



PETITION FOR APPEAL

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501-4477
alamedaca.gov
510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538
Hours: 7:30 a.m.–3:30 p.m., M–Th

Please print clearly. This petition is hereby filed as an appeal of the decision of the:

Planning Board, which
(Community Development Director/Zoning Administrator/Planning Board/Historical Advisory Board)

granted for application
(Denied/Granted/Established Conditions)

Design Review / Development Plan number PLN 14-0305
(Application Type) (Application Number)

at 2350 Harbor Bay Parkway on 7/13/15
(Street Address) (Date of Action)

State the reasons or justification for an appeal (attach additional sheets if needed):

Appellant

Name: UNITE HERE Local 2850 Phone: 213-509-9114 (cell)

Address: 1440 Broadway, Suite 208, Oakland, CA 94612

Email: thudson@unitehere.org

Alameda Municipal Code (AMC) 30-25, Appeals and Calls for Review, provides that within ten (10) days a decision of the Community Development Director or Zoning Administrator may be appealed to the Planning Board, and decisions of the Planning Board or the Historical Advisory Board may be appealed to the City Council. In addition to the appeal process, decisions of the Community Development Director or Zoning Administrator may be called for review within ten (10) days to the Planning Board by the Planning Board or by the City Council and decisions of the Planning Board or the Historical Advisory may be called for review by the City Council or a member of the City Council.

Fees (must accompany this petition)

Single-Family or Duplex Residence: \$250 plus time and materials cost up to \$500, max \$750.

Multi-Family Residential, Commercial, or Non-Residential: \$350, plus time and materials costs up to \$2,500, max \$2,850

Tang B. Hudson
Appellant Signature

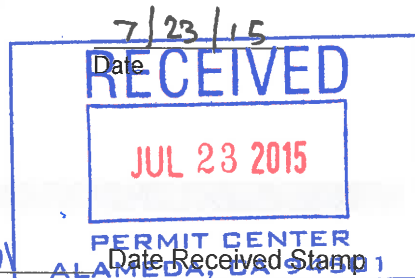
UNITE HERE Local 2850
Print name

FOR OFFICE USE ONLY

Received by: David Sultan Receipt No.: 501381

Revised 11/6/2013

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UNITE**HERE!** Local 2850

1440 Broadway, Suite 208, Oakland, CA 94612 510/893-3181 Fax: 510/893-5362

July 23, 2015

Mr. Andrew Thomas
City Planner
Community Development Department
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501



Dear Mr. Thomas:

UNITE HERE Local 2850 hereby files an appeal of the Planning Board's decision on July 13, 2015, to approve the proposed Fairfield Inn hotel at 2350 Harbor Bay Parkway. The bases of our appeal are spelled out in more detail in our previous letters in opposition to the project. In summary:

1. The project does not provide sufficient parking, either according to the standard set by the Municipal Code, nor according to the recent study conducted for a very similar hotel nearby. Notwithstanding a consultant's letter that restates general parking demand numbers from the ITE manual, the applicant has not provided a study that demonstrates that the parking provided will be sufficient. The condition of approval imposed by the Planning Board, which requires the applicant to acquire off-site parking spaces, does not solve this problem, because it does not require the parking spaces to be close enough to the hotel to be practical as overflow parking.
2. The project does not qualify for the CEQA exemption for in-fill development projects because (a) the site does not meet the standard of "no value as habitat for endangered, rare, or threatened species" and (b) the site is not "substantially surrounded by urban uses" and (c) the project is not consistent with applicable General Plan regulations (regarding floor area ratio) or with applicable zoning regulations (regarding parking).

A check in the amount of \$2850 for the appeal fee and deposit is enclosed with this letter. Please notify us as soon as possible as to the date of the appeal hearing.

Sincerely,

Ty Hudson
Research Analyst