



The Marriott Fairfield Inn Alameda

Appeal and Call for Review of Planning Board Final Decision:

Parking and CEQA

Project Description: 100 Room Hotel

Support Business
Park

Top 5 Commercial
Tax Generator

Finish Bay Trail

Design: Building
in a Park

Minimize Parking
Lots

Harbor Bay
Shuttle

Free Customer
Shuttle

Customer Bike
Share

Valet Parking

Shared Parking
Agreement



Harbor Bay
Zoning and
Development
Agreement

Property
Rights:

Hotels
Permitted.

100 feet
permitted.

City Discretion:

Design Review,

Site Plan and
Parking

CEQA

Issue #1: Parking

Parking Study: 60 spaces

Existing Hotels: 80 on site, 40 shared.

Planning Board: 82 on site, 43 shared.

Zoning Code Permits Planning Board to:

- Reduce total number
- Permit Shared

P.B. Action is consistent with Zoning

Council Options:

1. Uphold PB Parking Approval.
2. Amend PB approval to require purchase of off-site space.



Issue #2: California Environmental Quality Act: Urban In-fill Exemption

The Environment:

Major
Metropolitan
Area

Man made
land in a
Business Park

No work in
water

No evidence of
habitat on site.

Consistent
with Zoning
and GP.



State Objectives:

Protect the Natural
Environment.

Support Urban In-fill

Stop abuse of CEQA by
special interest groups.

City Objectives:

Focus on Legitimate
Policy and Design
Issues.

Be consistent with
CEQA

Implications for rest of
Business Park

Recommendation:

- Uphold Planning Board Action to Approve

