

## NANCY McPeak

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**From:** Robert Wood <rmwarch450yrs@gmail.com>  
**Sent:** Monday, September 25, 2017 8:37 PM  
**To:** NANCY McPeak  
**Subject:** Event Center Permit Number PLN16-0417

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

25 September 2017

To: Nancy McPeak, Executive Assistant, Community Development Department, [nmcpeak@alamedaca.gov](mailto:nmcpeak@alamedaca.gov)  
for distribution to Planning Board Members

cc: All Members of the City of Alameda Planning Board

From: Robert M. Wood, AIA

Subject: **EVENT CENTER** at the Chuck Corica Golf Complex

Permit Number PLN16-0417

I'm pleased to understand that the full Planning Board is hearing this application, rather than treating it more simply as a Zoning Administrator's item.

Why? Article XIV, Sec. 14-1 of the City Charter states that the Board "...shall have power to investigate and recommend plans for the future development...and improvement of public buildings...". Because the subject project is to be erected on land owned by the City of Alameda, it therefore presents the remote possibility that, in the very distant future, it's ownership responsibility might eventually fall into the hands of the City itself. So, it's not your average project being built by a private business on privately-owned land.

I'll start by saying that I'm personally very much in favor of this project. It is long overdue! As a former 8-year member of the City of Alameda Golf Commission, I've been aware for a couple of decades that our City's Golf Complex "enterprise business" has always operated at a competitive financial disadvantage because of its inability to offer significant-sized separate (from the restaurant dining room) banquet facilities, on-site, capable of hosting a golf tournament of at least 150 participants. This proposed project...if well built, maintained and operated...can alleviate that deficiency.

Because, at the upcoming Planning Board meeting, I most likely will not be given the time to state all of my questions about the project, I hereby ask that the individual Board Members consider, before the meeting, the following:

1. What will be the permitted types and hours of operation?
  - (a) In winter months it gets dark as early as 5 PM. Pedestrians arriving/leaving the Event Center from/to their cars will need to navigate a City-owned parking lot that is currently in terrible condition. The paving is in great disrepair; the outdoor lighting doesn't meet minimum safety

standards; and the drainage in rainy weather is inadequate to prevent scattered ponding of surface storm water.

(b) Typical of such event meeting usages:

- (i) Will there be an amplified sound system installed? Multiple speakers mounted on overhead (or wall) aluminum structural members? Any weight or attachment restrictions by Losberger?
- (ii) Will there be a digital (or video) image projection system (including large screen) installed?
- (iii) Will there be available, a portable/modular raised (+12-18") platform to accommodate typical "Head Table" seating (for 8-10) and presenter podium? If so, where to be stored when not in use?
- (iv) For any of the above, has an electrical system been designed to accommodate? Receptacles cast flush into concrete floor slab; conduit runs ; etc.?

2. Is white gloss the only color possibly available in Losberger's fabric?

3. Since the most preliminary sketches of this project were publically presented in **XX**, there have been questions about the need/kind/location of toilets facilities. According to the recent architect's plans, I assume that has now all been resolved, such that permanently-plumbed toilet room fixtures with new piping, connected to existing water and sewer lines somewhere nearby the proposed Event Center building, shall be installed.

Likewise, I assume that there will be a dedicated fire-service water main installed from Island Drive to the Event Center and an overhead automatic fire-sprinkler/alarm system shall be installed as part of this project, right?

4. The current drawings note that carpet is to be installed over the concrete floor slab. Is that part of the structure manufacturer's (Losberger) contract, or to be provided later by the Owner? Will it be modular carpet tile, to allow for effective replacement of stained or damaged individual carpet tile units?

5. Lighting (interior, exterior and emergency provision): Overhead layout and fixture types/cut sheets provided? Focused lighting for the head table and podium areas?

6. I see no provision for handling rooftop rainwater collection, routing, or on-grade drainage around the building and at the east side Patio. What is the plan?

7. If the building needs to be repaired in the future, can that only be done by qualified Losberger personnel?

8. What is the expected normal use life-span of the Losberger fabric and its estimated replacement cost in current \$? Warranty ? Any special maintenance instructions?

9. Regarding the proposed fenced-in yard along the north side of the building: if mechanical equipment is operating in that outdoor area during events, the noise could likely negatively interfere with the quality of presentations being made only a few feet away inside the Event Center wall fabric.

10. A very large percentage of Event Center users (whether for Golf post-Tournament banquets, Wedding banquets, or other types of events) will approach or exit the building at the double doors located at the northwest corner of the building. The prevailing wind comes from that direction. I've always felt that users seated at tables, inside near those doors, need to be protected with an additional set of exterior doors that

would form a completely enclosed **vestibule**. Please consider adding that requirement to this Permit approval.

11. What kind of HVAC system will be installed to serve the building? Because virtually the total wall/roof enclosure of the building is only measurable in millimeters of the Losberger fabric thickness, I assume that such thin material will yield no significant thermal insulation value and no sound transmission dampening---correct?

If you have any questions, please feel free to contact me at [rmwarch450yrs@gmail.com](mailto:rmwarch450yrs@gmail.com)

, or at (510) 504-3118.

Sincerely,

Bob Wood

259 Oyster Pond Road, Alameda, CA 94502

RMW

1. What will be the permitted types and hours of operation?

(a) In winter months it gets dark as early as 5 PM. Pedestrians arriving/leaving the Event Center from/to their cars will need to navigate a City-owned parking lot that is currently in terrible condition. The paving is in great disrepair; the outdoor lighting doesn't meet minimum safety standards; and the drainage in rainy weather is inadequate to prevent scattered ponding of surface storm water.

**The primary and specific purpose of the banquet facility is to accommodate the anticipated increase in golf tournaments that the New South Course and the Revamped North Course, will attract. The CCGC is one of the largest Golf Courses in California and one of the only ones without a banquet facility to accommodate large golf tournaments. Our intent is to actively market the Event Center, specifically to Golf Tournaments. Almost all Golf Tournaments will be played during daylight hours and most banquets will finish by the time it gets dark. There will be occasions that a non-Golfing Event will be held as long as it does not conflict with Golf Tournaments. As far as the Parking Facilities, I cannot make a comment, since it does not fall under my jurisdiction.**

(b) Typical of such event meeting usages:

(i) Will there be an amplified sound system installed? Multiple speakers mounted on overhead (or wall) aluminum structural members? Any weight or attachment restrictions by Losberger?

**There will be a sound system installed and mounted on the inside of the structure. There are no attachment restrictions or weight restrictions for speakers being attached to the structure. The sound and speaker system will be totally wireless. One example is the Anchor Go Getter Air System, which can accommodate two wireless microphones and multiple wireless speakers. As for the weight restrictions see the attached hanging and suspension loads calculation sheets.**

(ii) Will there be a digital (or video) image projection system (including large screen) installed?

**We will be using a video projection system but it will be portable and not attached, such as the [JVC DLA-X700R](#) or [Sony VPL-VW350ES](#).**

(iii) Will there be available, a portable/modular raised (+12-18") platform to accommodate typical "Head Table" seating (for 8-10) and presenter podium? If so, where to be stored when not in use?

**There will be a portable platform that will be used as a head table. There will also be a podium. The primary use of the Event Center will be for Golf Tournaments and not for everyday business. Therefore the platform and the podium will be in the event center for the majority of the time. On rare occasions, where neither are needed, they will be stored in the storage area in back of the restaurant, since it does not fit in my car.**

(iv) For any of the above, has an electrical system been designed to accommodate? Receptacles cast flush into concrete floor slab; conduit runs ; etc.?

**There will be receptacles flush into the floor as well as around the perimeter of the structure to accommodate a variety of seating arrangements and group sizes.**

2. Is white gloss the only color possibly available in Losberger's fabric?

**White gloss is the only color that is available in the Losberger structure.**

3. Since the most preliminary sketches of this project were publically presented in **XX**, there have been questions about the need/kind/location of toilets facilities. According to the recent architect's plans, I assume that has now all been resolved, such that permanently-plumbed toilet room fixtures with new piping, connected to existing water and sewer lines somewhere nearby the proposed Event Center building, shall be installed.

**Since toilets will be provided, there will be adequate plumbing and disposal infrastructure as well as running hot and cold water.**

Likewise, I assume that there will be a dedicated fire-service water main installed from Island Drive to the Event Center and an overhead automatic fire-sprinkler/alarm system shall be installed as part of this project, right?

**YES, there will be an automatic sprinkler system in the Event Center. In order to accommodate an overhead sprinkler system, a dedicated fire line will be installed. The fire system will have to be tested by the Fire Department before an operating permit can be issued for the Event Center.**

4. The current drawings note that carpet is to be installed over the concrete floor slab. Is that part of the structure manufacturer's (Losberger) contract, or to be provided later by the Owner? Will it be modular carpet tile, to allow for effective replacement of stained or damaged individual carpet tile units?

**The carpet is to be installed by the Owner and not Losberger. The type of carpet to be installed is going to be carpet tile**

5. Lighting (interior, exterior and emergency provision): Overhead layout and fixture types/cut sheets provided? Focused lighting for the head table and podium areas?

**Lighting will be provided and it will all be overhead LED lighting on a track unit, which will be movable and adjustable, to accommodate a variety of seating configurations and multiple banquets.**

6. I see no provision for handling rooftop rainwater collection, routing, or on-grade drainage around the building and at the east side Patio. What is the plan?

**Plans for drainage and water runoff will be provided along with all other plans that the Building Department and other Agencies require.**

7. If the building needs to be repaired in the future, can that only be done by qualified Losberger personnel?

**In the rare event that repair is required on the structure itself, the local Losberger Rep (Big 4) is qualified to make any repairs necessary.**

8. What is the expected normal use life-span of the Losberger fabric and its estimated replacement cost in current \$? Warranty ? Any special maintenance instructions?

**The expected life span of the roof covering is roughly 10 to 15 years but since weather conditions in California are very favorable (no snow, rarely below freezing, rarely above 110 degrees) the roofing could last much longer. The approximate cost to replace the roofing material is \$15,000. There are no special maintenance instructions. Like any other roofing material, periodic visual checks will be made to insure the covering is secure and in good condition. There is a 10 year manufactures warranty.**

9. Regarding the proposed fenced-in yard along the north side of the building: if mechanical equipment is operating in that outdoor area during events, the noise could likely negatively interfere with the quality of presentations being made only a few feet away inside the Event Center wall fabric.

**The Mechanical equipment will consist of the Fire Sprinkler Valve and the HVAC units. Modern HVAC units such as the Wisperkool 30-ton, vertical unit are extremely quiet and will not create loud enough noise to interfere with events. These units are specifically designed to be placed adjacent to structures such as these, and are well insulated with very quiet fans.**

10. A very large percentage of Event Center users (whether for Golf post-Tournament banquets, Wedding banquets, or other types of events) will approach or exit the building at the double doors located at the northwest corner of the building. The prevailing wind comes from that direction. I've always felt that users seated at tables, inside near those doors, need to be protected with an additional set of exterior doors that would form a completely enclosed vestibule. Please consider adding that requirement to this Permit approval.

**The location and positioning of the main entry is facing East. The reason for this, is because almost all Golf Tournaments will terminate at the Pro Shop. Tournaments that are having a banquet will then walk through the Courtyard, past the bar area and continue to the large two double-entry doors, located on the East side of the structure, facing the South Course. An outside bar may be set up there, under the large canopy, for those requesting it. The Northwest double doors will be the exit from which the parking lot is most easily accessible and where everyone will be parking. Since the prevailing winds come from the Northwest, the entry facing East, has the least amount of wind.**

11. What kind of HVAC system will be installed to serve the building? Because virtually the total wall/roof enclosure of the building is only measurable in millimeters of the Losberger fabric thickness, I assume that such thin material will yield no significant thermal insulation value and no sound transmission dampening---correct?

**The HVAC system that will be installed is a Wisperkool 30-ton, vertical unit. These units are specifically designed to be used in these type of structures in a vertical position with the ducting going through the outer wall and not from the roof. The Event Center is designed to be used for special events which last only a few hours, at the most and are not all day affairs. Even though the insulating properties are limited these type of HVAC units are more than capable of maintaining a comfortable level of heating and cooling. An example of where the same structure, has and is being used successfully, for a number of years, is the Napa Golf Course and the Morgan Creek Country Club which is a Losberger Structure with the Wisperkool HVAC system.**

Item 7-B Public Comment Greenway

From: Ken Campbell [mailto:ken@greenwaygolf.com]  
Sent: Monday, October 23, 2017 9:24 AM  
To: Linda Barrera <LBarrera@alamedaca.gov>  
Cc: Amy Wooldridge <AWooldridge@alamedaca.gov>  
Subject: Jim's on the Course Event Center at Corica

Linda,

I wanted to send you a note that as the golf operator of the golf course, Greenway Golf has reviewed and supports the planned event center by Tom Geanekos at Jim's on the Course Corica golf courses. Please note, in support of the project we have met with Tom to seek information on how he plans to address storm water run-off to ensure it can best be managed and not result in a concern for the golf course, parking lot or cart paths. Based on discussion between greenway principal Marc Logan and Tom, it was agreed Tom will install a collection basin to harvest the water run-off then utilize a sump pump system to then drain the water to the golf course pond.

Due to other commitments, it is unlikely a Greenway Golf principal will be able to attend tonight's public meeting but please accept this note as our company support of the proposed plans for the new event center. As proposed and with the ongoing upkeep and management of it by Jim's on the Course we believe it will be a valued asset to the offerings at the golf courses.

-- Ken Campbell  
Principal  
Greenway Golf



Sent from my iPhone

Peter Fletcher  
Real Estate Broker  
Windermere Bay Area Properties  
[510-521-1177](tel:510-521-1177)  
Peter@PeterFletcherRealEstateBroker

Begin forwarded message:

**From:** [peter@peterfletcherrealestate.com](mailto:peter@peterfletcherrealestate.com)  
**Date:** October 23, 2017 at 1:49:35 PM PDT  
**To:** [nmcpeak@alamedaca.gov](mailto:nmcpeak@alamedaca.gov)  
**Subject:** **Tonight's Planning Board Meeting**

Please forward to the members of the planning board.

I'm Peter Fletcher and live at [112 Centre Court Alameda](#). I am a local real estate broker and am active with our local Alameda Chapter of the Bay East Association of Realtors.

I'm asking you to grant a Use Permit and Design Review for the approximately 4000 square foot tent structure to be used as an event center by Jim's on the Course Restaurant located on the Chuck Corsica Golf Complex.

The structure would be very useful to Alamedans for any number of events, as we have a shortage of venues, particularly on Bay Farm Island. In addition, Tom Geanekos, the owner of Jim's on the Course, and Jim's Dinner on the main Island, is a long-time business man in town who understands our needs here in Alameda, and works hard to try and deliver solutions. For example, the local realtors have held their monthly marketing meetings at Jim's on the Course for nearly 10 years. Our Mayor, City Manager, Police Chief, Fire Chief, Superintendent of Schools, and Head of Buildings, speak their frequently. Tom's use of the building and food costs were very fair. As the refurbishing has taken place, we've had to find other accommodations. Nothing on or off Bay Farm Island has met our needs nearly as well as Jim's.

And there are countless other groups and families who would find the new Event Center a terrific addition to the Complex.

Please vote in favor of there request.

Respectfully,

Peter Fletcher  
Real Estate Broker  
Windermere Bay Area Properties  
[510-521-1177](tel:510-521-1177)  
Peter@PeterFletcherRealEstateBroker