

**From:** [Jeanne Allen](#)  
**To:** [City Clerk](#)  
**Subject:** [EXTERNAL]  
**Date:** Tuesday, November 16, 2021 7:42:07 PM

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Please DON'T vote for upzoning in Alameda. At least. until you build. a new bridge that can accommodate the TRAFFIC that we already have. Please don't ruin Alameda for future generations.

Sincerely,

Jeanne

**From:** [Alameda Citizens Task Force](#)  
**To:** [Marilyn Ezzy Ashcraft](#); [Tony Daysog](#); [John Knox White](#); [Trish Spencer](#); [Malia Vella](#); [Eric Levitt](#); [City Clerk](#)  
**Subject:** [EXTERNAL] PETITION SIGNATURES--ITEM 7-B  
**Date:** Tuesday, November 16, 2021 5:36:21 PM  
**Attachments:** [petition\\_signatures\\_jobs\\_31330794\\_20211117013209.csv](#)

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Dear Mayor and City Council Members,

RE: Agenda Item 7-B

Please note there are over 200+ signatures of Alameda residents:

<https://www.change.org/u/me>

Please take this into consideration during your discussions and directions to Planning Board Staff tonight.

Thank you.

Name	City	State	Postal Code	Country	Signed On
Alameda Citizens				US	11/11/2021
Jay Garfink	Alameda	CA	94502	US	11/11/2021
Brenden G.	Alameda	CA	94501	US	11/11/2021
Mike Van C	Alameda	CA	94501	US	11/11/2021
Carmen Re	Alameda	CA	94501	US	11/11/2021
Patsy Baer	Alameda	CA	94501	US	11/11/2021
Rob Halford	Alameda	CA	94501	US	11/12/2021
William Co	Alameda	CA	94501	US	11/12/2021
Donald Scr	Alameda	CA	94501	US	11/12/2021
Shaquan C	Rockville		20902	US	11/12/2021
Paul Forem	Alameda	CA	94501	US	11/12/2021
Peter Conn	Alameda	CA	94501	US	11/12/2021
Brian McD	Alameda	CA	94501	US	11/12/2021
Karin Sidw	Alameda	CA	94501	US	11/12/2021
Jemima De	Lexington		40505	US	11/12/2021
Stephen Ys	Alameda	CA	94501	US	11/12/2021
Bev Zia	ALAMEDA	CA	94502	US	11/12/2021
Maria Pera	Alameda	CA	94501	US	11/12/2021
Karen Lithg	Alameda	CA	94501	US	11/12/2021
Arianna Sie	Alameda	CA	94501	US	11/12/2021
Marie Kan	Alameda	CA	94502	US	11/12/2021
Joe LoParo	Alameda	CA	94501	US	11/12/2021
Nicole Trar	Alameda	CA	94501	US	11/12/2021
Sheila Mari	Alameda	CA	94501	US	11/12/2021
Beth Peter	Alameda	CA	94501	US	11/12/2021
Zach Kapla	Alameda	CA	94501	US	11/12/2021
Kazi Hossai	Jersey City	NJ	7302	US	11/12/2021
Lillian Sulliv	Glenwood		51545	US	11/12/2021
Yasmine H	Bessemer		35020	US	11/12/2021
KC Egan	Alameda	CA	94501	US	11/12/2021
Helen Simp	Alameda	CA	94501	US	11/12/2021
Dorothy Fr	Alameda	CA	94501	US	11/12/2021
Birgitt Evar	Alameda	CA	94501	US	11/12/2021
Doree Mile	Alameda	CA	94501	US	11/12/2021
Eric Smiler	Alameda	CA	94501	US	11/12/2021
Brittney Br	Alameda	CA	94502	US	11/12/2021
Dolores Ke	Alameda	CA	94501	US	11/12/2021
Kevin Fred	Alameda	CA	94501	US	11/12/2021
Ryan Taylo	Wheaton		60189	US	11/12/2021
Devon Wes	Alameda	CA	94501	US	11/12/2021
Mary McFa	Oakland	CA	94611	US	11/12/2021
Alyx Karpo	Alameda	CA	94501	US	11/12/2021
Joseph Wo	Alameda	CA	94501	US	11/12/2021
Rudra Guin	Sudbury		1776	US	11/12/2021
Arielle Silve	Laurel	MD	20723	US	11/12/2021
Karen Mille	Alameda	CA	94501	US	11/12/2021

Darlene Ga	Hayward	CA	94541	US	11/12/2021
Tianxi Zher	Oakland	CA	94603	US	11/12/2021
Michael Pa	Alameda	CA	94501	US	11/13/2021
Jeff Franco	Alameda	CA	94501	US	11/13/2021
Daniel Oue	Hayward	CA	94541	US	11/13/2021
Denise Gas	Alameda	CA	94502	US	11/13/2021
Mark Greei	Alameda	CA	94501	US	11/13/2021
Denise Ma	Alameda	CA	94502	US	11/13/2021
Olney Grin	San Francis	CA	94117	US	11/13/2021
John Gill	Alameda	CA	94544	US	11/13/2021
Flora Tso	Alameda	CA	94502	US	11/13/2021
James Jeffe	Alameda	CA	94501	US	11/13/2021
reyla grabe	alameda	CA	94502	US	11/13/2021
James Hud	Alameda	CA	94501	US	11/13/2021
Jenny Sui	Alameda	CA	94501	US	11/13/2021
Wendy A N	Alameda	CA	94502	US	11/13/2021
Scott Hami	San Jose	CA	95129	US	11/13/2021
Ronete Har	Alameda	CA	94501	US	11/13/2021
Karin Fox	Alameda	CA	94502	US	11/13/2021
Benjamin M	Alameda	CA	94501	US	11/13/2021
david rook	Rockford	MI	49341	US	11/13/2021
Larry Jones	Las Vegas		89142	US	11/13/2021
Carrie Mon	Alameda	CA	94501	US	11/13/2021
stephen Sl	Alameda	CA	94501	US	11/13/2021
Zenner Joh	Alameda	CA	94501	US	11/13/2021
George Sos	Alameda	CA	94501	US	11/13/2021
Peter Cianc	Riverside	CA	92506	US	11/13/2021
Al Stefani	Alameda	CA	94501	US	11/13/2021
Karen Ratt	Alameda	CA	94501	US	11/13/2021
Edward Sin	Alameda	CA	94501	US	11/13/2021
Elizabeth S	Alameda	CA	94501	US	11/13/2021
Daniel Flor	Alameda	CA	94501	US	11/13/2021
Edward Kei	Alameda	CA	94501	US	11/13/2021
Judith A Ly	Alameda	CA	94501	US	11/13/2021
Jennifer Bo	Alameda	CA	94501	US	11/13/2021
Angie Slich	Portland	OR	97211	US	11/13/2021
Corinna Zai	Alameda	CA	94501	US	11/13/2021
Michelle M	Alameda	CA	94501	US	11/13/2021
Michele La	Alameda	CA	94501	US	11/13/2021
richard ber	Alameda	CA	94501	US	11/13/2021
Lauren Mcl	schohaire		12157	US	11/14/2021
christophe	Spring Hill		34609	US	11/14/2021
Emebet W	Antioch	CA	94531	US	11/14/2021
Gabby H	East Orange		7018	US	11/14/2021
John O'Brie	North Little Rock		72118	US	11/14/2021
Lynne Scal	Berkeley	CA	94501	US	11/14/2021
Haredo Nu	Columbus		43202	US	11/14/2021

Melissa Be Neodesha		66757 US	11/14/2021
Ben Deligai Alameda	CA	94502 US	11/14/2021
Rocio Sanc Los Angeles		90026 US	11/14/2021
Gina Le Lakeland	FL	33812 US	11/14/2021
Megan Bro Ocala	FL	34471 US	11/14/2021
Donna Flet Alameda	CA	94501 US	11/15/2021
Diane Alex Alameda	CA	94502 US	11/15/2021
alan molin Seattle		98111 US	11/15/2021
Lisa Shen Reston		20191 US	11/15/2021
Ellen Jean Alameda	CA	94501 US	11/15/2021
Noreen Chi Alameda	CA	94501 US	11/15/2021
Teresa Mill Alameda	CA	94501 US	11/15/2021
Teresa Mill Oakland	CA	94501 US	11/15/2021
John Turne Alameda	CA	94501 US	11/15/2021
David How Alameda	CA	94501 US	11/15/2021
William Ha Alameda	CA	94501 US	11/15/2021
Ellen Chesr Alameda	CA	94501 US	11/15/2021
Phillip Seay Alameda	CA	94501 US	11/15/2021
Patricia Lar San Jose	CA	95127 US	11/16/2021
Ana Rea Alameda	CA	94502 US	11/16/2021
Leslie Milo Alameda	CA	94501 US	11/16/2021
Alexandra I Alameda	CA	94501 US	11/16/2021
kris motola Alameda	CA	94501 US	11/16/2021
Corinne Lai Alameda	CA	94501 US	11/16/2021
Laurie Bocf Alameda	CA	94501 US	11/16/2021
Joe Van Wi Alameda	CA	94501 US	11/16/2021
Thomas Be Alameda	CA	94501 US	11/16/2021
Joyce Boyd Alameda	CA	94501 US	11/16/2021
Anthony Pc Hayward	CA	94541 US	11/16/2021
Eddy Liang Alameda	CA	94501 US	11/16/2021
Evelyn Var Alameda	CA	94501 US	11/16/2021
Catherine I Wyckoff	NJ	7481 US	11/16/2021
LittleTheRa Atlanta		30315 US	11/16/2021
Zach Coher Wyckoff		7481 US	11/16/2021
Tywanna T. Columbia		29203 US	11/16/2021
madi Minn greenwood village		80111 US	11/16/2021
Don Curtis Alameda	CA	94501 US	11/16/2021
Deborah E Alameda	CA	94502 US	11/16/2021
Mary Foss Alameda	CA	94501 US	11/16/2021
Eddy Lehre Alameda	CA	94502 US	11/16/2021
Melinda M Alameda	CA	94502 US	11/16/2021
Stephen Cy Alameda	CA	94502 US	11/16/2021
Emma Kun Alameda	CA	94502 US	11/16/2021
Debbi Nak Alameda	CA	94502 US	11/16/2021
Cathy Leon Alameda	CA	94502 US	11/16/2021
Lesa Ross Alameda	CA	94502 US	11/16/2021
Elizabeth R Alameda	CA	94501 US	11/16/2021

Carole Lohi	Alameda	CA	94502	US	11/16/2021
Sandra Ber	Alameda	CA	94501	US	11/16/2021
Vicki Lane	Alameda	CA	94502	US	11/16/2021
Janet Libby	Alameda	CA	94501	US	11/16/2021
Lisa Trousd	Alameda	CA	94502	US	11/16/2021
Kurt Libby	Alameda	CA	94501	US	11/16/2021
karen jine	Alameda	CA	94501	US	11/16/2021
Char Scann	Alameda	CA	94502	US	11/16/2021
Aaron Tam	Alameda	CA	94502	US	11/16/2021
Debbie Dar	Alameda	CA	94501	US	11/16/2021
Carol Rivan	Alameda	CA	94502	US	11/16/2021
Karen Hoffi	Alameda	CA	94501	US	11/16/2021
Rena Pallof	Alameda	CA	94502	US	11/16/2021
Fred Lebe	Alameda	CA	94501	US	11/16/2021
Michele La	Alameda	CA	96150	US	11/16/2021
Patricia Ga	Alameda	CA	94501	US	11/16/2021
joseph clor	Alameda	CA	94502	US	11/16/2021
Andrew Da	Alameda	CA	94501	US	11/16/2021
Dennis Val	Oakland	CA	94607	US	11/16/2021
Joby vasqu	Corpus Christi		78414	US	11/16/2021
Seung-yeo	Alameda	CA	94502	US	11/16/2021
Carol Gotts	Alameda	CA	94501	US	11/16/2021
Kathleen Ki	Alameda	CA	94502	US	11/16/2021
Richard Vai	Alameda	CA	94501	US	11/16/2021
JULIE VAN	Alameda	CA	94501	US	11/16/2021
Walter Jacc	Alameda	CA	94502	US	11/16/2021
James Goo	Hayward	CA	94501	US	11/16/2021
Kay Blair	Alameda	CA	94501	US	11/16/2021
Mariah He	Alameda	CA	94501	US	11/16/2021
Stephen Sir	Alameda	CA	94501	US	11/16/2021
Richard No	Alameda	CA	94501	US	11/16/2021
Jeffrey Petr	Alameda	CA	94502	US	11/16/2021
George Mc	Waterford	CA	95386	US	11/16/2021
Jean Rubin	Alameda	CA	94501	US	11/16/2021
Frances Tai	Alameda	CA	94501	US	11/16/2021
Jane Veale	Alameda	CA	94502	US	11/16/2021
Grant Scull	Alameda	CA	94502	US	11/16/2021
Laura Bark	Alameda	CA	94501	US	11/16/2021
gary krauss	Alameda	CA	94501	US	11/16/2021
Jayden Zhe	Charleston		29412	US	11/16/2021
Kori Mae	Birmingham		35208	US	11/16/2021
Josh Standi	Lake Zurich		60047	US	11/16/2021
RAYMOND	ALAMEDA	CA	94502	US	11/16/2021
Melissa Blc	Alameda	CA	94502	US	11/17/2021
Donna Lou	Alamo	CA	94507	US	11/17/2021
Bruce Zulai	Alameda	CA	94501	US	11/17/2021

**From:** [Cindy Sui](#)  
**To:** [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Malia Vella](#); [Trish Spencer](#); [Eric Levitt](#); [Gerry Beaudin](#); [athomoas@alamedaca.gov](#); [Lara Weisiger](#); [Allen Tai](#); [Ronald Curtis](#); [Alan Teague](#); [Rona Rothenberg](#); [Asheshh Saheba](#); [Teresa Ruiz](#); [Hanson Hom](#); [Xiomara Cisneros](#)  
**Subject:** [EXTERNAL] Nov. 16 City Council Agenda Item 7-B Housing Element  
**Date:** Tuesday, November 16, 2021 5:29:32 PM

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Dear Mayor Ashcraft, Vice Mayor Vella and Council Members Knox-White, Daysog and Herrera Spencer:

I would like to join the Alameda Citizens Task Force in objecting to the proposed upzoning of residential districts R-1 to R-6 which would repeal Article 26 of the city charter.

Sincerely,

Cindy Sui

ACT recognizes the need for the city to achieve a certified housing element and can generally support the draft housing element. However, we must strongly object to the proposed upzoning of residential districts R-1 to R-6 which, in effect, would repeal Article 26 of the city charter. The basis for our objection follows:

1. **Article 26:** HE-27 (p. 22) alleges that the single family restrictions, low density zoning, and minimum lot size requirements of Article 26 are barriers to lower income multifamily housing and should be rescinded or mitigated. Our Planning Director has consistently strongly supported rescission, rather than mitigation. Having failed to accomplish this aim at the ballot box, an attempt is now made to accomplish it in the guise of the housing element. However, Article 26 is not a barrier to achieving a certified housing element. In fact, it is irrelevant to the effort because it is pre-empted by the State Housing Element Law (HEL) to the extent needed to comply therewith.

The city, since 2012, has created multi-family overlay zoning districts that provide for density levels to meet the HEL requirements for the low income housing categories. This was accomplished by application of the pre-emption above. This has not been challenged. As a result, the city's current housing element was certified by the state and has led to the city's approval of over 3000 new multi-family units in all income categories.

It is obvious from the above that Art. 26 has not been a barrier to our current housing production and will not be a barrier to achieving our RHNA for 2023-2031.

## 2. Upzoning All Residential Districts:

Our R-1 district has already been up-zoned by the recent passage of SB 9 with the density quadrupled from one unit per lot to up to four units. However, our Planning Department is not satisfied with SB – 9 but wants even more density and an easier process for developers!

SB-9 provides that if a developer wants to place 4 full-sized dwellings on the lot, no new ADU's will be allowed, and the lot must be approved by the city for sub-division. Our Planning Department proposes to upzone R-1 to allow one full-sized dwelling unit for every 1250 sq. ft. which on a standard 5000 sq. ft. lot would allow four such units, the same as SB-9, **but it would avoid the need for any subdivision and our current ADU ordinance would allow three ADU's, raising the total dwelling units on the lot to seven. Thus, what was too much density even for SB-9 sponsor, Senator Wiener, is just right for Alameda. We think not.**

Several R-2 through R-6 neighborhoods already contain pre-Article 26 multi-family housing, so that they are already in excess of the current one unit per 2,000 sq. ft. requirement. Densification to one unit per 1,000 sq. ft. for R-2 to R-4 and 750 sq. ft. for R-5 and R-6 plus the 4 ADUs allowed by our ordinance and the one additional unit that automatically applies pursuant to our inclusionary and density bonus ordinances for developments of five or more units will result in six or seven full sized units on the lot with up to four ADU's added. This will create a level of density that is unsustainable regarding parking, water, sewer and other infrastructure needs, and reduction of our urban forest protection against carbon dioxide and heat.

We also wonder what consideration has been given to whether the existing antiquated infrastructure providing utility services to these neighborhoods can handle this increased density, and who will pay for upgraded infrastructure if needed.

It is possible that some of our R-2 thru R-6 zoned neighborhoods may, in fact, be "underutilized". However, to assert that all R-2 thru R-6 neighborhoods have the capacity for more density defies logic and common sense. The Planning Department needs to define the term "underutilized" and do a block by block capacity study before proposing the up-zoning of any of these neighborhoods.

3. **Fair Housing:** Upzoning R-2 to R-6 neighborhoods will actually conflict with the fair housing goals listed in the housing element draft. These neighborhoods are already the source of some of the lowest rent housing in the city, so that any new development will necessarily result



in major displacement of lower income tenants. HCD requires that these displaced tenants get monetary relocation assistance, comparable replacement housing and the right to reoccupy the newly developed structure. See <https://www.hcd.ca.gov/community-development/building-blocks/index.shtml>

The draft housing element gives lip service to this but fails to address how this will be accomplished. (HE-13 at page 19) Increasing the density will significantly increase the land value of development sites. This, along with high construction costs will inevitably result in higher rents that current residents will be unable to pay. Instead of creating affordable housing the result will be gentrification.

4. **Meeting The RHNA:** We recognize that the deletion of the R-2 thru R-6 upzoning creates a shortfall of 520 units from our RHNA which must be included somewhere else in the housing element inventory. We suggest that there are at least four different areas to cover this need.
  1. Prior drafts of the housing element credited 500 units to the up-zoning of only R-2 to R-6 zoning districts. SB-9 has quadrupled density limits in R-1. Thus, R-1 alone can be used to replace much if not all of this shortfall.
  2. The draft HE allocates only 480 units to ADU's, based on the three year 60 unit average. However, the ADU production has steadily risen over that period from 26 to 39 to 64 in the current year. This would justify a higher allocation.
  3. The draft housing element includes seeking a waiver of the current unit limitation of our agreement with the Navy at Alameda Point. This has not yet been placed on a City Council agenda as a regular item. Instead, Council Members Spencer and Daysog have been required to make a Council referral. With no real priority, it languishes at the bottom of agendas and is continued to subsequent meetings. The city should be moving with alacrity on achieving this goal, thus making it available for the housing element land inventory.
  4. A preliminary site inventory presented to City Council on July 6 listed the shopping centers at up to 1200 units, not just the 800 now claimed. With a developer already proposing 800 units for South Shore, it is likely that HCD would allow a higher projection.
5. **Summary:** Article 26 of our charter has been with us for almost 50 years and has been approved by the voters on four different elections, the most recent of which was only a year ago. It cannot be pre-empted by the Housing Element Law unless required in order to achieve our RHNA. **Upzoning is not required in our R-1 thru R-6 zoning districts. Therefore up-zoning these districts would constitute an unlawful violation of our charter.**

Moreover, several of our R-2 thru R-6 zoning district neighborhoods are already beyond the limited density requirements of Article 26 and they are providing some of the lowest rent housing in the city.

More development in these neighborhoods would displace these tenants as new denser construction would inevitably lead to higher rents with resulting gentrification. Thus, even if Article 26 did not exist, opening these neighborhoods to even more multi-family development would be unwise and should be avoided until absolutely required to achieve our RHNA.

We urge you to direct the City Planning Director to delete these districts from his proposed site inventory and distribute the 520 units lost by said deletion to other districts as suggested by Item #4 above.

Sincerely,

Alameda Citizens Task Force  
Gretchen Lipow, President