



Locally Owned, Community Oriented

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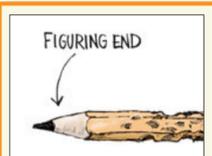
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**Alameda Sun
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AUSD Focuses on Energy

Schools aim to reduce demand

Junlin "William" Chen

In a world that places an ever-growing emphasis on sustainability efforts, Alameda Unified School District (AUSD) has recently stepped up with a plan to reduce electric use and possibly generate renewable energy for all its facilities in the near future.

According to Shariq Khan, AUSD's chief business officer and Susan Davis, senior manager of community affairs for AUSD, the plan is known as the Conservation, Efficiency and Generation (CEG) Plan. Its current objective is to minimize energy demand as much as possible, while considering the limited financial resources available to the district.

Energy efficiency involves replacing existing architectural components like roofs and windows ...

The plan dates back to 2014, when solar power advocates, comprising of Alameda residents and students initially requested AUSD implement solar power into its facilities. AUSD then requested the assistance of Sage Renewables, a renewable energy consulting firm, and Quattrochi Kwok Architects (QKA), an architectural company. They collaborated in examining all AUSD facilities. This ultimately led to the development of the CEG Plan. In June 2015, the school district developed and incorporated the plan into the Facilities Master Plan, an important component of a larger effort to modernize AUSD schools called Measure I.

AUSD will focus on the conservation component first for several key reasons. According to a document posted on the school district's website, "Energy conservation is largely based on behavioral practices to use energy in a more efficient manner. Conservation is free and should always be the first step. Simple conservation practices include turning off lights when not needed, setting thermostats to lower settings in the winter and higher settings in the summer and keeping mechanical equipment properly maintained."

The second component of the plan: "Energy efficiency involves replacing existing architectural components like roofs and windows, along with and mechanical

and electrical equipment with new equipment that has higher energy efficiency and therefore uses less energy." The third and final part is generation or the installation of "renewable energy, such as solar photovoltaic systems."

Khan and Davis noted that implementing the conservation component itself could save AUSD \$700,000 to \$1 million within five years. Both also stated that since AUSD's electricity is provided by Alameda Municipal Power (AMP), a company that generates carbon-neutral electricity, it would be unnecessary to immediately initiate the generation process, especially when considering the district and Alameda's current financial status. AMP provides a favorable and subsidized electricity rate—30 percent less on electricity compared to Oakland's and San Leandro's school districts. Khan and Davis said it is best to focus on conservation efforts first, as doing so will benefit both AUSD and Alameda's residents and students.

AUSD plans to implement several upcoming comprehensive campaigns that will facilitate the CEG Plan and will address both simple machines, such as parts and types of lightbulbs to more complex machines, such as air conditioning.

First up is the "zero energy initiative," which mainly involves unplugging and turning off equipment throughout summer break this year. Another part of the initiative is the possible development of a computer program that can alert users if a computer is idle for an extensive duration of time and will automatically turn off a particular computer if the system does not receive a response.

"We are grateful to AUSD students and community members who have encouraged us to examine the district's energy use and create a solid plan for reducing it," said Khan. "We look forward to implementing that plan and continuing to work with students, staff, community members, and AMP as we move forward."

Junlin "William" Chen is an Alameda Sun intern. Reach him at editor@alamedasun.com.

Alameda Man Disappears

Local, last seen on BART, also faces complaint from FTC

Dennis Ewanosky

If you wanted to get rich quick investing in real estate, Alameda resident John Beck was the man to talk to. At least that's what he wanted you to believe. According to the Federal Trade Commission (FTC) Beck, 73, doing business as "John Beck Amazing Profits, LLC," sold unwitting

customers "John Beck's Free & Clear Real Estate System."

The "system" promised "to teach consumers how to purchase homes for pennies on the dollar at government tax sales, and then earn substantial amounts of money selling or renting the homes for profit." Beck helped create and is featured in

an infomercial that began running about January 2004.

Court papers reveal that Beck pocketed some \$92 million selling his system and another \$175 million for personal coaching sessions.

Beck's claims raised more than a few eyebrows at the FTC. In 2009 the FTC filed a complaint against Beck and his company. On Nov. 17, 2009, the United States District Court issued a preliminary injunction that prohibited Beck from doing any more "get-rich-quick" business. Beck filed for Chapter 11 bankruptcy.

The matter went to trial and on Aug. 21, 2012, the United States District Court ordered Beck to pay \$113,374,305. Beck appealed this judgement; the outcome of that case is pending. In 2013 he voluntarily suspended his bankruptcy case. Then, last year on Aug. 19, Judge Michael Fitzgerald signed a writ appointing a liquidating receiver to seize Beck's assets, which includes two Alameda homes, one on Oleander Avenue on Bay Farm and the other on Regent Street.

The court is allowing Beck and his wife, Joyce Beck, to remain in the Regent Street home until the United States Court of Appeals for the Ninth Circuit hands down its ruling on Beck's appeal. The court has taken control of Beck's Oleander Avenue rental property.

Beck disappeared from his Alameda home on Tuesday, Feb. 9. There have been two reported sightings, both the same day he disappeared: at Oakland's 12th Street BART station and at Land's End in San Francisco. The family is distributing flyers, hoping to locate him.

Contact Dennis Ewanosky at editor@alamedasun.com.



Photos courtesy City of Alameda

The San Francisco skyline is visible in the background of this architect's rendering of Block 11 at Alameda Point.

Planning to Discuss Key Point Elements

Dennis Ewanosky

The Planning Board and the public will have a chance to review and comment on three key elements of Site A at the board's Monday, Feb. 22 meeting: Block 8, Block 11 and the parks.

Block 8 Plans

Block 8, which contains 128 apartments for low-income families and seniors, would stand on the north side of Ralph Appezatto Memorial Parkway (today's West Atlantic Avenue). The senior building's main entrance to senior housing would be immediately across the street from the A-7B Corsair II jet at today's East Gate.

Eden Housing, Inc. — a non-profit that builds and maintains housing to meet the needs of lower-income families, seniors and persons with disabilities — will build and maintain the structures on Block 8. Eden is proposing to build a senior community building and a family community building. The senior building would contain 59 one- and two-bedroom units, while the family building would include 69 apartments including one-, two- and three-bedroom units.

Both buildings will stand four stories tall with three residential floors over a podium parking structure. The architects have designed the building in a U-Shape with three stories of residential units surrounding an open courtyard above the parking structure.

"This design affords each building a safe and private open space environment oriented to maximize sunlight and protect each courtyard from prevailing winds," the staff report states. A 56-foot pedestrian park — approximately 11,800 square feet in size would run between the two buildings. The senior building includes an additional 6,100-square-foot courtyard on the second floor, while the family housing building would have an approximately 8,100-square-foot courtyard also on the second floor.

A bus stop is planned within 150 feet of the senior community's main entrance and will provide access to Oakland's 12th Street BART station, and other AC Transit lines that serve the East Bay and San Francisco. Transit passes will be provided free-of-charge to all residents.

A variety of on-site amenities including indoor and outdoor recreational facilities, fitness centers, computer laboratories, a 1,000-square-foot community room for the senior building residents, as well as a 1,350-square-foot community room for those residing in the family building.

Block 11 Plans

Block 11 fronts onto Waterfront Park and Seaplane Lagoon. The designers state that Block 11 would "provide a transition between the urban fabric of Alameda Point and the natural environment of the Seaplane Lagoon and San Francisco Bay." The block also fronts onto Alameda Point's Historic District. The architects trust that the proposed design would offer "an architectural transition between the Historic District and the non-historic portions of Alameda Point."

The architects designed the street in front of Block 11 "to serve as an extension of the adjacent Waterfront Park and provide a strong pedestrian-oriented, bicycle friendly, street between the building and the park."

They designed Block 11 so that it shares "architectural elements, materials and colors that reflect and respect, without replicating, the Art Moderne architectural style of the most important contributing buildings in the Historic District.

If built as approved, Block 11 would include such amenities as 4,500 square feet of community and recreational facilities, a large landscape podium above the retail parking levels with a lap pool and a roof-top garden with views to the

Block 8 contains 128 apartments for low-income families and seniors.

bay and San Francisco.

The structure would also have secure storage for some 240 bicycles, with contiguous space for bicycle maintenance and repair, 226 on-site parking spaces plus 10 tandem spaces for resident parking as well as 60 parking spaces available for retail uses. Block 11 also includes 221 of the 800 new residential units approved for Site A.

In its report, city staff state that they "would like to ensure that the Planning Board and public carefully examine and comment on the current design for Block 11."

Point Parks Plan

The Planning Board and the public will also have the opportunity to review the 13-acre public park plan for Alameda Point. These 13 acres comprise the Waterfront, Urban and Neighborhood park districts. According to the staff report:

■ The Waterfront Park District emphasizes spaces for passive recreation and access to the water and would include waterfront promenades, water viewing areas, seating areas and gathering spaces.

■ The Urban Park District emphasizes public spaces adjacent to and within an urban commercial fabric and would include outdoor cafés, restaurants, seating areas and similar public spaces in and around retail areas.

■ The Neighborhood Park District emphasizes active recreational uses adjacent to primarily residential areas, such as children's play areas and "tot lots," basketball courts, and other neighborhood and community serving open space and recreational facilities.

The architects designed the 2.63-acre Waterfront Park with an overlook, a promenade, terraces and a taxiway. The overlook includes a pavilion for a café with outdoor seating and restrooms, as well as an elevated area above the promenade at the water's edge. The promenade and terraces consist of spaces leading down to the water's edge with a variety of places for enjoying and experiencing the waterfront. The taxiway pays homage to and respects the historic former Naval Air Station with a timeline engraved into the walkway.

The Planning Board meets next Monday, Feb. 22, at 7 p.m. in the City Council Chambers at City Hall, 2263 Santa Clara Ave.

Contact Dennis Ewanosky at editor@alamedasun.com.



Alameda Police Department

APD Seeks Burglary Suspects

Sun Staff Reports

Alameda Police Department (APD) needs the community's assistance identifying three suspects who have burglarized a business at South Shore Center several times. Police described the suspects, pictured above, as being in their late teens to early 20s. APD asks anyone with information is asked to contact the Property Crimes Unit at 337-8340.



Block 8, with housing for seniors and low-income families, faces the A-7B Corsair II jet at today's East Gate.