



Locally Owned, Community Oriented

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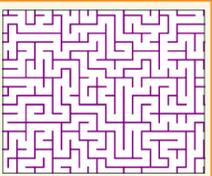
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Alameda Sun Almanac

Date	Rise	Set
Today	06:09	20:22
July 29	06:10	20:21
July 30	06:11	20:20
July 31	06:12	20:19
Aug. 1	06:13	20:18
Aug. 2	06:14	20:17
Aug. 3	06:14	20:16

'Landlord' Measure Not Likely to Make Ballot

Ekene Ikeme

An initiative backed by Alameda property owners that would offer an alternative rent ordinance option appears unlikely to make it on the November ballot.

The Alameda County Registrar of Voter's office could not verify if the signatures attached to the initiative were valid during the random sample check process.

"It is a pretty complicated process," said Alameda City Clerk Lara Weisiger. "The Registrar's office has their own way for calculating whether the signatures are valid during a random sample."

Weisiger said the number of verified signatures during a random sampling has to be over a certain threshold. However, the Registrar's office deemed on July 18 it could not verify that the number of signatures examined during the random sampling would meet that threshold.

"This does not mean the measure did not have enough valid signatures," said Weisiger. "It just means a complete check will now be done to verify whether there are enough valid signatures for the petition to qualify."

Weisiger said it will take the Registrar's office at most 30 days, from July 18, to do a full-scale examination of the signatures to determine whether there are enough valid signatures to get the amendment placed on a ballot. However, for the initiative to be placed on the November ballot, it must be approved by Aug. 8.

"The Registrar's office can approve the petition before 30 days," said Weisiger. "But it won't be on the ballot if they don't approve it by Aug. 8."

Weisiger said if the petition is deemed valid after Aug. 8, property owners can push to have the measure voted on the next election cycle in June 2018, or City Council can choose to have a special election earlier.

Alameda property owners created the Alameda Homeowners and Private Property Rights Act with the intention to "prohibit the city from imposing restrictions on the price for which real property may be rented or sold." More than 7,400 people signed the petition, according to reports. Alameda city laws states that for an amendment to be placed on a voting ballot the amendment must receive at least 6,461 signatures or 15 percent of the city's registered voting population. The property owner-backed group submitted the initiative to the city clerk's office on June 14.

The clerk's office then sent the initiative to the Alameda County Registrar of Voter's office, where they then started the random sample process.

The Alameda Homeowners and Private Property Rights Act was created in response to the more renter-friendly Alameda Renter Protection and Community Stabilization Charter Amendment. The renter-friendly ordinance was approved to be on the November ballot on July 6. The renters' measure, sponsored by the Alameda Renters Coalition, would cap annual increases at 65 percent of the change in the Consumer Price Index for the previous year. It would also create a five-member rent control board to enforce the regulations.

Contact Ekene Ikeme at eikeme@alamedasun.com.



Alameda Fire Department

Just after midnight on July 20, 39 Alameda firefighters responded to a blaze at a West End storage facility.

Firefighters Respond to Blaze at Storage Facility on Singleton

Sun Staff Reports

At 12:13 a.m. Wednesday, July 20, Alameda Fire (AFD) responded to a report of a fire at Allsafe Self-Storage at 1 Singleton Ave. Firefighters arrived on scene to find heavy smoke and fire coming from inside a single-story row of 32 connected storage units. They pulled several hose lines and attacked the fire and used saws and tools to force entry and ventilate the building.

Flammable material in the storage units fed the fire. Firefighters managed to knock the fire down by 1:15 a.m. and fully extinguish the blaze by 3 a.m. They were able to confine the fire to seven units, which all sustained severe damage. The

remaining 25 units sustained minor to severe heat and smoke damage. The fire destroyed or damaged ATVs, motorcycles and automobiles stored in the units. There were no reports of injuries. A total of 39 firefighters responded to the fire.

The Oakland Fire Department provided mutual aid, covering Alameda's fire stations. The Alameda Police Department, Alameda Municipal Power and Pacific Gas & Electric Co. also responded to the fire.

AFD investigators are working to determine the cause and origin. AFD Capt. Jim Colburn estimated the damage at \$750,000 to contents and \$250,000 to the structure.

News in Brief

Sun Staff Reports

Poets to Meet

The city of Benicia's first and newly crowned poet laureates will attend the monthly reading of the Alameda Island Poets this month. Joel Fallon and Johanna Ely will appear Wednesday, Aug. 3, 7 to 9 p.m., at the Green Fare Cafe, upstairs in the Mariner Square Athletic Club, 2227 Mariner Square Loop. An open mic follows the featured poems. Food will be available for purchase.

Ely is Benicia's sixth Poet Laureate. She is the facilitator for the Benicia First Tuesday Poetry Group and the chairperson for the annual Benicia Love Poetry Contest. In 2015, she published a small collection of her poetry titled, *Transformation*.

Fallon, 85, is Benicia's first Poet Laureate. He was a Lieutenant Colonel in the U.S. Army. A San

Franciscan, he volunteered for military service for the Korean War and served in Korea, Japan, the Philippines, Alaska and Germany. He is a trained Chinese (Mandarin) and Russian linguist. His last assignment was at the Pentagon with the Joint Chiefs of Staff. He retired in 1970.

Meet Your Councilman

On Thursday, July 28, Councilmember Tony Daysog will hold his regular last-Thursday-of-the-month office hours from 4 to 6 p.m. at the Blue Danube Cafe at 1333 Park St.

He will be available to answer questions and offer comments on city issues.

He will also be at the Farmer's Market near the intersection of Webster Street and Haight Avenue the following Saturday, July 30, from 9 a.m. to 11 a.m.

Contact Daysog at 747-4726 or tdaysog@alamedaca.gov.



City of Alameda

Work on the "Boatworks Green" development along the Oakland Estuary at Clement Avenue and Oak Street is scheduled to begin next February. It includes open space pictured here.

Boatworks Project Revision Approved

Dennis Evanosky

At its Monday, July 25, meeting the Planning Board gave property owner Francis Collins and his architect Phillip Banta something they have been hoping for: approval to proceed with their development and open-space plans to make Boatworks a reality. Banta and his company BantaDesigns presented the board with "Boatworks Green" a development at Clement Avenue and Oak Street.

In their presentation Banta and his company described how the project's new single-family and multi-family residential community commands easy access to "mainland" assets. They showed the board plans for 182 residential units built on 9.48 acres. They pointed to the project's open space that includes both a community green and a concrete pier on the Oakland Estuary. According to the plans, the open space pier would include an accessibility ramp and steps leading to seating areas and a viewing and fishing deck.

The plans also include "paseos": lanes only open to pedestrians and bicycles that lead from Clement Avenue to the estuary. If all goes as planned, the first of four phases of construction should begin next February.

During the first year of construction, Banta presented plans to lay out and landscape most of the project's open spaces, including the waterfront, the community green and the paseos, as well as the 30-unit apartment building for the project's affordable housing. The

developer stressed that the starting date for the project depends on the city approving the plan and issuing the permits by the end of 2016. Collins and Banta told the Planning Board they plan to have the project completely finished by February 2021. The Boatworks decision had one downside for the developer. Collins will have to come up with a new tentative map. The Planning Board approved the first map in 2011. When Collins and Banta asked the board to grant them an extension on that map — board members turned them down unanimously.

The property where "Boatworks Green" will rise up has undergone quite a transformation. Dow Pumping Engine Company began doing business on the site in 1909. In 1932 a portion of the property was leased to the Van Neil Brass Casting Company, which operated a foundry.

In 1941, the Pacific Coast Engineering Company (PACECO) moved from Oakland onto the site. The company produced dredging equipment, marine machinery, harbor tugs, ship sections and the world's first high-speed dockside cranes.

The company, famous for building these cranes, closed its doors in 1981. Small businesses moved onto the property. The last tenant departed in 2002, and the property lay abandoned for 11 years.

In 2013 an EPA-sponsored project removed contaminated debris and dilapidated docks from the

Estuary near the property. The 15 agencies involved in the multimillion dollar cleanup included, the Coast Guard and the State Lands Commission.

Later that year, under threats from the city to do it for him, Collins began removing the abandoned, graffiti-stained buildings that once housed Dow and PACECO. In its 2010 agreement with Collins the city granted the property owner up to \$4.4 million in tax concessions to clean up the property and to compensate him for the open space along the estuary.

The property had sat vacant since Collins cleared the land. Now it appears he and his architect will finally be able to move forward with their plans — after they present a new tentative map.

In other action, the Planning Board approved Site A's design review application. The design in question involves surface materials, street trees, as well as street lights for Site A and the rest of Alameda Point. The board gave Park Esquina a unanimous nod to proceed with its project at Park Street and Blanding Avenue.

Board members also approved Kevin Lam's plan for a 7,100-square-foot building on the West End near the intersection of Lincoln Avenue and Webster Street. The *Alameda Sun* covered Park Esquina and Lam's project in last week's edition ("Infill Projects Move Ahead," July 21).

Contact Dennis Evanosky at editor@alamedasun.com.



Mike Rosati

Adam Chinchiole (left) of Far West Cider represented one of the Bay Area wineries that supported an effort to raise funds for Alameda Meals on Wheels.

Donors Raise Glasses, Funds for Meals on Wheels at Tasting

Eric J. Kos

The local nonprofit dedicated to supporting seniors, veterans and other local residents who need meals delivered, Alameda Meals on Wheels (MOW), held its annual wine tasting fundraiser for the 20th straight year July 17.

All proceeds from the event go directly to purchasing meals. A

live band, restaurants and wineries participated in the event at their own expense to support the nonprofit's free programs.

"Alameda is very generous to our programs," said executive director, Rosemary Reilly. "The wine tasting was especially well attended this year."

Reilly added that MOW recent-

ly teamed up with Operation Dignity to support veterans in need currently living at Alameda Point. The cost to feed these vets is an estimated \$25,000 annually. Residents are welcome to donate any time of the year, and in memory or in honor of someone else, at www.alamedamealsonwheels.org or by calling 865-6131.