

From: <barbour1@wellsfargo.com>  
To: <athomas@alamedaca.gov>  
CC: <harborbayneighbors@gmail.com>  
Date: 10/8/2013 7:21 AM  
Subject: Harbor Bay Residential and Athletic Club Project

Dear Mr. Thomas,

We would like the project to detail their mitigation plans given the anticipated sea level rise. Thank you.

Arthur Barbour  
148 tynebourne place  
Alameda ca 94502

Exhibit 2  
Item 7-B 10/28/13  
Planning Board Mtg.

From: Mary Ann Cahill <maryann-maryann@att.net>  
To: <athomas@alamedaca.gov>  
Date: 10/8/2013 12:21 PM  
Subject: Harbor Bay Club

Dear Mr. Thomas:

I am a resident of Alameda (2020 Franciscan Way). I am writing to you to ask you to uphold the zoning that exists today on Harbor Bay for the Harbor Bay Club. We have zoning laws to protect the integrity and character of a community, and subsequently, the values of the properties located therein. By Removing the Harbor Bay Club, residents who might have located there for proximity to the amenity of a recreation space and feeling of community there will be deprived of that for the benefit of one person. Also, isn't there a likelihood that the existing homes might lose value in the shadow of newer, larger, more expensive ones?

Please leave the zoning, and feeling of community, and the agreed-upon contract - intact.

Sincerely,  
M.A. Cahill

From: Carolyn West <cwestgo@gmail.com>  
To: <athomas@alamedaca.gov>  
Date: 10/13/2013 11:14 PM  
Subject: Harbor Bay Residential & Athletic Club Project

Dear Sir:

The EIR for this project should address sea level rise. The SF BCDC predicts sea level will rise between 16 and 55 inches in the bay before 2011. The proposed new housing would certainly be affected.

The EIR must address the loss of open space on Harbor Bay Isle if the club is replaced by private residences. The present use of the club reflects an agreed-upon exchange between the developer and the residential communities that were entitled to open space when they were built. As a result, the club is integral and symbiotic to the residences in the nearby community. The loss to the built-out community of its open space amenity will adversely affect community ambience and property values.

The EIR should also address the effects of wind and of air traffic at the site of the proposed new club. Strong prevailing winds, particularly during spring and summer months, will negatively affect tennis and other outdoor activities. Air traffic from all sorts of aircraft is loud and annoying, and jet engine exhaust that falls over the proposed site may be unhealthy.

Thank you for your consideration.

Sincerely,  
Carolyn West  
456 Centre Court  
Alameda, CA 94502  
(510) 337-1118

From: <purcellgroup@comcast.net>  
To: <athomas@alamedaca.gov>  
Date: 10/8/2013 9:42 AM  
Subject: Harbor Bay Residential & Athletic Club Project

Mr Thomas:

As 22-year residents at 49 Purcell Drive in the Brittany Landing Harbor association, we are very familiar with the traffic situation on Packet Landing Road as our back patio and upstairs balcony sit directly across from one of the club's entrances. Traffic has been cited as one of the primary reasons HBC should not be allowed to move to a new location, and then followed by the construction of 80 single-family homes at the current club site.

However, for those of us who have been subject to a steady stream of traffic in and out of HBC starting quite early each morning and continuing well into the evening hours, seven days a week, we envision less traffic impact with 80 homes. Our association has 82 homes and our traffic is significantly less than the amount of traffic generated by HBC, so we should expect the same from the new residential development.

The primary traffic issues occur on school days between 8-8:30am and 3pm, mainly caused by parents dropping off and picking up their children at Amelia Earhart School. A large number of these families choose not to use the circular entrance and exit on the school property, which when used allows traffic to flow much more quickly and efficiently.

Instead, too many families park all along Packet Landing Road, or even in the HBC parking lot, and then walk to drop off or pick up their children at the school. When they leave they clog up traffic at the school as those parents who did use the circular drop off lanes, have to wait for traffic now coming back up Packet Landing. Aware club members usually avoid this mess by leaving before 8 am or closer to 9 am when school traffic has cleared up.

It should be noted that the number of cars coming from our association at these times does not add much at all to this daily jam. So having another association across from us with similar traffic patterns to ours would not significantly impact the overall traffic situation on Packet Landing Road. In fact limiting traffic issues to these specific hours, would be a huge improvement.

Thus, we urge the Planning Board and then the City Council to approve the plan.

Katherine and Hugh Cavanaugh  
49 Purcell Drive  
510 769-6964

From: Yahoo Mail Update 2012@<jj.henthorne@att.net>  
To: "athomas@alamedaca.gov" <athomas@alamedaca.gov>  
Date: 10/8/2013 9:20 AM  
Subject: Harbor Bay Residential & Athletic Club Project

Mr. Andrew Thomas:

Dear Sir:

This is a vigorous objection to this project. The impacts to neighborhoods on both ends have adverse environmental effects. Instead, let Ron Cowan sell his Tiburon home & build a palace on his land at the end of Ron Cowan Parkway.

Yours truly,

James & Jane Henthorne  
3163 Fiji Lane  
Alameda, CA 94502-6916  
(510)522-3766

----- Forwarded Message -----

From: Apple Support <AppleSupport@email.apple.com>  
To: jj.henthorne@att.net  
Sent: Saturday, October 5, 2013 8:06 AM  
Subject: We tried to reach you.

Sorry we missed you.

It seems the phone number for our scheduled call today might not be correct. If you still need help, you can reschedule the call and provide a different phone number.

Jane Henthorne  
Phone: 5105223766  
Case ID: 512979432  
Open this case

Sincerely,  
Apple Support

Get help online

From: "Gary" <hrsgary@aol.com>  
To: "Andrew Thomas" <athomas@alamedaca.gov>  
Date: 10/11/2013 5:25 PM  
Subject: Harbor Bay Residential & Athletic Club Project

Mr. Thomas,

We live across the street from the current location of the Harbor Bay Club,  
our home backs onto Packet Landing Road.

We hope that the EIR that analyzes the replacement of the HBC with housing  
will comprehensively document the current traffic generated by the HBC.  
Club traffic begins before its 5:00 am opening and continues until after  
10  
pm. There are day of the week variances and summer seems to generate  
more  
club related daily traffic than occurs during the school year. This  
needs  
to be accounted for to accurately evaluate the difference between the  
current situation and what 80 homes would produce.

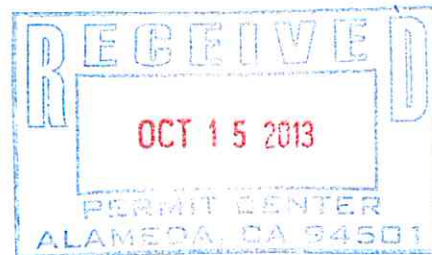
Thank you,

Gary Orzell

135 Purcell Drive

510 206-6173

October 11, 2013



Honorable Planning Board Members  
And  
Andrew Thomas, Supervising City Planner  
c/o Community Development Department  
City of Alameda City Hall  
2263 Santa Clara Avenue, Room 190  
Alameda, CA 94501

Re: **Harbor Bay Residential & Athletic Club Project:  
Comments of Harbor Bay Business Park Association Board of Directors in Support of  
Development of a New Harbor Bay Club on North Loop Road**

Dear Planning Board Members and Mr. Thomas:

As Property Manager of Harbor Bay Business Park, I have been directed by our Board to send you the enclosed Resolution of the Board of Directors of the Harbor Bay Business Park Association in advance of your Scoping Section for an Environmental Impact Report for the proposed project to help frame the context of your consideration of one of the components --- the proposed development of a New Harbor Bay Club on North Loop Road in the Business Park.

The eleven Directors on our Board represent a cross-section of the property owners in the Harbor Bay Business Park, including representatives of major companies such as Abbott Diabetes and Peet's Coffee and Tea, technology companies, the hospitality industry, multi-tenant landlords including the owner of the Waterfront Complex, and the developers of recently built and future buildings in the Business Park. More than 80 companies and institutions are now located in the Harbor Bay Business Park, with the total number of employees estimated to be over 5,000 persons. Our property owners and tenant companies, large and small, are proud to be part of the Alameda community, and we feel that the leadership of the City of Alameda appreciates the contributions our members make to the economy and image of the City of Alameda.

At our Annual Meeting of Members, there was widespread support expressed for a placing a new health and fitness club in the Business Park. Our Board of Directors decided to prepare this Resolution and send it to the City Council and to the Planning Board to express the Association's support for the proposed plan presented by Harbor Bay Isle Associates because it will be an amenity for the Business Park that will provide a conveniently located facility for employees of companies in the Business Park and also help attract more companies into the Business Park.

As you consider the environmental issues involved in the development of a new Club on North Loop Road, please consider that as stated in the Resolution, the developer has pledged to the Business Park property owners to work with nearby property owners, the adjacent private school operations, and the North Loop Road Owners Association to address any concerns about traffic, parking, noise, or safety issues. Our office has been facilitating contacts between the developer's consultant team and nearby property owners to discuss the mitigation of any potential impacts of the proposed new Club, and as a result support for the new Club is growing.

Sincerely,

A handwritten signature in blue ink that reads "Marcy Marks".

Marcy Marks  
Property Manager, DRE# 01880955  
GS Management Company, As Managing Agent for  
Harbor Bay Business Park Association

Commercial Property Management Services





## HARBOR BAY BUSINESS PARK ASSOCIATION

### RESOLUTION OF THE BOARD OF DIRECTORS IN SUPPORT OF DEVELOPMENT OF A NEW HARBOR BAY CLUB ON NORTH LOOP ROAD

#### RECITALS

This Resolution was made and adopted by the Board of Directors of the Harbor Bay Business Park Association based upon the following facts and circumstances:

- A. Currently over 80 companies and institutions are located in the Harbor Bay Business Park with an estimated employee population of over 5,000 people, but currently there is no commercial health club or private recreational facility within the Harbor Bay Business Park.
- B. On August 14, 2013, Director Member Tim Hoppen made a presentation to the Association's Annual Meeting of Members about Harbor Bay Isle Associates' plans for development on three vacant parcels it owns on the north side of North Loop Road, namely APN 074-1337-019-1, APN 074-1337-022-1, and APN 074-1337-026-1. Harbor Bay Isle Associates plans to re-subdivide these three parcels into two parcels, one for the development of a new Harbor Bay Club, and the other for a commercial office building. The plans for the club include a two story building approximately 40,000 square feet in size, a number of outside pools for adults, families and kids, tennis courts, including junior quick-start courts, and an all-weather multi-purpose sports field. Tim Hoppen explained to the Association Members that he has been meeting with some of the businesses and neighboring property owners in the Harbor Bay Business Park and has been getting a positive response. The plans include corporate memberships for area businesses. There would be 277 off-street parking spaces provided on-site and that he has had discussions with neighboring property owners about reciprocal parking arrangements when special events might occur at the Club. There were expressions of interest and support for this proposal from Association Members at this meeting. (Note: Harbor Bay Isle Associates through its affiliate company Harbor Bay Club Associates owns and operates a private health club and recreational facility known as the Harbor Bay Club on Packet Landing Road near the Bay Farm Island Bridge.)
- C. On behalf of Harbor Bay Isle Associates, Director Tim Hoppen requested the Board of Directors to formally express support for the proposed new Harbor Bay Club by way of a Resolution. After Board discussion, this request was approved in principle by consensus of Board members, with direction given to circulate a draft Resolution of approval for Board Members to review and approve.
- D. The following Resolution was approved unanimously by the by the Members of the Board of Directors of the Harbor Bay Business Park Association who participated in the August 14, 2013 Board meeting.


1

NOW, THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES THAT:

- (1) The new Harbor Bay Club proposed to be located on North Loop Road will be an attractive amenity for the Harbor Bay Business Park and support the Business Park's vitality and growth.
- (2) The proposed new Harbor Bay Club will provide a state-of-the-art health club and athletic facility close by and convenient for employees of businesses and institutions located in the Harbor Bay Business Park. Property owners, property managers, and business owners present at the Annual Meeting of Members of the Harbor Bay Business Park Association expressed support for the proposed new Harbor Bay Club to be located on North Loop Road.
- (3) The project sponsors have pledged to work with nearby property owners, the adjacent private school operations, and the North Loop Road Business Owners Association to address any concerns about traffic, parking, noise, or safety issues.
- (4) A copy of this Resolution shall be delivered to the Alameda City Council and the Planning Board when the land use applications for the new Harbor Bay Club come up for public hearings.

**Certification**

This Resolution was approved unanimously by the Members of the Board of Directors of the Harbor Bay Business Park Association who participated in the August 14, 2013 Board meeting.

  
Secretary of the Board

From: "Rachel Tablante" <rachel@harborbayclub.com>  
To: "'Marie Gilmore, Mayor'" <mgilmore@alamedaca.gov>, "'Marilyn Ezzy Ashcraft, Vice Mayor'" <mezzyashcraft@alamedaca.gov>, "'Lena Tam, Council Member'" <ltam@alamedaca.gov>, "'Stew Chen, Council Member'" <schen@alamedaca.gov>, "'Tony Daysog, Council Member'" <tdaysog@alamedaca.gov>, "'John A. Russo, City Manager'" <manager@alamedaca.gov>, "'Andrew Thomas, City Planner'" <athomas@alamedaca.gov>  
Date: 10/15/2013 5:15 PM  
Subject: I Support the new Harbor Bay Club

I support the plans to build a New Harbor Bay Club on North Loop Road.

Name: Rachel Tablante

Address: 200 Packet Landing Road Alameda, CA. 94501

From: "Michael J. Swartz" <m  
>  
To: "'Marie Gilmore, Mayor'" <mg  
Marilyn Ezzy  
Ashcraft, Vice Mayor'" <mezzyashcraft@alamedaca.gov>, "'Lena Tam, Council  
Member'" <ltam@alamedaca.gov>, "'Stew Chen, Council Member'"  
<schen@alamedaca.gov>, "'Tony Daysog, Council Member'"  
<tdaysog@alamedaca.gov>, "'John A. Russo, City Manager'"  
<manager@alamedaca.gov>, "'Andrew Thomas, City Planner'"  
<athomas@alamedaca.gov>  
Date: 10/14/2013 3:33 PM  
Subject: I Support the new Harbor Bay Club

I support the plans to build a New Harbor Bay Club on North Loop Road.

From: "Tony Rodriguez" <tony@harborbayclub.com>  
To: "'Marie Gilmore, Mayor'" <mgilmore@alamedaca.gov>, "'Marilyn Ezzy Ashcraft, Vice Mayor'" <mezzyashcraft@alamedaca.gov>, "'Lena Tam, Council Member'" <ltam@alamedaca.gov>, "'Stew Chen, Council Member'" <schen@alamedaca.gov>, "'Tony Daysog, Council Member'" <tdaysog@alamedaca.gov>, "'John A. Russo, City Manager'" <manager@alamedaca.gov>, "'Andrew Thomas, City Planner'" <athomas@alamedaca.gov>  
Date: 10/15/2013 5:15 PM  
Subject: I Support the new Harbor Bay Club

I support the plans to build a New Harbor Bay Club on North Loop Road.

Name: Tony Rodriguez

Address: 200 Packet Landing Road

From: "Kirk Cowan" <kirkcowan@aol.com>  
To: "'Marie Gilmore'" <mgilmore@alamedaca.gov>, "'Marilyn Ezzy  
Ashcraft'" <mezzyashcraft@alamedaca.gov>, "'Lena Tam'"  
<ltam@alamedaca.gov>, "'Stew Chen'" <schen@alamedaca.gov>, "'Tony  
Daysog'" <tdaysog@alamedaca.gov>, "'John A. Russo'"  
<manager@alamedaca.gov>, "'Andrew Thomas'" <athomas@alamedaca.gov>  
Date: 10/16/2013 1:58 PM  
Subject: I Support the new Harbor Bay Club

I support the plans to build a New Harbor Bay Club on North Loop Road.

Name: <<Enter Your Name Here>>  
Address: <<Enter Your Address Here>>

From: "Capt. Ed Payne" <capt.edpayne@att.net>  
To: <athomas@alamedaca.gov>  
CC: "Capt. Ed Payne" <capt.edpayne@att.net>, "Seth Hamalian" <shamalian@hotmail.com>, "Ron Briggs" <briggs.ron@gmail.com>, "Kevin Peterson" <kevin.d.peterson@mlcampbell.com>, "Mike Gorman" <MrMikel230@gmail.com>, "Ron Valentine" <ronvalentine\_94501@yahoo.com>  
Date: 10/14/2013 2:08 PM  
Subject: Harbor Residential & Athletic Club Project

Dear Mr. Thomas,

I am strongly opposed to swapping Harbor Bay Athletic Club with the construction of 80 new homes. This would increase the traffic on Fernside Blvd, High Street, the High Street Bridge and side streets by at least 160 vehicles. I have seen the traffic and noise grow over the years to the point there are traffic jams on High Street and the traffic on Fernside has grown significantly. Furthermore, it has hurt the value of our home and affected the quality of our lives. We live with it 24/7!

Edward R. Payne  
3127 Marina Drive

From: Kathleen Schumacher <kathleen.schumacher@gmail.com>  
To: <athomas@alamedaca.gov>  
CC: <harborbayneighbors@gmail.com>  
Date: 10/6/2013 12:41 PM  
Subject: Harbor Bay Residential and Athletic Club Project

Hi Andrew,

I am voicing the same concerns as all of those Harbor Bay residents who are fighting against moving the Harbor Bay Club and the building of high density housing on the site.

The safety of the Amelia Earhart population should be a major consideration against such a proposal. The traffic impact alone of having the extra autos will definitely be felt at the High and Park St. bridges as well as Harbor Bay. Please consider the residents of Harbor Bay first as well as those of us on the main island! It is already very difficult to get on or off the island at rush hour and when one exit is closed it becomes impossible.

Kathleen Schumacher



From: Ben Deligato <deligato@gmail.com>  
To: <athomas@alamedaca.gov>  
CC: Harbor Bay Neighbors <harborbayneighbors@gmail.com>  
Date: 10/7/2013 1:40 PM  
Subject: Harbor Bay Residential and Athletic Club Project

Dear Mr. Thomas:

As a current home owner in the Pelican Bay sub-association within Harbor Bay/Bay Farm, I am writing to urge you to oppose Ron Cowan's HBIA Proposal which will relocate Harbor Bay Club to a remote location and build in its place numerous homes on the existing Club location.

If approved, this proposal would increase traffic congestion in morning hours especially during school times when children are commuting to Amelia Earhart school, make commuting times greater than they already are in the morning and evenings, make a high-density housing area more congested than it already is, put undue burden on our infrastructures including our already over-crowded schools, and relocate the Club out of the community to a remote location which was not the intended area and design for the Club, causing many people to drive to the club instead of walk/bike.

Lastly, we purchased a home in Bay Farm due the nature of the PUD. We did not purchase a home in Bay Farm to have the zoning suddenly changed, a major feature of the PUD to be moved to a remote location, and even more houses built in an already high-density housing area. If zoning is changed, I will seek compensation due to real value lost to me as a homeowner. I would happen to guess I am not the only homeowner in Bay Farm that would feel the same as I do.

If this is approved, I will be one of many Homeowner's who will legally challenge the decision and petition for change in our City leadership, including the Planning Department.

Respectfully,  
Benny A. Deligato  
135 Justin Circle  
Alameda, CA 94502

From: robert groat <topdogcal@gmail.com>  
To: "athomas@alamedaca.gov" <athomas@alamedaca.gov>  
Date: 10/4/2013 9:52 AM  
Subject: ron cowan new development at harbor bay club

dear gentle-persons,  
as a resident of brittany bay, i am strongly opposed to the proposed  
addition of 80 new homes (or approximately) 150 new cars on robert davies  
drive at peak traffic times.  
robert groat

Sent from my iPad

From: Pete Palmer <petepalmer@comcast.net>  
To: <athomas@alamedaca.gov>  
Date: 10/14/2013 7:37 PM  
Subject: residential & athletic club project

I am in favor of the relocation of the Harbor bay athletic club. I think that the new club will be a major improvement and a great asset to the Harbor Bay community. The group apposed to the move are not telling the about traffic. There are at least 300 cars a day going to the club and meny more on weekends. 82 new homes will mean far less traffic .  
sincerely Howard Palmer !22 Purcell Dr Alameda