance, cycling, martial arts, aerobics, and more. It also provides much needed after-school care for many children and families. **If this after-school care is taken away it will mainly impact working parents who have limited options for after school care.** HBC provides a place for recreation for persons of all ages and backgrounds. Diminishing or removing this space would be a disservice to the entire Alameda community.
- It is unlikely that any additional housing built on the HBC land would be low-income housing. It is more likely that additional housing there would only be affordable to the wealthier class. This would go against the City of Alameda General Plan’s goal of promoting a “healthy, equitable, and inclusive city.” The Harbor Bay Club as a recreational space is “healthy, equitable, and inclusive.” Persons of all ages and backgrounds benefit from the many recreational activities

that it offers.

- Harbor Bay Isle is already fully developed. Our infrastructure was never meant to accommodate as many houses, cars, and people as it currently does. Our community cannot reasonably and safely accommodate more development.
- In April 1991, the City of Alameda Planning Board made the following finding: “The Purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development.” This finding still holds true and we ask the Planning Board to continue to stand by it.
- Endorsing the removal of a community amenity from a completed PUD in favor of housing is inequitable and **possibly illegal to residents** who purchased homes at Harbor Bay Isle. Allegations of breach of contract and fraud will likely result in protracted legal action initiated by homeowners who were misled when buying their homes. The Harbor Bay Club was advertised as a reason to buy in Harbor Bay Isle.
- In October of 2015, the Alameda City Council voted unanimously 4-0 to not rezone the HBC land as residential. The intent was clear—to maintain the HBC as a recreational space for the community. **We ask the Planning Board and City Council to take this a step further by designating the HBC land as a recreational space in the General Plan.**

Please, do the right thing for the City of Alameda and designate the Harbor Bay Club as a recreational space in the General Plan!

Thank you,

Scott Halfwassen

Nancy McPeak

From: John Harrison <jharrison@expershare.com>
Sent: Sunday, September 12, 2021 7:57 AM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White
Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the General Plan

Dear City of Alameda Planning Board and City Council Members: My name is John Harrison.

I am writing this to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over 550 other people:

<https://chnng.it/vrjWjhdJVN>

I plan on attending the Planning Board meeting via Zoom on September 13th to hear more about the General Plan draft, regarding the Harbor Bay Club. I also plan on attending some future Planning Board and City Council meetings regarding this topic.

I ask that you designate the Harbor Bay Club as a *recreational* space for the following reasons:

Harbor Bay Isle is already *fully developed*.

More housing, more cars, and more people would make Packet Landing Road unsafe during an emergency or evacuation situation.

Removing or diminishing the Harbor Bay Club in favor of housing converts a community asset into a developer entitlement.

Designating the HBC as “medium density housing” or “community mixed use” is contrary to all of the stated goals of the 2040 General Plan, whereas designating the HBC as “recreational” meets all of the goals.

Please, do the right thing for the City of Alameda and designate the Harbor Bay Club as a recreational space in the General Plan!

Thank you,

John Harrison

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<http://www.expershare.com>

John Harrison
jharrison@expershare.com
510.814.6140

Nancy McPeak

From: Jeff Petersen <jeff@allmaneconomics.com>
Sent: Friday, September 10, 2021 5:02 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White
Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the General Plan

Dear City of Alameda Planning Board and City Council Members:

My name is Jeffrey Petersen and I am a resident and homeowner in Alameda (31 Cove Road).

I am writing to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over 590 other people that makes this request: <https://chng.it/vrjWjhdJVN>

A large part of the reason I purchased a home in Harbor Bay in 2007 is the Harbor Bay Club. If not for the club, I would not have purchased a home in Alameda. It is my understanding that the club is currently for sale and developers may be submitting bids in the hope that they will be able to build housing on the Harbor Bay Club land. This is not the first time an effort has been made to build housing at this vital recreational facility. It is time to end any speculation about building housing at the Harbor Bay Club and designate the land as RECREATIONAL in the General Plan.

Removing or diminishing the Harbor Bay Club in favor of housing converts a community asset into a developer entitlement. Historical documents confirmed by City staff state that Harbor Bay Isle Associates was allowed to build additional homes on acreage originally designated as recreational space. The City of Alameda granted HBIA the right to swap 44 acres for a 10-acre Harbor Bay Club under the provision that "the purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development." The HBC would not exist today if residents were given the open space that was planned for within each of their neighborhoods. As a result, the Club is not a disposable entity because it replaces open space within the confines of a Planned Unit Development (PUD). Therefore, removing or diminishing the HBC violates homeowner's property rights to a recreational facility within the Community of Harbor Bay Isle.

Please do the right thing and designate this land as RECREATIONAL! This will ensure that any entity that wants to buy the club has to keep it a RECREATIONAL FACILITY!

Sincerely,
Jeff Petersen
31 Cove Road
Alameda, CA 94502
415-722-2553

Nancy McPeak

From: Char Scannell <char94502@outlook.com>
Sent: Sunday, September 12, 2021 6:05 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White
Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the General Plan

Dear City of Alameda Planning Board and City Council Members: My name is Charlene “Char” Scannell and a Native of our beautiful City of Alameda.

I am writing this to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over 680 other people: <https://chng.it/vrjWjhdJVN>. I plan on attending the Planning Board meeting via Zoom on September 13th, specifically in regard to the Harbor Bay Club.

I ask that you designate the Harbor Bay Club as a recreational space. I recently learned that the Harbor Bay Club (HBC) is up for sale, with potential offers on the table from Developers to purchase the club and develop the area with homes. It certainly would be a shame to lose the HBC as it’s one of the few places we can swim laps, play tennis, pickle ball, basketball, use the weight room with a variety of equipment, participate in many different classes (spin, dance, yoga, stretch, Tai Chi, TRX, Pilates, etc.) and have use of the spa for massages, manicure/pedicures, facials, etc.; with everything available to us in one location. As an Alameda Native and HBC Member for close to 25 years, I’d like to express some concerns.

- The traffic around Amelia Earhart is horrible when school is in session. As parents drop off/pick-up their kids the traffic on Packet Landing is often at a stand-still. Trying to get to the HBC can be difficult as you get stuck behind parents that are double parking (leaving only 1 lane of traffic on Packet Landing) as you wait for their child to get out of the car. You either wait and wait to get down Packet Landing or go around them. Building homes on the HBC land will cause even a bigger traffic issue and even potential safety issues for some the kids that don’t pay attention when crossing the street or getting out of parents’ cars! Besides the cars you have many students and parents either on bikes or walking their kids to school often with a dog on a leash or another child in a stroller; causing major congestion at the signal lights with the crossing guards trying to get everyone across the street safely. When school isn’t in session car traffic on Packet Landing can often turn into a freeway, with drivers speeding; and with additional cars from new homes, we could have potential accidents.

- Has anyone from the Planning Board been to Amelia Earhart in the mornings when kids are being dropped off, or later in the day when the kids get out of school to see the current congestion/traffic issues? These issues will explode if you are adding homes which means it will be adding MANY more cars to the already congested street. In my opinion, please preserve the HBC as a “recreational” area for anyone that wants to be a member, this would be the best decision. I know HBC has members from other surrounding areas (San Leandro, Oakland, etc.) and not just Alameda Residents; it attracts people from other cities, which brings additional revenue to Alameda as they often shop in Alameda prior to returning home.
- I know the city had approved building a hotel near the HB Ferry Dock. With the pandemic and people not traveling as much, wonder if that hotel is really going to be built? Would the developers be interested in building homes near the HB Ferry Dock instead, to preserve the HBC for recreational use? There certainly is better access to that area vs. Packet Landing which is a dead-end road with a school on the corner!
- FYI, on the morning of 8/16/21 about 8:50am at Amelia Earhart School there were 3 police cars, fire truck, ambulance near the driveway exit of their parking lot; according to Pulse Point it said Medical Emergency. With all these emergency vehicles on Packet Landing it cut the lanes of traffic down to 1 lane. I can’t imagine what the traffic would have been like with new homes on the HBC land with people trying to get to work, run errands, get kids to other schools on the Island, etc. Luckily, we don’t have emergencies in that area often, but the traffic with additional homes and many more cars will clearly be a real problem on Packet Landing.
- When school is out, I know parents look to the HBC as a safe place they can pay to have kids participate in camps/after school programs, with other children their same age. This is a safe environment for the kids, and it gives parents some peace of mind knowing their children are being looked after while they are at work. If the HBC closes this would be a huge inconvenience for parents that use the HBC for childcare by enrolling them in the Summer Camp Programs, After School Programs and Tennis Camps.

A separate concern:

- With additional housing is there a plan for more roads/bridges/tubes to get on/off the Island; especially if we have an emergency/disaster we need more access roads or bridges. This is a problem not just on Harbor Bay, but also with Alameda in general. Example on the West End the only real access to get to Oakland is through the tube which has just 2 lanes going to Oakland and 2 lanes coming from Oakland. (Note the original tube which had 1 lane going into Oakland and 1 lane coming out of Oakland was built in 1928, then in 1963 they opened a 2nd tube, so we now have 2 lanes going

into Oakland and 2 lanes coming from Oakland). As I mentioned before I'm an Alameda Native (for over 65 years) and the only new access to get on/off the Island has been the 2nd tube in 1963, we still have the same bridges (Park St., Fruitvale, High Street and Bay Farm Island), with a few access roads down Island Drive, Ron Cowan Parkway to get to Doolittle. During an emergency it would be difficult to get to any of the roads with everyone trying to flee their homes. The population in Alameda has grown a lot over the years and continues to grow with new housing on the Naval Base, homes by Target, future homes being built at the old Del Monte Plant, and throughout other areas of Alameda, but we still have the same number of bridges and tubes to get on/off the Island. That infrastructure should be addressed as new homes are being built within the City of Alameda.

Please take into consideration my concerns and the safety of all the children, teachers, residents, HBC members, cyclists, runners, walkers, residents walking their pet, etc., that go down Packet Landing to their homes at Centre Court, Brittany Landing the Harbor, or to the HBC and to the Bay to exercise/walk/run/bike ride, etc. Do the right thing for the City of Alameda and designate the Harbor Bay Club as a recreational space in the General Plan!

Thank you,

Char Scannell
(510) 865-7389 – home
(510) 928-4225 – cell
char22@comcast.net

Nancy McPeak

From: Manish Singh <mksinghtx@gmail.com>
Sent: Sunday, September 12, 2021 9:04 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White
Subject: [EXTERNAL] Designate Land on which the Harbor Bay Club is built as recreational

Dear City of Alameda Planning Board and City Council Members: My name is Manish Kumar Singh and I am a resident of Freeport development in Bay farm Island.

I am writing this letter in support of designating the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over (550+ and counting) other people: <https://chng.it/vrjWjhdjVN>

I plan on attending [and speaking at] the Planning Board meeting via Zoom on September 13th to voice my comments on the General Plan draft, specifically with regard to the Harbor Bay Club. I also plan on attending and speaking at future Planning Board and City Council meetings regarding this topic.

I ask that you designate the Harbor Bay Club as a *recreational* space for the following reasons:

1. The land was meant to be open, green space and the club was only allowed on it on the premise that the original developers maintain it and provide it as a recreational space for the community, the fact that it has been mismanaged is another matter and I would push for a public-private partnership as the next step to improve it, much like the golf course
2. Harbor Bay Club is a valuable community asset in light of the general trend of losing green spaces.
4. All Alamedans including those that live and work here and the wider East Bay community can greatly benefit from the improved facilities that will come from a public-private partnership. In partnership with the USTA and Swimming associations youth programmes can also be provided.
5. Let us improve the lives of Alamedans and East bay residents.

Please, do the right thing for the City of Alameda and future generations and designate the Harbor Bay Club as a recreational space in the General Plan!

Thank you,

Manish Singh

Resident, Freeport HOA Bay Farm Island.



July 25, 2021

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

Subject: Proposed revisions to Second Draft Alameda General Plan (Item 7-B on Planning Board's 7-26-21 agenda) - -AAPS comments

Dear Planning Board members,

The Alameda Architectural Preservation Society (AAPS) would like to thank the Planning Board, staff and the consultants for the July 13 revisions, which respond to many of our previous comments, notably deleting the residential density provisions from the land-use classifications. The intent is to address residential density as part of the Housing Element and related zoning amendments, since residential densities are closely related to Alameda's Regional Housing Needs Assessment (RHNA) and, as part of the Housing Element, can be more logically finalized when Alameda's RHNA (now under appeal) is definitively determined.

However, there are still some loose ends:

1. **Reduce the maximum Medium Density Residential floor area ratio (FAR) from the proposed 2.4 to 1.5.** A 2.4 FAR is roughly equivalent to a five story building with 50% lot coverage, which is too tall for the Medium Density Residential Area and could be even taller with a density bonus project. Alternatively, omit FAR from the land use element and consider it instead in the Housing Element and/or zoning amendments along with residential density and other intensity parameters.
2. **Revise LU – 2f, LU – 16, LU – 16a, CC – 10 and CC – 10a so that their provisions for multi-family housing and higher densities are addressed as part of the Housing Element and Multifamily Overlay Zone.** As drafted, these provisions are inconsistent with the Land-Use Element's revised land-use classifications that delete residential density and shift the residential density analysis to the Housing Element. The provisions also conflict with Article 26 and could invite developer litigation arguing for higher density than permitted by the zoning ordinance and Article 26, since state law provides that if there is a conflict between the General Plan and zoning, the General Plan controls. Making it clear that these provisions are dependent on the Housing Element and Multifamily Overlay Zone (which are designed to implement state-mandated exceptions to Article 26) will eliminate this inconsistency and minimize the possibility of litigation.

For example, LU-16 and LU-16a could be revised to read as follows (the revisions are based on the previously revised text in the July 13 proposed revisions):

LU-16 Climate-Friendly, Transit-Oriented Mixed-Use Development. *As part of the Housing Element and application of the Multi-Family Overlay Zone, Permit higher-density, multi-family and mixed-use development on sites within walking distance of commercial and transit-rich areas to reduce automobile dependence, automobile congestion, greenhouse gas emissions, and energy use; provide for affordable housing; make efficient use of land; and support climate friendly modes of transportation, such as walking, bicycling, and transit use. (See also Policies LU-16, LU-33, LU-34, CC-3, CC-10, ME-6, ME-17, ME-18, ME-21, HE-5, HE-10 and HE-11).*

Actions:

- a. Transit-Oriented Zoning.*** *To Support additional ferry service, bus services, and future rail service in Alameda by amending the zoning code through the Housing Element and application of the Multi-Family Overlay Zone, to allow for higher-density, mixed-use, multi-family housing in transit-rich locations. (See Where are the Transit Rich Locations in Alameda Spotlight)*

Similar adjustments may be needed to other General Plan text.

In addition, as drafted, CC-10a is too open ended and subject to interpretation. What is meant by “near” (transit stops) and how high are “higher density and FAR”, especially if existing densities are already relatively high. We continue to question the wisdom of promoting permanent land-use changes based on ephemeral and easily changed transit facilities such as bus lines.

3. **Delete Section 1.2’s reference to the 1968 Fair Housing Act relative to Article 26.** This reference (added in the June 29 proposed revisions) implies that Article 26 was a response to the Fair Housing Act, when in fact Article 26 was a response to out of control growth and was similar to citizen-generated growth management efforts in other communities, such as Berkeley’s 1973 neighborhood preservation ordinance and a series of measures in San Francisco during the 1970s and 1980s. The leadership of these efforts included civil rights advocates and other progressive activists from that time, which makes the suggestion that these efforts were responses to the Fair Housing Act far-fetched. We were surprised that this reference was retained in the General Plan after Board Member Curtis’s very compelling rebuke of the reference at the Planning Board’s July 12 meeting.
4. **Retain important existing General Plan provisions.** The following existing General Plan provisions are not included or only partially included in the new Plan and should be retained with minimal modifications.

Implementing Policies: Architectural Resources

3.3.i Preserve all City-owned buildings and other facilities of architectural, historical or aesthetic merit. Prepare a list of these facilities and develop an Historic Facilities Management Plan that provides procedures for preserving their character-defining elements, including significant interior features and furnishings. Include in the Management Plan design guidelines or standards and a long-term

program to restore significant character-defining elements which have been altered.

The first sentence is retained in the draft Plan as Action LU-25a, but the remaining language should also be retained, since it provides strategies to implement the first sentence and is much more of a true action statement than the first sentence.

3.3.j Encourage owners of poorly remodeled but potentially attractive older buildings to restore the exterior of these buildings to their original appearance. Provide lists of altered buildings which present special design opportunities and make the lists widely available. Develop financial and design assistance programs to promote such restoration.

Although the last sentence is reflected in Action LU-25e's financial assistance and design assistance proposals, the rest of 3.3.j is more proactive and is at least equally important.

We have been repeatedly recommending retention of these provisions because they provide good roadmaps for ensuring preservation of city-owned properties and promoting restoration of poorly remodeled but potentially attractive privately owned buildings and should be noncontroversial. We are therefore surprised that they have still not been retained and assume that this is just an oversight.

5. **Verify that all changes from the June 29 Proposed Revisions are included.** For example the residential density deletions from the Land Use Classifications are not indicated. We did not try to thoroughly compare the revisions to the March 2021 draft and 6-29-21 revisions so there may be other changes that are not reflected in the redlines. **Can staff and/or the consultants double check the changes and try to make sure that they are all reflected in the revision?**

The attached marked up pages from the proposed revisions reflect some of the above comments as well as additional comments.

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

Attachment: Marked up pages from the July 13 proposed revisions to the March 2021 draft General Plan

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)

Revisions to March 2021 Draft General Plan

Page 2

* = PREVIOUSLY RECOMMENDED BY AARS

Global Revisions:

1. Fix typos throughout. (Special thank you to Pat Potter for contributing her excellent editing skills to the General Plan editing process.)
2. Change name of "Alameda Point Wildlife Refuge" to "Alameda Nature Reserve" in all policies and on all maps.
3. Change name of "Mr. Trashmore" throughout.
4. Minimize references to non-profits.

Revisions to Chapter 1 ORGANIZATION AND THEMES:

1. 1.2 LOOKING BACK: A BRIEF HISTORY OF ALAMEDA. Revise three paragraphs in section

Prior to the arrival of the Spanish, Alameda was a peninsula of land covered by a dense forest of coastal live oak and inhabited by Coastal Miwoks who sustained themselves through hunting, fishing and gathering. Settlement of Alameda by Europeans ~~non-natives~~ began in 1820-1776, when Luis Peralta divided Rancho San Antonio among his four sons. Alameda derived its original name, "the Encinal," from the large stands of native oaks ("encino" means "oak" in Spanish) on the Main Island. The name "Alameda," meaning "grove of poplar trees," was given to the City as a poetic gesture upon popular vote in 1853.

In the decades between 1920 and 1970 the City witnessed cycles of boom and bust. Following an enlightened era of civic building during the 1920s, Alameda endured difficult years of political scandal and corruption through the 1930s. The entry of the United States into World War II focused the City's attention on the war effort. During World War II, shifts ran around the clock at the Alameda Naval Air Station (commissioned in 1940) and in the City's shipyards. The City's population reached an all-time high of 89,000, but also became more economically and racially segregated, with lower income households and people of color predominantly located on the west side of Alameda and higher income households predominantly located on the east end of Alameda due to redlining.

In 1973, soon after passage of the Fair Housing Act of 1968, the voters of Alameda and approved a citizen's initiative passed a measure to amend the City Charter to prohibit construction of all multifamily housing in Alameda. City Charter Section 26-1 states, "There shall be no multiple dwelling units built in the City of Alameda". In 1991, the voters approved a second initiative to add-added Charter Section 26-3, which limits residential density to one unit

*
NOT RELEVANT TO ARTICLE 26. SEE COVER LETTER

and others

CONVENIENCE TO THE NAS AND CONSTRUCTION OF WEST END PUBLIC HOUSING MAY HAVE BEEN OTHER FACTORS.

The City Council subsequently passed an ordinance clarifying that "multiple dwelling units" meant buildings with three or more units.

*
of lot area.

for every 2,000 square feet. The two measures, collectively referred to as “Measure A”, effectively stopped the development of any multifamily housing in Alameda from 1973 to 2013.

2. Revise the population growth and housing text in section 1.3 LOOKING AHEAD: ALAMEDA IN 2040 as follows:

Alameda will continue to provide for its share of the growing regional housing need as required by State Housing Law and Alameda’s regional housing needs allocation, which is projected to include the need for approximately 10,000 to 12,000 new housing units in Alameda over the next 20 years. The majority of the growth in Alameda will occur on the former Naval Air Station lands and along the Northern Waterfront of Alameda. Both areas are designated as priority development areas in the regional plan, Plan Bay Area. Additional housing opportunities exist for accessory units and additional units on existing residential properties, and along the Park Street and Webster Street commercial corridors and the community’s several shopping center sites. It is expected that Alameda’s existing historic neighborhoods and commercial main streets will look very similar in 2040 as they do today and as they did in 2000, but these neighborhoods and mixed use districts will be safer, more resilient to climate change, generate less greenhouse gases per unit or business, and they will accommodate the additional housing to meet local and regional housing needs. much of the new housing in these areas will be limited to backyard accessory buildings and addition of units within existing buildings.

Some of

3. Revise the “Character” them in Section 1.4 THEMES OF THE GENERAL PLAN to read as follows:

Preserve and enhance Alameda’s distinctive character and cultural diversity.

Alameda is distinguished by its island setting, diverse neighborhoods, main streets and historic architectural styles, extensive tree canopy, walkability and livability, and cultural diversity, which is supported by Alameda’s wide range of housing types, both multifamily and single family and its critical supply of affordable and work force housing. These qualities, and others, contribute to the quality of life for residents while providing the framework for shaping development, providing for the diverse needs of a diverse community, conserving resources and maintaining a thriving economy. General Plan 2040 policies manage growth to address current challenges and responsibilities and support the characteristics that make Alameda a special place to live, work, learn, and recreate.

4. Revise Section 1.5 Implementation and Priority Setting to include list of implementing plans:

The Alameda Municipal Code and issue specific and area specific plans adopted by the City Council also play an important role implementing the General Plan. All these plans must be consistent with the General Plan, and they provide specific, shorter term actions to achieve longer term General Plan policy objectives. Examples include:

and information and incentive programs

EXAMPLES ARE THE MILLS ACT FACADE GRANTS/LOANS (DISCUSSED ELSEWHERE IN THE PLAN AND EXISTING PLAN PROVISION TO PROVIDE LIST OF PROPERTIES THAT ARE RESTORATION OPPORTUNITIES (RECOMMENDED BY ADAS.)

QUALITY ARCHITECTURE AND DESIGN Although Alameda buildings represent a wide range of Bay Area regional architecture styles dating back to the 19th Century. Many have architectural significance and most, they are well-crafted, comfortable, and rich with personality and color. Continuing to promote historic preservation and architectural design excellence through by ensuring that City development regulations express clear outcomes is essential.

3. Amend the following Land Use Element Policy as follows:

LU-1 Inclusive and Equitable Land Use and City Design. Promote inclusive and equitable land use plans, policies, zoning regulations, and planning processes. (See also Policies CC-1, CC-2, ME-1, ME-2, ME-3, HE-9 and HE-13).

Actions:

- a. **Equitable Plans.** Ensure that citywide and neighborhood plans are inclusive, non-discriminatory, and culturally responsive. Plans should reduce disparities, promote equitable access, minimize the impacts of income disparity, minimize displacement and promote fair access to affordable housing.
- b. **Exclusionary and Discriminatory Policies.** Rescind existing policies, programs, or development standards that are exclusionary or discriminatory.
- c. **Equitable Distribution.** Ensure that the uses, facilities, and services that are needed for a high quality of life are distributed equitably throughout the city.
- d. **Inclusive Processes.** Ensure robust community involvement in all city planning, public investment, and development review decision making by actively engaging all segments of the community, especially those that have historically been less engaged in city decision-making such as lower-income families, people of color, and youth.
- e. **Equal Representation.** ~~Appoint~~ Encourage a broad cross section of the community in the appointments for to commissions and other boards and advisory committees.

LU-2 Complete Neighborhoods. Maintain complete, safe, healthy, and connected neighborhoods that support a mix of uses and meet the needs of residents of all ages, physical abilities, cultural backgrounds and incomes. (See also Policies HE-2, HE-3, HE-4 and HE-15).

Actions:

- a. **Healthy Neighborhoods.** Provide equitable and safe access to housing, parks and recreation facilities, community services, public health services, schools, child care facilities, and neighborhood amenities in all neighborhoods.
- b. **Parks and Open Space.** Provide a comprehensive and integrated system of parks, trails, open space, and commercial recreation facilities within a safe and comfortable 1/4 mile walk from all neighborhoods. (See also Figure 6.2).
- c. **Water Access.** Provide convenient and safe bicycle and walking access to the waterfront from all residential neighborhoods.

- a. **Incentives.** Provide incentives and support for businesses and organizations that benefit Alamedans and the environment by reducing their greenhouse gas emissions and air pollution through clean energy alternatives, electrification of buildings and operations, EV charging, waste diversion, and other environmental best practices.
- b. **Green Business Practices.** Encourage Alameda businesses and industries to become more sustainable and continue to make positive contributions to the community by, for example, hiring locally, supporting telecommuting, utilizing solar power, reducing waste, and prioritizing active transportation, transit, and electric vehicles. This includes providing electric vehicle and e-bike charging stations, long-term bike parking options, and a variety of transit options.
- c. **Housing and Transportation.** To reduce greenhouse gas emissions generated by employee commute trips, support housing at all affordability levels in proximity to employment areas, improve bus, ferry, bicycle and pedestrian facilities in proximity to employment areas, and allow child care facilities in business areas.

LU-15 Housing Needs. Provide land appropriately zoned to accommodate local and regional affordable housing needs and support the region’s Sustainable Communities Strategy to address climate change as well as housing needs. (See also Policies CC-3, HE-1 and HE-2).

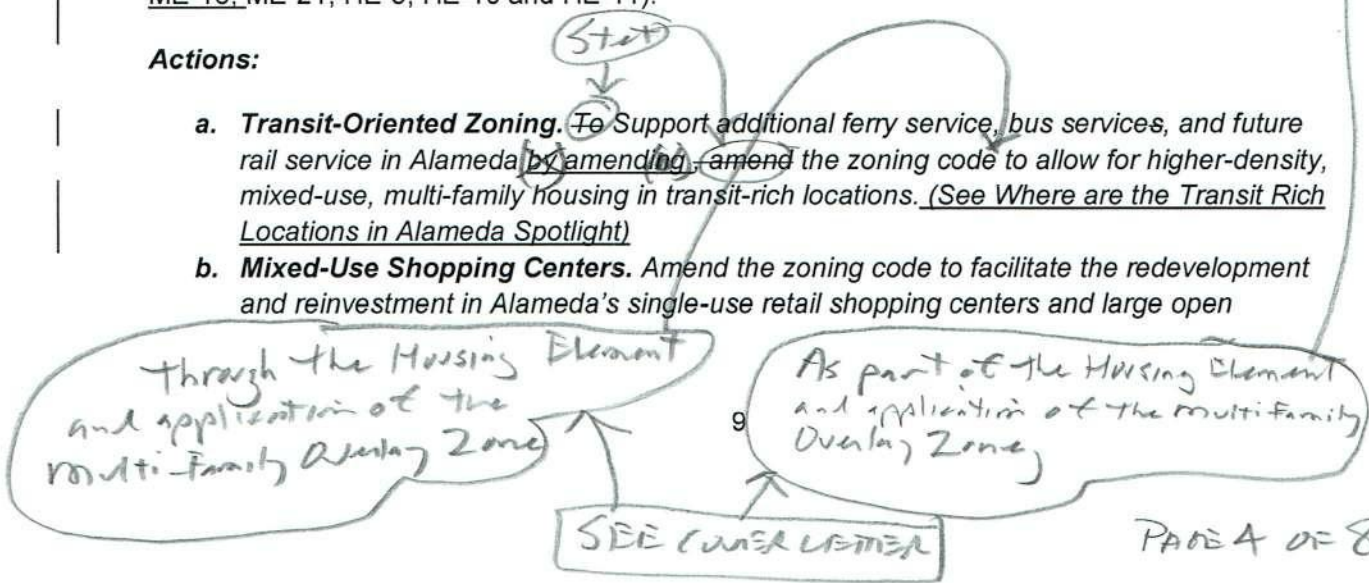
Action:

- a. **Efficient Land Use.** Optimize the use of limited land in Alameda for residential purposes, by maximizing the number of housing units constructed on each acre of residentially zoned land.

LU-16 Climate-Friendly, Transit-Oriented Mixed-Use Development. Permit higher-density, multi-family and mixed-use development on sites within walking distance of commercial and high-quality transit-rich areas ~~services~~ to reduce automobile dependence, automobile congestion, greenhouse gas emissions, and energy use; provide for affordable housing; make efficient use of land; and support climate friendly modes of transportation, such as walking, bicycling, and transit use. (See also Policies LU-16, LU-33, LU-34, CC-3, CC-10, ME-6, ME-17, ME-18, ME-21, HE-5, HE-10 and HE-11).

Actions:

- a. **Transit-Oriented Zoning.** ~~To support additional ferry service, bus services, and future rail service in Alameda by amending,~~ amend the zoning code to allow for higher-density, mixed-use, multi-family housing in transit-rich locations. (See Where are the Transit Rich Locations in Alameda Spotlight)
- b. **Mixed-Use Shopping Centers.** Amend the zoning code to facilitate the redevelopment and reinvestment in Alameda’s single-use retail shopping centers and large open



or a restructurally significant

- b. **Seaplane Lagoon.** Permit uses that promote pedestrian vitality and are oriented to the Seaplane Lagoon, such as a ferry terminal, marinas, viewing platforms, fishing piers, and areas reserved for kayaks and other non-motorized boats. Include "short-duration stop" facilities that support stopping, gathering and viewing with places to sit, interpretive kiosks, integrated water features, public art, and access to the water.
- c. **De-Pave Park.** On the western shore of the Lagoon, support development of "De-Pave Park" consistent with the Public Trust and sensitive to the neighboring Alameda Nature Wildlife Reserve Refuge.
- d. **Conservation.** Educate users and enforce restrictions to Breakwater Island and install signs about the sensitivity of the protected bird and mammal species.

LU-25 Historic Preservation. Promote the preservation, protection and restoration of historic sites, districts, buildings of architectural significance, and archaeological resources, and properties and public works. (See also Policy HE-7).

Actions:

- a. **City-Owned Buildings.** Preserve, maintain and invest in all City-owned buildings and facilities of architectural, historical or aesthetic merit
- b. **Partnerships.** Work in partnership with property owners, Alameda Unified School District, and non-profit organizations, such as the Alameda Architectural Preservation Society (AAPS) to ensure that the city's memorable-historic buildings and landscapes are preserved.
- c. **Property Owner Awareness.** Continue to work to increase owners' and buyers' awareness of the importance of preservation in protecting community character and identity.
- d. **Historic Districts and Monuments.** Designate additional Historic Districts and Monuments to recognize areas or sites with significant historic architectural design character or cultural history.
- e. **Financial and Design Assistance.** Develop financial and design assistance programs to encourage the restoration or preservation of buildings, structures, and sites with architectural, historic or aesthetic merit, such as a Mills Act Program or the Facade Grant Program.
- f. **Demolition Controls.** Maintain demolition controls for historic properties.
- g. **Alterations.** Require that exterior changes to existing-historic buildings be compatible consistent with the building's existing or original architectural design-and consistent with the Secretary of Interior Standards whenever feasible.
- h. **Archaeological Resources.** Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.
- h.i. **Study and Prioritize.** Continue to evaluate and categorize Alameda's architectural and cultural resources to create an up-to-date inventory of historic resources to guide decision making and the creation of improved historic preservation regulations, which

INCLUDE ADDITIONAL 3.3.0 TEXT FROM DRAFTING GENERAL PLAN, SEE COVER LETTER.

REINSTATE ADDITIONAL TEXT FROM EXISTING GENERAL PLAN. SEE COVER LETTER.



a. *Centerpieces.* Preserve the City Hall, Carnegie Library, Veterans Memorial Building, and Elks Club buildings as centerpieces of the Civic Center district.

b. *Opportunity Sites.* Support and encourage the redevelopment and reuse of the corners opposite City Hall and the Carnegie Building with mixed-use development.

LU-34 Parking Design. To maintain the historic character of Alameda and reduce the impact of automobile parking and trips on the environment and character of Alameda, design parking facilities in a manner that decreases their visibility in the urban environment. (See also Policies CC-9 and ME-21).

Actions:

- a. **Size.** Minimize the size and amount of land dedicated to off-street parking.
- b. **Design.** Design parking lots for shared and multiple uses, active parking management, and electric vehicle charging. Parking areas should be well landscaped with shade trees to reduce heat island effects from expansive asphalt surfaces and to screen cars from view. Ensure impacts on Alameda's stormwater system are minimized.
- c. **Location.** Place parking inside, below, or behind buildings. Avoid placing parking between the building and the public right of way or the waterfront wherever possible.
- ~~c.d.~~ **Special Needs.** Ensure adequate space and facilities for special needs parking, including parking for seniors, the physically impaired and people with limited mobility options.

4. Revise and simplify the Land Use Classifications to read as follows.

LAND USE CLASSIFICATIONS AND DIAGRAM

The land use diagram and classifications depict and describe the existing and intended location, distribution, intensity, and physical character and form of the development and use of land across the city in support of General Plan policies and State of California Government Code requirements. The Housing Element establishes the maximum allowable residential densities needed at different locations within the City to accommodate the regional housing needs allocation. The Alameda Municipal Code and the Zoning Map shall be maintained to be consistent with the General Plan and the Housing Element and shall be used to determine the appropriate use and intensity and density of development that may be allowed on a specific parcel of land. The General Plan land use classifications, include:

Low-Density Residential: The Low-Density Residential areas support neighborhoods of predominantly single family detached homes with some multi-family residential buildings, accessory dwelling units, child care, shared living, assisted living facilities, residential care facilities, a hospital, schools, religious institutions, and home-based businesses. In support of General Plan affordable and fair housing policy goals, the Low Density Residential areas permit a wide variety of housing types, including multifamily housing, a limited range of neighborhood serving uses with a maximum FAR of 1.0.

Medium-Density Residential: The Medium-Density Residential areas support neighborhoods characterized by a wide variety of housing types, including single family detached homes, attached courtyard homes, multifamily rental buildings, multifamily condominium buildings, shared living, assisted living and residential care facilities. These neighborhoods also include a variety of non-residential uses, including child care, schools, religious institutions, home-based businesses, medical offices and clinics, office buildings, and personal service businesses. The residential density of buildings in these areas varies from 10 to over 100 units per acre. In support of State and General Plan affordable housing, climate change, and transportation policy goals, the Medium Density Residential areas permit a wide variety of housing types, including multifamily housing, a wide variety of complementary commercial and neighborhood serving uses. Permissible FAR ranges from 1.0 to 2.4 depending on sub area zoning designations.

(1.5) OR DELETE FAR AND ADDRESS IN HOUSING PERMIT AND/OR ZONING ORDINANCES

Neighborhood Mixed-Use: These areas, which were originally developed to serve neighborhood stations for the Alameda commuter rail system, are small, compact, pedestrian-oriented “corner store” neighborhood mixed-use districts with commercial and retail uses on the ground floor and multi-family residential and office uses on upper floors. The ratio of floor area to parcel size (FAR) in these areas is typically 0.5 to 2.0. Mixed-use buildings with residential units above ground floor retail in these areas vary from 30 and 90 units per acre. In support of General Plan affordable housing, climate action, and transportation policy goals, the Neighborhood Mixed Use areas permit multifamily housing above ground floor commercial and service uses with a maximum FAR of 2.0.

Community Mixed-Use: The Community Mixed-Use areas include the pedestrian and transit-oriented Park and Webster Street “Main Street” corridors and the shopping centers at South Shore, Marina Village, Harbor Bay, and Alameda Landing. In support of General Plan affordable housing, climate action, and transportation policy goals, the Community Mixed Use areas permit a wide range of community serving commercial uses and multifamily housing. Permissible FAR ranges from 3.0 to 5.0 depending on sub area zoning designations.

Mixed-Use: These areas at Alameda Point and along the Northern Waterfront are designated Priority Development Areas in the regional sustainable communities plan, Plan Bay Area. These diverse areas include a variety of buildings, with residential densities of 10 to 100 units per acre and FAR of 0.25 to 4.0. The Mixed-Use areas permit a wide variety of housing types, including multifamily housing, a wide variety of commercial and business uses and a maximum FAR of 0.25 to 5.0 depending on the sub district and historic district designations.

Business and Employment Areas: The Business and Employment areas support the Harbor Bay Business Park, the Marina Village Business Park, and Ballena Isle, which include office, research and development, bio-technology, food manufacturing, maritime commercial, manufacturing, distribution, hotels and restaurants.. The Business and Employment areas permit a wide variety of non-residential business and employment uses with a maximum FAR of 3.0. To preserve lands for employment uses, residential uses are not permitted.

General and Maritime Industry Areas: These waterfront lands along the northern waterfront support waterfront maritime and heavier manufacturing and distribution uses. Residential use is not permitted in these areas. The maximum permissible FAR in these areas is 2.0.

02-12

SEE LOWER LISTING

using the Multi-Family Overlay Zone as set forth in the Housing Element

a. Density, FAR and Transit. When zoning property or considering commercial, residential or residential mixed-use projects near transit stops, encourage higher densities and floor-area-ratios to make the most efficient use of land, support public transportation, and minimize vehicle miles traveled.

~~a. When zoning property for commercial, residential or residential mixed-use near transit stops, generally zone for more ensure higher densities and/or floor-area-ratios (FAR) on the parcels closest to the highest-quality existing or planned transit stops to encourage the most efficient use of land and public resources while minimizing vehicle miles traveled.~~

b. Parking Requirements. Revise off-street parking requirements by replacing minimum requirements with maximum requirements to limit the amount of onsite parking allowed with each development in order to reduce reliance on the automobile and automobile ownership.

c. Transportation Demand Management Ordinance. Prepare and adopt a Transportation Demand Management Ordinance requiring new development to actively address the mobility of new residents and employees, including but not limited to contributing to annual operations and capital improvements for supplemental transit, water shuttle, land based shuttle services and improvements to the bicycle and pedestrian network.

d. Pedestrian Only Areas. Create pedestrian-only areas and create periodic pedestrian-only programs, such as the San Francisco Sunday Streets program to support economic activity in and around transit oriented new development.

CC-13 Alameda's Building Stock. Reduce greenhouse gas emissions from natural gas combustion and natural gas leaks.

Actions:

~~a. **Construction Regulations Existing Buildings.** Prepare and adopt citywide regulations and incentives to limiting use of natural gas and encourage owners of existing buildings to convert natural gas appliances to the use of clean energy electricity.~~

Good

~~b. **New Construction Reach Codes.** Adopt reach codes that eliminate the use of fossil-fuels in all new buildings constructed in Alameda.~~

~~c. **Renovation to Clean Energy.** Develop regulations and incentives to facilitate the conversion of existing buildings with natural gas infrastructure to clean energy alternatives.~~

~~d. **Development on City Land.** Limit the use and expansion of natural gas infrastructure on city land to the extent feasible and practicable.~~

~~e.c. **Rebate Programs.** Support programs that encourage homeowners/commercial building owners to implement electrification retrofits, with an emphasis on Alameda's most vulnerable residents.~~

~~f.d. **Partners.** Partner with PG&E and other utility companies to plan for the safe transition from natural gas to clean energy alternatives, including removal of infrastructure that pose hazards when not in use.~~

CC-14 Energy Efficiency and Conservation. Promote efficient use of energy and conservation of available resources in the design, construction, maintenance and operation of public and private facilities, infrastructure and equipment.



September 13, 2021

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

Subject: Proposed revisions to Second Draft Alameda General Plan (Item 7-A on Planning Board's 9-13-21 agenda) - -AAPS comments

Dear Planning Board members,

The Alameda Architectural Preservation Society (AAPS) would like to thank staff for retaining the existing General Plan provisions described in Item 4 of our July 25, 2021 letter (attached) in the proposed September 13, 2021 revisions (staff report Exhibit 2). We urge the Planning Board to recommend that the City Council include these provisions as part of its adoption of the new General Plan.

We also thank staff for advising us that staff will be presenting additional changes to the September 13 revisions responding to Items 1 and 2 of our July 25 letter (including related provisions in the attachment to that letter) to the Planning Board at the Board's September 13 meeting.

However, staff is not prepared to make the changes recommended in Item 3 of our July 25 letter and on page 1 of the letter attachment concerning Article 26, including the reference to the 1968 California Fair Housing Act. We therefore ask the Planning Board to direct staff to include these changes, which are intended to ensure that the General Plan's history of Article 26 is complete and removes the incorrect implication that Article 26 was in response to the Fair Housing Act. See Item 3 of our July 25 letter for further discussion of this.

Finally, we would like to thank the Planning Board for all of your hard work on the General Plan and your support of many of the AAPS recommendations.

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

Attachment: July 25, 2021 AAPS letter and attachment

cc: Mayor and City Councilmembers (by electronic transmission)
Historical Advisory Board (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: Nicole Freese <freesergal@yahoo.com>
Sent: Monday, September 13, 2021 11:01 AM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White
Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the General Plan

Dear City of Alameda Planning Board and City Council Members:

My name is Nicole Freese and I live in Alameda and am a member of the Harbor Bay Club.

I am writing this to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over 550 other people: <https://chnng.it/vrjWjhdJVN>

I ask that you designate the Harbor Bay Club as a recreational space for the following reasons:

Removing or diminishing the Harbor Bay Club in favor of housing converts a community asset into a developer entitlement. Historical documents confirmed by City staff state that Harbor Bay Isle Associates was allowed to build additional homes on acreage originally designated as recreational space. The City of Alameda granted HBCIA the right to swap 44 acres for a 10-acre Harbor Bay Club under the provision that “the purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development.” The HBC would not exist today if residents were given the open space that was planned for within each of their neighborhoods. As a result, the Club is not a disposable entity because it replaces open space within the confines of a Planned Unit Development (PUD). Therefore, removing or diminishing the HBC violates homeowner’s property rights to a recreational facility within the Community of Harbor Bay Isle.

The fact that HBC never paid a Reclamation District Assessment evidences that it is a community recreational space. Other lands that were excluded from assessment were public, community spaces such as parks. It wouldn’t be equitable to allow a private developer to build upon land that never paid a Reclamation District Assessment.

It is unlikely that any additional housing built on the HBC land would be low-income housing. It is more likely that additional housing there would only be affordable to the wealthier class. This would go against the City of Alameda General Plan’s goal of promoting a “healthy, equitable, and inclusive city.” The Harbor Bay Club as a recreational space is “healthy, equitable, and inclusive.” Persons of all ages and backgrounds benefit from the many recreational activities that it offers.

Harbor Bay Isle is already fully developed. Our infrastructure was never meant to accommodate as many houses, cars, and people as it currently does. Our community cannot reasonably and safely accommodate more development.

The road to the Harbor Bay Club (Packet Landing) is a dead end street with only one lane for ingress and one lane for egress. Amelia Earhart Elementary School is on the same street. During school drop-off and pick-up hours, there are many children, parents, and cars on this narrow street. More housing, more people, and more cars would pose a safety risk, especially to children.

More housing, more cars, and more people would make Packet Landing Road unsafe during an emergency or evacuation situation. This dead end street and the surrounding area are already very impacted as it is, especially when Amelia Earhart School is in session. During an emergency or evacuation, it is already very difficult for residents in that area to timely and safely vacate. More housing would only exacerbate this situation.

It goes against the General Plan’s goal of equity to allow a developer to make a relatively small investment and turn a profit of potentially tens of millions or more if that developer is allowed to build and sell housing. This would be inequitable to the community and neighborhoods—especially if only a small percentage (or none) of those new houses are “affordable housing.”

Endorsing the removal of a community amenity from a completed PUD in favor of housing is inequitable to residents who purchased homes at Harbor Bay Isle. Allegations of breach of contract and fraud will likely result in protracted legal action initiated by homeowners who were misled when buying their homes. The Harbor Bay Club was advertised as a reason to buy in Harbor Bay Isle.

In October of 2015, the Alameda City Council voted unanimously 4-0 to not rezone the HBC land as residential. The intent was clear—to maintain the HBC as a recreational space for the community. We ask the Planning Board and City Council to take this a step further by designating the HBC land as a recreational space in the General Plan.

In April 1991, the City of Alameda Planning Board made the following finding: “The Purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development.” This finding still holds true and we ask the Planning Board to continue to stand by it. Link:

<https://harborbayneighbors.files.wordpress.com/2013/09/pd-amendment-no-90-26.pdf>

Please, do the right thing for the City of Alameda and designate the Harbor Bay Club as a recreational space in the General Plan!

Thank you,
Nicole Freese

Nancy McPeak

From: Ron Valentine <ronvalentine_94501@yahoo.com>
Sent: Monday, September 13, 2021 12:12 PM
To: Nancy McPeak; Planning
Cc: Diane Walsh
Subject: [EXTERNAL] Harbor Bay Club Site

Ms/Mr Peak. I am addressing you for want of a clearer address for my concerns. Please forward to an appropriate person, department if I am mistaken.

As a resident of Alameda for the last 40 years and member of Harbor Bay Club for 35 of those years, I have come to value and be concerned for its well being and survival. It has become a vital part of our daily lives

Please do not allow it to be rezoned from its present "recreational" status to something that would allow its demise or significant change of purpose. In addition to its value to the adult community of Alameda and indeed the East Bay I would like to point out that it is an important center for the childhood and adolescence of countless youth in the area. Its special "junior programs" Tennis, fitness, swimming, after school recreation become its central theme. Hundreds of children have been nurtured and raised in its bucolic atmosphere. Without this center these youth would be somewhere else. Many in the streets on their own.

Please do whatever is in your power to maintain its status so that membership can work out other issues to preserve its survival .

Thank You,

Ron Valentine
3131 Marina Dr
Alameda

Diane Walsh
3131 Marina Dr
Alameda

Nancy McPeak

From: Paul Medved <pcmedved@gmail.com>
Sent: Monday, September 13, 2021 1:20 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; John Knox White; Malia Vella; Tony Daysog; Trish Spencer; Andrew Thomas
Subject: [EXTERNAL] Item 7-A in Tonight's Planning Board Mtg

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Alameda City Planning Board Members,

My name is Paul Medved, a resident of the Pelican Bay community of HBI. My wife and I moved to HBI in 1980 where we raised our two daughters, all the while enjoying access to tennis, swimming and fitness at the HBC. In fact, both our daughters learned to swim in the HBC pool, both went on to enjoy high school swimming and water polo, both had summer jobs life guarding there, and one went on to swim competitively at UC Davis on an athletic scholarship while the other played club water polo at UC Santa Cruz. All aspects of the HBC are critical to the recreational well-being of our community, but none more so than its pool. In fact, the HBC really needs a second pool to meet a greater portion of the overwhelming demand. That point was resoundingly established several years ago by those on both sides of the issue of whether the club should be allowed to move to the business park. And during the pandemic this past year the need became even more pronounced.

Let me be clear, I am fully supportive of the City meeting its housing obligations - including and especially affordable housing. But adding housing at the cost of a great existing recreational amenity would be not only unjust, it would be unwise. To go along with additional housing, Alameda needs more recreational opportunities, not less. Especially in the form of multipurpose swimming pools. Surely there are better opportunities for housing than at the HBC site.

I urge you to designate and preserve the HBC property as recreational space.

Gratefully yours,
Paul Medved
74 Justin Circle



Virus-free. www.avast.com

Nancy McPeak

From: Jason Gerke <jg94608@yahoo.com>
Sent: Monday, September 13, 2021 3:25 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Subject: [EXTERNAL] Harbor Bay Club

Dear City of Alameda Planning Board and City Council Members:

My name is Jason Gerke and I've lived in Alameda for 12 years.

I am writing this to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over 800 other people:

<https://chng.it/vrjWjhdJVN>

I plan on attending [and speaking at] the Planning Board meeting via Zoom on September 13th to voice my comments on the General Plan draft, specifically with regard to the Harbor Bay Club. I also plan on attending and speaking at future Planning Board and City Council meetings regarding this topic.

I ask that you designate the Harbor Bay Club as a recreational space for the following reasons:

- **Health and well being.** This land provides a essential place for all ages to work one their mental and physical health. It has a wide variety of facilities unlike anything other place in Alameda. These include swimming pool, tennis courts, basketball court, fitness areas, child care, after school care, among many others. It would be a detriment to our community's health and well being to loose this place. I'm a registered nurse so this reason is close to my heart.

- The fact that HBC never paid a Reclamation District Assessment evidences that it is a community recreational space. Other lands that were excluded from assessment were public, community spaces such as parks. It wouldn't be equitable to allow a private developer to build upon land that never paid a Reclamation District Assessment. [See Memo on Reclamation District Assessment for more.]

- Designating the HBC land as "community mixed use" or "medium density residential" in the General Plan suggests that housing will be built on the site—this would violate the sanctity of an established Planned Unit Development. The community of Harbor Bay Isle was designed and approved by the City as a Planned Unit Development (PUD), which provides the City with all the advantages associated with a long-term land use plan, reduces construction costs for the developer, and protects buyers/residents from encroachment. Changing a completed PUD is contrary to the very concept of a PUD, which is to provide a known balance of residential, commercial and recreational land use. Changing a PUD after completion upsets this balance.

Please, do the right thing for the City of Alameda and designate the Harbor Bay Club as a recreational space in the General Plan!

Jason Gerke

Sent from my iPhone

Nancy McPeak

From: emily goswami <emilygo@gmail.com>
Sent: Monday, September 13, 2021 3:54 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White; Jason Gerke
Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the General Plan

Dear City of Alameda Planning Board and City Council Members:

My name is Emily Goswami. I have been an Alameda homeowner for over 10 years.

I am writing this to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over 550 other people: <https://chng.it/vrjWjhdJVN>

I ask that you designate the Harbor Bay Club as a recreational space for the following reasons:

- HBC provides much needed enrichment for children in the form of tennis classes and summer camp.
- For the past 1.5 years, HBC has been my child's only social access with other kids through its safe, outdoor camps and classes.
- HBC provides much-needed pool access and swimming classes, which are a shortage in this island city. Ask any parent how hard it is to get swim lessons in Alameda!
- Replacing recreational space with housing will provide congestion for the existing space and the shoreline trails on Bay Farm.
- Alameda also has a shortage of gyms with full amenities and pool access. Removing it would have a great impact on the health of residents of all ages.

Please, do the right thing for the City of Alameda and designate the Harbor Bay Club as a recreational space in the General Plan!

Thank you,

Emily Goswami & Jason Gerke
1801 High St.

Nancy McPeak

From: Jonathan Bond <jrbond49@gmail.com>
Sent: Monday, September 13, 2021 5:30 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; John Knox White; Malia Vella; Tony Daysog; Trish Spencer; Andrew Thomas
Subject: [EXTERNAL] Planning Board Meeting, September 13, Item 7A

Dear Alameda City Planning Board Members,

My wife and I have been Alameda residents since 1978 and moved to HBI in 1980. Here we raised our two daughters and have enjoyed continuing access to swimming and fitness facilities at the Harbor Bay Club. Our daughters learned to swim in the HBC pool and went on to enjoy high school swimming and water polo. They also worked as Lifeguards, Swim Instructors and Counsellors at the Club. Meanwhile I enjoyed swimming with the Alameda Aquatic Masters at the Club pool. All of these are continuing opportunities for children and adults to be able to enjoy at the Club.

We believe that the HBC is critical to the recreational well-being of our community, but none more so than its pool. We have always hoped that a second pool would be constructed to help meet the overwhelming demand. That need was clearly established several years ago by those on both sides of the issue of whether the club should be allowed to move to the Business Park. The restrictions during the pandemic this past year made this need even more clear.

Using even part of the existing Club property for housing development would also be problematical from traffic and safety points of view. Topics which are already of great concern in HBI.

We are supportive of the City's need to meet its State housing obligations - especially affordable housing. Adding housing at the cost of this existing recreational amenity, however, would be unfair and unwise and go against the City's previous commitments. Alameda needs more recreational opportunities in the form of multipurpose swimming pools, not less.

Accordingly I ask that you continue to designate the Harbor Bay Club as a recreational space.

Very truly yours,

Jonathan and Helen Bond
104 Nottingham Drive

Nancy McPeak

From: Stacey Leask <stacey.leask@gmail.com>
Sent: Monday, September 13, 2021 6:35 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White; Luke Szymanski
Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the General Plan

Dear City of Alameda Planning Board and City Council Members:

My name is Stacey Leask; I am a resident and homeowner in Alameda, along with my husband and our 2 minor children. We have resided in Alameda since 2007.

We are writing in support of the request that the City designate the land located at 200 Packet Landing Road in Alameda (also known as Harbor Bay Club) as RECREATIONAL in the General Plan.

Our entire family uses the designated land space and facilities regularly for recreation, health and wellness, childcare/summer program activities, community enjoyment and outdoor green space.

As residents on the east end of Alameda, the land space and facilities is the only such recreational facility near us with the amenities that meets the needs of our health and wellness and childcare and where there are recreational activities for both adults and children.

All year long, we utilize the fitness facility, pool, tennis courts and outdoor green space. This is highly important in our day in age where youth and adults are prone to lack of exercise, diabetes and other factors. Viable and cost-effective health and wellness facilities and recreation are more important than ever.

In addition, our young children participate in both the after-school tennis programs and the summer camp program options throughout the year. Without these options, we fear that we will no longer have access to quality affordable childcare options nearby that include outdoor activities such as tennis, swimming and other activities for our children.

Indeed, the after-school programs and summer camp programs offered at the land space provide a much needed childcare option for many Alameda working parents, including us, and especially for those families who live near the facilities. These programs operate longer hours than most other childcare options in Alameda, and they offer outdoor tennis and pool options of which the nearby elementary and middle schools do not provide. They also have the capability to enroll large groups of children, at one contained and secure site, under the care of program coordinators who are well-known by the community, making their programs attractive options to local families.

Our son, age 7, is a rising tennis player. He practices and trains at the Harbor Bay Club tennis facilities and camps. He has recently started entering USTA tennis tournaments and we have witnessed first-hand the competition of young kids from around the Bay Area. Without the nearby tennis facilities, camps and lessons of Harbor Bay Club, our son will be at an even bigger disadvantage from other children taking up the sport of tennis as youth. Harbor Bay Club provides a much-needed option for the youth of Alameda and the nearby communities who seek to play tennis.

We also utilize Harbor Bay Club for swimming and swimming lessons for our children. It has been our experience as residents of Alameda that swimming lesson options are very scarce in Alameda with only a few

limited options that are out there and at limited times that do not work for many families. Although Alameda Parks and Recreation has more recently begun offering some swimming lessons at the Alameda city owned or operated pools, they are limited enrollment and most every time they are offered, they fill up within minutes of opening enrollment. As a result, many families, including ours, are left without available swimming lesson options except to pay at private facilities. Aquatec, a private facility, also has limited space and it too fills up leaving many families without any other option. Many people are forced to travel to far away cities to obtain quality swimming lessons. This is not a viable option for many families, due to costs, travel time or other factors. The Harbor Bay Club aquatics program fills this gap on the swim options, even to those who are not members of the club. Losing Harbor Bay Club would be another blow to an already dire situation as far as available swimming lessons for the youth in Alameda.

We have heard that developers may be interested to purchase the land in order to demolish the existing facilities and build housing. This would be at the cost of losing this vital recreation space that so many local Alameda families depend on and utilize for recreation, health, wellness, childcare and more.

Our understanding is that this space/facilities was developed in response to an earlier agreement for development on Harbor Bay Isle and that the purpose of the land space/facilities was to provide quality RECREATION space and facilities for the residents of Harbor Bay Isle and the surrounding areas.

Please vote to designate the land space as RECREATIONAL in the General Plan to help ensure the space is designated for future recreational use of the Alameda residents and constituents.

Sincerely,

Stacey L. Leask

3218 Liberty Avenue

Alameda, CA

Nancy McPeak

From: Luke Szymanski <lukas.k.szymanski@gmail.com>
Sent: Monday, September 13, 2021 5:24 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White
Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the General Plan

Dear City of Alameda Planning Board and City Council Members:

My name is Luke Szymanski and I am a 14 year Alameda Resident.

I am writing this to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over 550 other people:

<https://chnng.it/vrjWjhdJVN>

I'm submitting this to the Planning Board meeting to voice my comments on the General Plan draft, specifically with regard to the Harbor Bay Club. I also plan on attending and speaking at future Planning Board and City Council meetings regarding this topic.

I want express my concern for the redevelopment of Harbor Bay Club into more housing and hereby submit some of the things to consider.

We have been part of the Harbor Bay Club for the past few years since our kids where old enough to walk. The facility has allowed us to not only improve our own health but, also allowed us to have our kids participate in camps and after school tennis programs in addition to the swimming lessons they took there which are invaluable for our kids safety.

Our son Andrew has been playing tennis at Harbor Bay since he was 3 years old and this is one the remaining tennis clubs in the area where kids can learn and excel in tennis. He's currently first in his age group in Alameda and among the top kids in the Bay Area playing at United States Tennis Association tournaments. Coincidentally the NorCal USTA is based in Alameda but, we could soon lose the a place for kids to play tennis in our town.

Many of us can agree that some of the things of that makes Alameda a special place to live and why many families choose to stay in Alameda is the density of kids in our neighborhoods and a community where resources for those kids are available.

With a lack of summer camps and after school programs on the Island, Harbor Bay Club is one of the few remaining parcels of land that allows kids to play tennis or attend summer camps where they make friends and lasting memories for life. Imagine having to drive out of Alameda because hundreds of spot during the summer are no longer available. The benefit of this ongoing resource will benefit thousands of kids rather than the few that are able to purchase a home on this land and the developer who has no long term interest in the property or child friendly amenities in Alameda.

We have a responsibility to preserve this space for recreation as it was originally intended and shouldn't have to change the original intent because the owners want out after going into foreclosure with their banks. There are

plenty of places to put additional housing such as the base and to put housing in a flood zone is irresponsible to consider.

The club also provides kids in Alameda the ability engage in a positive manner while being supervised and it's clubs like this that make living in Alameda that much more attractive. Once we take away or reduce this space for housing it will never be brought back.

Having grown up in San Francisco I can attest to the lack of pools or tennis courts in the city which were built over to create luxury condos. The positive effect in kids of having those available far outweighs the benefit to the few who will be able to purchase a home on the land.

Our city is continuing to become more dense and less hospitable to families who want to raise children here. I saw this happening in the San Francisco while living there where more families chose to move to the suburbs such as Lafayette, Walnut Creek and Danville to raise their kids. Coincidentally many of those areas have swim and tennis clubs which make them more desirable communities to live in. The flight of these families is often tied to recreational opportunities for their kids and safe places to play. Chipping away at the HBC will force many families to leave, reducing our city to a much less attractive place to be. Coincidentally kids who participate in athletics have a lower incidence of involvement in crime and tend to do better in school. Access to recreation facilities literally makes our schools and communities better.

Removing or diminishing the Harbor Bay Club in favor of housing converts a community asset into a developer entitlement. Historical documents confirmed by City staff state that Harbor Bay Isle Associates was allowed to build additional homes on acreage originally designated as recreational space. The City of Alameda granted HBIA the right to swap 44 acres for a 10-acre Harbor Bay Club under the provision that "the purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of Harbor Bay Isle residential development." The HBC would not exist today if residents were given the open space that was planned for within each of their neighborhoods. As a result, the Club is not a disposable entity because it replaces open space within the confines of a Planned Unit Development (PUD). Therefore, removing or diminishing the HBC violates homeowner's property rights to a recreational facility within the Community of Harbor Bay Isle.

Designating the HBC land as "community mixed use" or "medium density residential" in the General Plan suggests that housing will be built on the site—this would violate the sanctity of an established Planned Unit Development. The community of Harbor Bay Isle was designed and approved by the City as a Planned Unit Development (PUD), which provides the City with all the advantages associated with a long-term land use plan, reduces construction costs for the developer, and protects buyers/residents from encroachment. Changing a completed PUD is contrary to the very concept of a PUD, which is to provide a known balance of residential, commercial and recreational land use. Changing a PUD after completion upsets this balance.

Recreational space is what gives Alameda its character and distinguishes it from more dense and urban areas. The Harbor Bay Club is part of Alameda's character. Removing or diminishing it in favor of housing would hurt, not enhance Alameda's character.

In terms of environment, the HBC is in a flood zone. Flat areas such as tennis courts can flood easily, whereas housing cannot. Moreover, more housing often brings more cars, and more emissions. Diminishing the HBC in favor of housing would not be an environmentally friendly move.

The Harbor Bay Club is a cherished community asset that is healthy for the Alameda and greater East Bay Communities. Recreational space is an important part of a healthy and balanced community. HBC offers tennis, swimming, a fitness and workout facility, basketball, pickle ball, classes for yoga, Pilates, dance, cycling, martial arts, aerobics, and more. It also provides after-school care for many children and families. HBC

provides a place for recreation for persons of all ages and backgrounds. Diminishing or removing this space would be a disservice to the Alameda community.

The Harbor Bay Club land is in a flood zone. Recreational space such as tennis courts (or other flat areas) can flood easily with little to no harm. It would not be prudent to build additional housing in a flood zone.

Endorsing the removal of a community amenity from a completed PUD in favor of housing is inequitable to residents who purchased homes at Harbor Bay Isle. Allegations of breach of contract and fraud will likely result in protracted legal action initiated by homeowners who were misled when buying their homes. The Harbor Bay Club was advertised as a reason to buy in Harbor Bay Isle.

I ask that you designate the Harbor Bay Club as a recreational space for the above reasons.

Please, do the right thing for the City of Alameda and designate the Harbor Bay Club as a recreational space in the General Plan!

Lukas Szymanski
3218 Liberty Ave
415-244-0583

Nancy McPeak

From: Alex Wolfe <thewolfe@gmail.com>
Sent: Monday, September 13, 2021 6:37 PM
To: Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Nancy McPeak
Cc: Marilyn Ezzy Ashcraft; Malia Vella; Tony Daysog; Trish Spencer; John Knox White
Subject: [EXTERNAL] Designate the Harbor Bay Club land RECREATIONAL in the General Plan

Dear City of Alameda Planning Board and City Council Members:

My name is Alexander Wolfe and I'm a lifelong resident of Alameda and current home owner.

I am writing this to request that you designate the Harbor Bay Club land (located on 200 Packet Landing Rd.) as RECREATIONAL in the General Plan. I signed the following petition along with over 550 other people: <https://chng.it/vrjWjhdJVN>

I plan on attending and speaking at the Planning Board meeting via Zoom on September 13th to voice my comments on the General Plan draft, specifically with regard to the Harbor Bay Club. I also plan on attending and speaking at future Planning Board and City Council meetings regarding this topic.

I ask that you designate the Harbor Bay Club as a recreational space for the following reasons:

- Covid has already taken so much away. The HBC is the epicenter of the community of Harbor Bay, we need to make sure we expand services like this not take them away.
- The traffic at this intersection is already overflowing. Added homes and additional traffic creates a safety hazard for the elementary school (Earheart) and make it impossible for emergency vehicles to enter quickly during high traffic times
- There are much better places to build homes with intersections that can support traffic in Harbor Bay. Including the shopping center which would help provide customers for store owners and the business park which is largely empty.

Please, do the right thing for the City of Alameda and designate the Harbor Bay Club as a recreational space in the General Plan!

Thank you,
Alexander Wolfe