

# Alameda Sun

Locally Owned, Community Oriented



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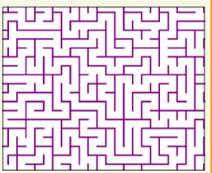
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**Alameda Sun Almanac**

Date	Rise	Set
Today	07:08	19:23
Mar. 24	07:07	19:24
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Google Earth

A three-story 14,300-square-foot building is planned for this vacant lot next door to Otaez Restaurant on Webster Street.

## Plan Revealed for Pacific, Webster

**Dennis Evanosky**

Architect Daniel Hoy is scheduled to appear before the Planning Board next Monday, representing property owners Sam and Michelle Koka. According to a report City Planner Henry Dong submitted the last time the Koka's project was before the board in November 2016, they propose to build an approximately 14,300-square-

foot, three-story, mixed-use building on the southwest corner of Webster Street and Pacific Avenue.

**The project does not meet the parking requirements of 24 off-street parking spaces, falling short at 17.**

foot, three-story, mixed-use building on the southwest corner of Webster Street and Pacific Avenue.

The building would occupy the vacant portion of the lot between the Otaez Restaurant at 1619 Webster St. and Pacific Avenue. Sam Koka has operated SK Auto on a portion of the site since 1992. He would continue to operate his 1,700-square-foot auto repair shop at the existing location.

According to Dong's report, the now-vacant site housed a Unocal gas station from about 1950 to 1996. Two years after the station closed, the underground tanks were removed from the site and soil remediation undertaken.

When this project came before the Planning Board last November, Board Member Lorre Zuppan pointed out that the building fit the neighborhood, but that it looked flat, and she would like to see more depth with the windows and maybe different colors.

At the same meeting Board Member David Burton said he would provide a list of concerns that might be an issue with the building code. He said at the time that he would like to see more details, including a color and materials board before approving the design. Board Member Sandy Sullivan expressed her concern

about the lack of parking. Zuppan agreed and said that the project must provide adequate parking in case the use changes. The project locates parking, landscaping and bike lockers behind the building, as well as two bike racks on the sidewalk along Webster Street. According to Dong's report the project does not meet the parking requirements of 24 off-street parking spaces, falling seven short at 17 parking spaces.

The board voted to continue the item in November so that these, and other concerns, could be met.

If approved, the new building would house approximately 5,000 square feet of ground floor retail. Some 9,300 square feet of senior housing on the second and third floors would include 12 rooms for seniors with a mix of one or two beds, with up to 16 total beds.

Each room would contain a full bathroom, closets, one or two beds, counter space suitable for a small sink with a side board, cabinets and a personal refrigerator. The third floor would include a full-service commercial kitchen, closets, one or two beds, communal dining and living room areas, a gymnasium, toilets with showers, manager's quarters and office space.

The Planning Board meets at 6 p.m., Monday, March 27, in the City Council Chambers, City Hall, 2263 Santa Clara Ave.

A public hearing concerning Encinal Terminals (ET) is also on the agenda. According to the city's website, Tim Lewis Communities hopes to build as many as 589 housing units and dedicate up to 50,000 square feet for commercial uses and waterfront public parks at the ET site.



City of Alameda

If the plan is approved this mixed-use building would occupy the southwest intersection of Webster Street and Pacific Avenue.

## Grand Jurors Needed

**Sun Staff Reports**

The county has a need for qualified residents to serve as community watchdogs. Alameda County civil grand jurors examine the operations of local government agencies and investigate citizen complaints. Alameda residents are encouraged to apply.

Grand jurors receive training and support throughout their service. They must be willing to participate in questioning witnesses, reading and analyzing investigative materials and writing final reports. Persons selected for service must commit to serve a minimum of one year (July 1 through June 30), and must be able to meet on Wednesday and Thursday mornings each week. Required qualifications include

United States citizenship, Alameda County residency for one year immediately before being selected and sufficient knowledge of the English language. Additional desired qualifications include being interested in community affairs, the ability to work well with others in a group setting and possessing investigative skills.

Applications will be accepted through Saturday, April 15, for the fiscal year starting July 1.

Visit <http://acgov.org/grandjury/juror.htm> for an application or call 208-9855. Complete the application and return it by email to [cassie.barner@acgov.org](mailto:cassie.barner@acgov.org) or conventional mail to Alameda County Grand Jury, 1401 Lakeside Drive, Suite 1104, Oakland, CA 94612.

## AUSD, College, Offer Free Year of Tuition

**Sun Staff Reports**

College of Alameda's (CoA) President Tim Karas presented the school's new program for Alameda high school students at the Tuesday, March 14, Alameda Board of Education meeting.

Karas unveiled the "Alameda Promise" initiative at the meeting. Alameda Promise aims to provide Alameda Unified School District (AUSD) high school graduates with one year's worth of fees, a voucher for textbook purchases during that first year of enrollment and intensive academic and counseling support to assist students with the transition to college. The program was developed by CoA with support from AUSD.

The college hopes the program will increase the percentage of high school graduates in the city who at-

tend college, strengthens students' access to career pathways and creates a deeper connection between the school and the island community.

"All graduates should have the opportunity to follow their educational dreams," said Karas in a press release. "Higher education should be a path to shared prosperity, not a path only available to a privileged few."

All AUSD seniors will receive letters about the offer, as well as instructions on how to participate, in the next few weeks. CoA will also offer registration and financial aid workshops on AUSD campuses. The school will search for students who thought college was out of reach so more students can receive post-secondary education.

"AUSD is fortunate to have such a great partnership with CoA and the Peralta Community Col-

lege District (PCCD)," said AUSD Superintendent Sean McPhetridge in a statement. "We are so grateful for the 'Alameda Promise' program providing a free year of tuition and books to our graduates who may have otherwise thought college was out of reach. We are very excited at this next development in our longstanding partnership. We thank CoA and PCCD for their efforts to work with AUSD to make college accessible and affordable for all."

The PCCD is also implementing similar "promise" initiatives in Berkeley and Oakland. Funding for these programs comes in part from the California College Promise Innovation Grant Program established by Assembly Bill 1741.

For more information, visit [alameda.peralta.edu](http://alameda.peralta.edu).



Roy Cockrell

A blaze aboard a boat docked at Grand Marina spread to a pair of neighboring vessels before firefighters arrived to extinguish it.

## Grand Marina Fire Damages Boats

**Dennis Evanosky**

At 11:29 am, Saturday, March 18, Alameda Fire Department (AFD) received multiple reports of a boat on fire at the Grand Marina in the Oakland Estuary at the northern foot of Grand Street. Twenty-two firefighters responded with apparatus that included a fireboat. When they arrived they saw heavy

fire coming from a docked boat. The fire had spread to two neighboring vessels. They employed multiple hose lines to quickly extinguish the fire.

Firefighters searched for occupants on all three boats, but found no-one. There were no reported injuries, however firefighters discovered a deceased pet dog on board the

boat that had sustained the heaviest damage.

An AFD investigator is working to determine the cause and origin of the fire.

The Oakland Fire Department also responded with a rescue boat. The Alameda Police Department, the Coast Guard and the Grand Marina harbor master also provided assistance.

## Power Company to Update Meters

AMP Smart Meters on the way

**Sun Staff Reports**

Alameda Municipal Power (AMP) is taking steps to transform its service with the launch of a new technology program called Energy inView. Beginning next month, AMP's meter-installation contractor, Professional Meters, Inc. will begin replacing the traditional analog meters with Smart Meters, which are capable of two-way communication between customers and AMP.

AMP expects to complete installation for all its residential and commercial customers by December 2017. The utility will notify customers prior to their scheduled meter upgrades.

"The meters are the first step to help modernize Alameda's electric infrastructure to prepare for the future," AMP General Manager Nico Procos said. "Ultimately, this technology will allow our customers to have many choices for energy management and enhanced interaction with AMP."

Smart Meters will send usage information wirelessly

to AMP, eliminating the need for AMP to access customers' properties each month. These meters will report outages via an electronic signal to AMP. Customers won't need to call AMP to report an outage, and AMP will be able to restore power more quickly. The new technology will allow AMP to create potential new rate options that may benefit customers.

In addition, AMP is developing new mobile options and account-management tools to allow customers to pay their electric bills from any device, anywhere, and anytime. Customers can also sign up for text alerts on how much energy they're using or when their bills are due. Plus, they will have the option to track their energy use for every hour of the day.

Capital improvement money and funds from the short-term sale of AMP's renewable energy credits will pay for the Smart Meter Installation. Customers can learn more about AMP's Energy inView program at [www.alamedamp.com/inview](http://www.alamedamp.com/inview).

## School Board Member Named

**Sun Staff Reports**

On Tuesday, March 14, the Board of Education appointed Anne McKereghan to fill Solana Henneberry's seat. Henneberry passed away in February.

McKereghan served as president of the Alameda Association of Realtors. She sits as the current Northern County director for the Bay East Association of Realtors and regional chair for the California Association of Realtors.

McKereghan has sat on the Alameda Education Foundation board since 2003 and the Alameda Boys & Girls Club board since 2014. She served as secretary for the League of Women Voters of Alameda last year. She sat as the fundraising chair for school bond measures E and A parcel tax campaigns and as a member of the steering committee for the campaign for the Measure I facilities bond. She was also a member of the Measure A Oversight Committee for three years.

McKereghan ran for the Board of Education in November 2016, when three seats were open. She placed fourth, with 10,597 votes. She beats her term immediately. Her seat will stand for election next year.



File photo

Anne McKereghan