

The General Plan Works

Harbor Bay Neighbors

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This Is Not About a Club

- ▶ Tonight is about maintaining the General Plan
- ▶ Future of the Harbor Bay Club business is TBD
- ▶ Tonight is about:
 - Maintaining the General Plan to preserve commercial–recreation zoning in the Harbor Bay Isle residential development
 - Acting in the best interest of the community and General Plan

The 'Elephant' In The Room

- ▶ HBIA has no application outstanding to rezone or redevelop 200 Packet Landing Road
 - Application withdrawn on March 10, 2014
- ▶ Yet, HBIA continues to talk about it

“Once the new club is constructed, Cowan proposes to build 80 homes on the 9 waterfront acres the club now graces.” – Alameda Magazine, **June 2015**

“One of the main questions and concerns is what will be developed on the existing Harbor Bay Club site once the new club has been approved. We believe that the highest and best use of the property is for the development of 80 single-family homes ... However we are still willing to study other options, such as a Hotel and Conference Center with public facilities, as part of this process.” – Tim Hoppen, HBIA President, **April 22, 2014**

“... Harbor Bay Isle Associates’ studies have shown 80 homes would be the highest and best use for the Packet Landing Road site once a new club opens, but the company is open to other ideas.” – The Alamedan, **July 15, 2015**

“To avoid any interruption of service and to help finance the new club, the proposed new club will be built at a new location within Harbor Bay on North Loop Road and the current club property at Packet Landing Road will be redeveloped. Options for redevelopment presented to the city include 80 new homes or a hotel/conference center.” – Kirk Cowan, *Alameda Journal*, **Sept. 5, 2015**

Community Deserves Clarity

- ▶ Where does City Council stand on rezoning?
- ▶ Lack of clarity dividing the community
 - Hundreds of emails to City Council and Planning Board
 - Distracting City staff from important City business
 - Bickering in the newspapers
- ▶ Bottom line: HBIA may own the Harbor Bay Club, but Alameda's City Council owns the zoning

"I really think it's time for us to take control of the planning decisions that are happening and not have it out there wafting around at the whims of an applicant who has applied and then withdrawn and (is) now doing whatever. This is the time to ask it. I think now is the time to act on behalf of the City." – Planning Board President John Knox White, **Sept. 14, 2015**

No Basis to Change General Plan

- ▶ Rezoning 200 Packet Landing Road requires a change to Alameda's General Plan
 - Changes to the General Plan are significant
 - Can completely change communities

No Basis to Change General Plan

- ▶ Therefore, a high hurdle exists

“Under State and local regulations, the City Council cannot approve a change to the General Plan and Zoning Ordinance unless it is able to find that the proposal is in the best interests of the community, that the proposal supports the general welfare of the community, that the proposal maintains the integrity of the General Plan, and that the proposal is equitable. (See Government Code Section 65358 and Alameda Municipal Code Section 30-22.5.)”

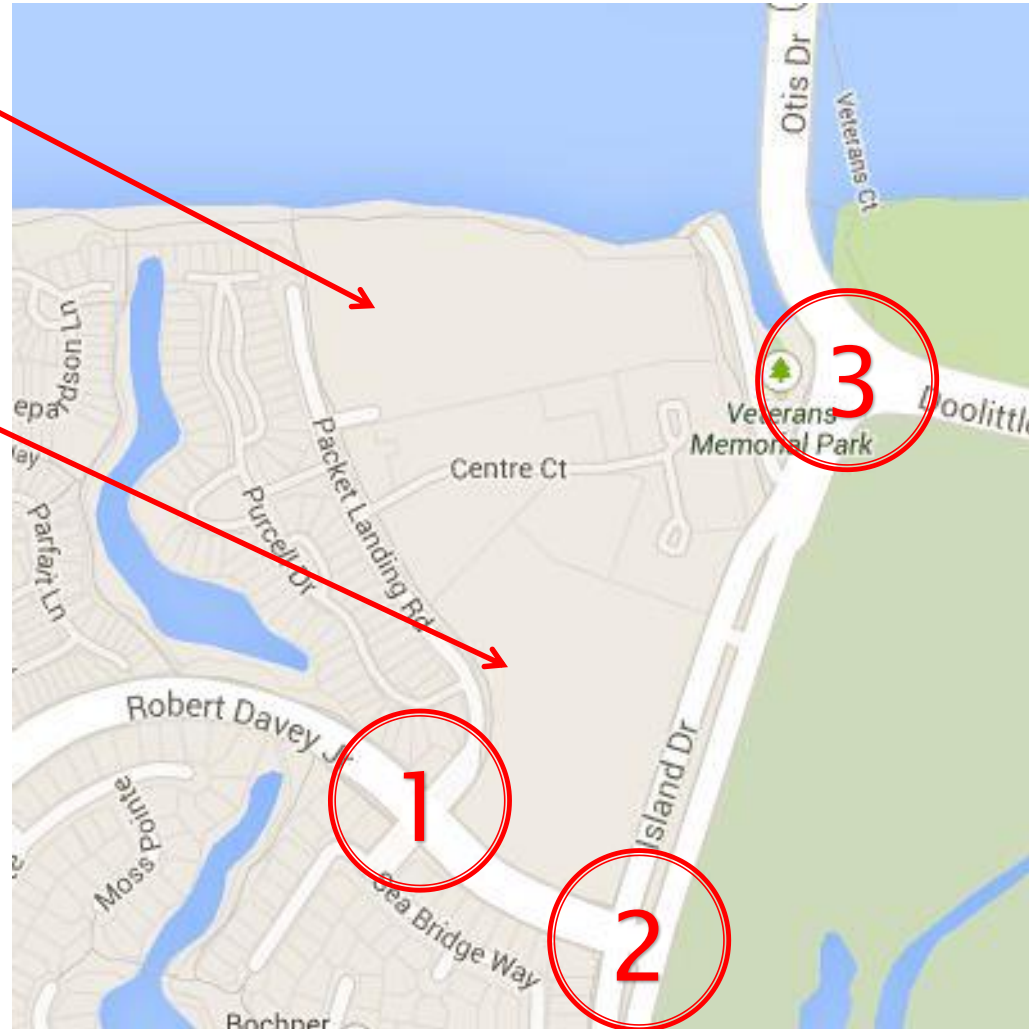
– Alameda City Planner Andrew Thomas, Staff Report to Planning Board, Oct. 28, 2013

- ▶ All four criteria must be met, not just one

Wrong *Place* for Development

Not in Best Interests of Community

- ▶ Proposed development location at end of a cul-de-sac, increasing the number of homes using that single egress by 41% to nearly 300 homes.
- ▶ At the other end of the cul-de-sac is Amelia Earhart Elementary, the largest elementary school in Alameda with nearly 600 students.
- ▶ Bottleneck. From Packet Landing Road–Robert Davey Jr. Drive to Island Dr–Doolittle Dr (*less than a half mile*) there are three (3) traffic light intersections.



Wrong *Type* of Development

- ▶ Alameda has enough residentially zoned land to meet regional housing needs
 - General Plan Housing Element (2015–2023)
- ▶ Rezoning Packet Landing site removes much needed recreation space
- ▶ Does Not Support General Welfare of Community

Historical Link to Community

- ▶ Planning Board Staff Report from April 8, 1991
 - Most comprehensive background of Club
 - Provides context for all discussion

On August 17, 1976 the Harbor Bay Isle Associates presented an amendment to the original plan which included the combination of the approved recreation commons for Villages I and II and those planned for Villages III-V into one large club.

The plan included reducing the total amount of public recreation area in the developments from 44.4 acres to 18.2 acres.

The Harbor Bay Isle Associates decided to build the club in two phases and so the plans for the club were revised again under PD-78-4 to eliminate two swimming pools, a teen center, and to reduce the two story, 12,000 square foot recreation building to one story and 2,000 square feet.

Findings and Conditions

- ▶ In conjunction with staff report, Planning Board approved PDA-90-26

- Findings:

The purpose of the Harbor Bay Club is and shall continue to be to provide quality recreation facilities for the residents of the Harbor Bay Isle residential development.

- Conditions:

The number of memberships shall not exceed 1,200 family memberships and 200 junior memberships.

City's Commitment

- ▶ City has commitment to preserve current zoning at 200 Packet Landing Road
 - Purpose of Harbor Bay Club is to serve residential development
 - Rezoning the site now removes all community recreation space from the residential development
 - Residents sacrificed 35 acres of recreation common space for the existing 9 acre Harbor Bay Club
 - HBIA wanted a smaller club with fewer swim pools

Inequitable & Dangerous

- ▶ Harbor Bay Isle residential development has dedicated land use as a Planned Development
 - They are: Commercial, residential and recreational
 - Residential property owners cannot operate a gym from their property out of respect for the Harbor Bay Club
 - HBIA seeks superior status to all other property owners
- ▶ HBIA is making an end-run on the City's planning process
 - Blue print for developers with unpopular projects to skirt the City's land use authority
- ▶ Does Not Maintain Integrity of General Plan

The General Plan Works

- ▶ No basis to change General Plan
 - In the best interest of the community?
 - Not if you live on Packet Landing Road, have a child at Earhart Elementary or use Island Drive in the morning
 - Supports the general welfare of the community?
 - No. Removes much needed recreation space
 - Maintains the integrity of the General Plan?
 - Not if it strips Council's land use authority
 - Is Equitable?
 - No. Makes one property owner superior to all others

The Way Forward

- ▶ We want a new Club too
- ▶ Renovate and rebuild
- ▶ Tennis members willing to compromise
- ▶ Sacrifice tennis courts for more pools
- ▶ Support kids' tennis *and* swim programs
- ▶ Continue to serve the community

Support for General Plan

- ▶ Amelia Earhart Elementary School Parents
- ▶ Swim Community
- ▶ Tennis Players
- ▶ Harbor Bay Club Members
- ▶ Neighbors of the Harbor Bay Club
- ▶ Bay Farm Residents
- ▶ Homeowners' Associations

The General Plan Works

- ▶ The Current General Plan and Zoning Designation
 - Are in the best interests of the community
 - Do support the general welfare of the community
 - Maintain the integrity of the General Plan
 - Are Equitable

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