

LARA WEISIGER

From: Paul Foreman <ps4man@comcast.net>
Sent: Tuesday, October 02, 2018 4:04 PM
To: Trish Spencer; Malia Vella; Frank Matarrese; Marilyn Ezzy Ashcraft; Jim Oddie
Cc: LARA WEISIGER; Celena Chen; Dave Rudat
Subject: Vote YES on Park Parcel-Please Take Note of Airport Safety Zoning

ACT
Alameda Citizens Task Force
Vigilance, Truth, Civility

Dear Mayor Spencer, Vice Mayor Vella, Councilmembers Mataresse, Oddie and Ashcraft:

This is to express our total agreement with Patricia Lamborn as expressed in her email to you of Oct. 1, 2018 and many others who oppose Hotel zoning on Parcel 1 and support the City taking title to Parcel 4-the Bay Front Parcel that will complete Shoreline Park.

Sincerely,

Paul S Foreman
For Alameda Citizens Task Force

LARA WEISIGER

From: D Learn <dlearn1@gmail.com>
Sent: Monday, October 01, 2018 8:10 PM
To: LARA WEISIGER
Subject: 2350 Harbor Bay vote

Dear City Council,

Please vote no to rezoning this parcel for a hotel. The area is too small, and is too close to the bay. There is not enough adequate setback from the bay.

Please vote yes, to adding this parcel as part of the bay trail and completing the path along the bay for generations to come.

Thank you,
Donna Learn
27 Duarte Ct.
Alameda, CA. 94502

Sent from my iPad

LARA WEISIGER

From: Patricia Lamborn <patricia.lamborn@aol.com>
Sent: Monday, October 01, 2018 9:08 AM
To: Trish Spencer; Malia Vella; Frank Matarrese; Jim Oddie; Marilyn Ezzy Ashcraft
Cc: LARA WEISIGER; Celena Chen; Dave Rudat
Subject: - Vote YES on Park Parcel- Please take note of Airport Safety Zoning
Attachments: Airport Safety Zone 3 Harbor Bay Hotel Project.pdf; 2350 HARBOR BAY PKWY Nov 2017 New Design Review Application.pdf

Dear Mayor Spencer, Vice Mayor Vella, Councilmembers Matarrese, Oddie, and Ashcraft,

I am writing to ask that you vote No on Hotel zoning on Parcel 1 at 2350 Harbor Bay Parkway. Please vote an enthusiastic **YES on Taking title to Parcel 4- the Bay Front Parcel that will complete Shoreline Park.**

It is critical to take title now as the agreement between the City of Alameda and Harbor Bay Isle Associates that makes this park completion possible -- **expires in 2019.**

I have attached a document that explains how important it is to take title to Parcel 4. (Airport Safety Zone 3) The developer who owns the neighboring Parcel 1, Mina Patel, has consistently encroached on this public park in her hotel proposals. Her proposals have placed a 4-5 story hotel building directly on the Park Parcel boundary line. Why?

Ms. Patel is desperate to fit a 100 room hotel on the parcel she owns. There is a critical reality that you all must address:

The parcels at 2350 Harbor Bay Parkway are in Safety Zone 3- the Inner Turning Zone for airplanes at the Oakland International Airport. The required Open Land for this Safety zone is 30%. The Maximum nonresidential Intensity (People/Acre) is 100. The FAR (Floor Area Ratio) recommended is .46. Ms. Patel's most recent hotel design review application (Nov 2 letter, 2017) is for a hotel building with a FAR of 1.23.

This hotel developer has included the Park Parcel's footage in the previous calculations for her hotel floor area ratio-- because the hotel she is determined to build **DOES NOT FIT** on the parcel she owns. In the communication from her architect (letter to Andrew Thomas Nov. 2, 2017 attached) there was a confused response to who actually owns the park parcel-- because the developer has encroached on it in all of the proposed hotel designs.

Sincerely,

Patricia Lamborn
3226 Encinal Ave. Alameda
patricia.lamborn@aol.com

Harbor Bay Hotel Project

Legend

Harbor Bay Hotel Project

Safety Compatibility Zones

Primary Surface

Zone 1: Runway Protection Zone

Zone 2: Inner Approach/Departure Zone

Zone 3: Inner Turning Zone

Zone 4: Outer Approach/Departure Zone

Zone 5: Sideline Safety Zone

Zone 6: Traffic Pattern Zone

2350 Harbor Bay Pkwy
Hotel Project



**TABLE 3-2
SAFETY COMPATIBILITY CRITERIA**

Types of Land Use	Description of Occupancy	Safety Zones							Criteria for Conditional Uses
<i>Note: Multiple categories may apply to same project</i>		1	2	3	4	5	6	7	
Maximum Nonresidential Intensity (People/Acre)		10	60	100	100	150	No Limit	No Limit	
Required Open Land		100%	40%	30%	20%	20%	0%	0%	
E-3	Commercial Daycare center (≥6 people)								Projects to be reviewed on a case-by-case basis. Risk reduction building design per 3.3.2.7 should be implemented.
F-1, 2	Manufacturing, research and development (300 s.f./ person) ¹			0.69	0.69	1.03			Zones 3, 4, 5: Floor area ratio as indicated. Also see Policy 3.3.2.7(c)(3).
H-1, 2, 3, 4, 5, 6, 7	Occupancies utilizing hazardous (flammable, explosive, corrosive, or toxic) materials								Zones 3 - 5: Special measures to minimize risk in the event of an aircraft accident to be determined by permitting agencies
I-1.1	Nurseries for full-time care of children (≤14 people)								
I-1.1 - I-1.2	Health care facilities: hospitals, health care centers, sanitariums, nursing homes for nonambulatory patients, etc. (approx. 250 s.f./ person)								
I-2	Congregate care facilities (>5 patients): nursing homes for ambulatory patients, assisted living facilities (approx. 100 s.f./ person)								
I-3	Jails, prisons, mental institutions, etc.								Zones 6, 7: Allowable if no other suitable site outside AIA is available.
M	Mixed use retail centers with restaurant facilities (approx. 110 s.f./ person)		0.15	0.25	0.25	0.38			Zones 2, 3, 4, 5: Floor area ratio as indicated
	Retail center with no restaurant facilities (approx. 170 s.f./ person)		0.23						Zones 2: Floor area ratio as indicated
R-1, R-2	Short-term lodging Facilities (≤ 30 nights): hotels, motels, etc. (approx. 200 s.f./person)			0.46	0.46				Zones 3,4: Floor area ratio as indicated
	Long-term lodging facilities (> 30 days): extended-stay hotels, dormitories, etc.								
R-2.1-2.1.1	Residential care facilities for the elderly (<6, ≥6 non-ambulatory clients)								



ALAMEDA COUNTY
Community Development Agency

PLANNING DEPARTMENT

September 7, 2014

Mina Patel
21 Prestwick Lane
Amarillo, TX 79124

SUBJ: Proposed Hotel at 2350 Harbor Bay Parkway, Alameda CA

Dear Ms. Patel,

Thank you for the opportunity to review your application for ALUC Review of the proposed hotel project. I appreciate the meeting we had a few weeks ago to discuss in person. This project is for a 5-story, 105-room hotel located in Harbor Bay Business Park, APN 074-1362-005. The parcel size is 1.17 acres. The site is located within the Airport Influence Areas (AIA) for the Oakland International Airport, which requires this Administrative Review by the ALUC.

AIRPORT LAND USE COMPATIBILITY

The Alameda County Airport Land Use Commission (ALUC) has adopted an updated Airport Land Use Compatibility Plan (ALUCP) for the Oakland International Airport in December 2010. This document can be viewed at <http://www.acgov.org/cda/planning/generalplans/airportlandplans.htm>

This review utilizes this ALUCP, and comments here reflect the project's consistency with the four airport compatibility factors of Noise, Safety, Airspace Protection, and Overflight discussed in the Oakland Airport ALUCP.

NOISE

Noise compatibility policies are established in order to prevent the development of noise-sensitive land uses in portions of the airport environ that are exposed to significant levels of aircraft noise. This parcel is located wholly within the 65dB CNEL Noise contour. Please refer to Section 3.3.1: Noise, Table 3-1: Noise Compatibility Criteria and Figure 3-3: Noise Compatibility Zones for a detailed discussion. Table 3-1 indicates that a hotel is a Conditional Use in this noise contour. This means that Per State law, for indoor uses, the building structure must be capable of attenuating exterior noise level to the indoor CNEL of 45 dB; standard construction methods will normally suffice.

SAFETY

Land use safety compatibility criteria are developed to minimize the risks to people and property on the ground, as well as those people in an aircraft in the event of an accident or emergency landing occurring outside the airport boundary. This parcel is located within Safety Zone 3-Inner Turning Zone.

Please refer to Section 3.2.2: Safety Compatibility Zones, and Figure 3-4: Safety Compatibility Zones for detailed information regarding potential compatibility issues and requirements for the proposed land use.

As we discussed previously, a hotel in Safety Zone 3 is considered a Conditional Use per Table 3-2, the condition being that the maximum F.A.R. of 0.46 is not exceeded. Ideally, this F.A.R. can be achieved for this project. However, it is generally recognized that this requirement is often not realistic or practical for business purposes, and is therefore encouraged rather than required.

AIRSPACE PROTECTION

Similar to safety policies, airspace protection criteria is intended to reduce the risk of harm to people and property resulting from an aircraft accident. All proposed development within the project site is subject to Federal Aviation Administration (FAA) Part-77 regulations regarding allowable heights of structures near the airport environs. Our assessment has determined that this project measures approximately 4,870 feet from Runway 11 (commercial operations), and approximately 6,868 feet from Runway 9R (general aviation operations). Please refer to Section 3.3.3: Airspace Protection, and Figure 3-5: FAA Part 77 Surfaces. This section of the Plan includes a thorough discussion of all policies related to a variety of airspace protection issues including FAA notification requirements, and Obstruction Marking and Lighting. In addition, please refer to Appendix C: Federal Aviation Regulations, Part 77 *Objects Affecting Navigable Airspace* provides guidance on calculating allowable heights of buildings near airports.

I understand you have contacted the FAA and submitted a 7460 Study Form requesting an Airspace Evaluation. *This project will be considered a Conditional Use pending the FAA 7460 airspace determination.* Please be advised that local land use requirements for allowable heights of structures will be applicable independent of the FAA Airspace Determination.

OVERFLIGHT

All areas within an Airport Influence Area (AIA) are subject to noise from overflight of aircraft. Unlike other compatibility factors such as noise, safety, or airspace protection, overflight compatibility policies do not restrict how land can be developed or used; rather, the policies in this section form the requirements for notification about airport proximity and aircraft overflight. The proposed project area is located wholly within the Avigation Easement Zone as identified in Figure 3-6: Overflight Compatibility Zones. Please refer to Section 3.3.4: Overflight, and in particular Section 3.3.4.5: Overflight Notification and Appendix E: Sample Implementation Documents for further guidance on satisfying this requirement.

ALUC Administrative Review Determination

For purposes of this Administrative Review, this project is considered Conditionally Consistent, pending receipt of the FAA 7460 Airspace Determination. If the FAA determines that there is no hazard to air navigation, I will issue another letter clearing this conditional finding. Again, thank you for the opportunity to review this project. Please do not hesitate to contact me if you have any questions regarding this letter. I can be reached at (510) 670-6511.

Sincerely,


Cindy Horvath
Senior Transportation Planner

c: Members, Alameda County Airport Land Use Commission
Albert Lopez, Alameda County Planning Director, ALUC Administrative Officer



November 2, 2017

Mr. Andrew Thomas
City of Alameda Planning Division
2263 Santa Clara Ave
Alameda, CA 94501

Re: Fairfield Inn Hotel
2350 Harbor Bay Pkwy
Alameda, CA 94501



Subject: Design Review and Development Plan Resubmittal – Planning No. 17-0380

Dear Andrew,

Enclosed is the following for your use:

Quantity	Date	Description
2 set	10/20/2017	24" x 36" Bond Sheets: DR-1, DR-2, DR-3, DR-4, DR-5, DR-6, DR-7, DR-8, DR-9, DR-10, DR-11, DR-12, DR-13, DR-14, DR-15, S1, L1.0, L1.1, L2.0
1	---	CD containing electronic copy of items listed above
1	10/20/2017	11" x 17" Boards: DR-16, DR-17, DR-18
1	10/17/2017	Harbor Bay Business Park Association Letter of Approval
1	9/06/2017	Bay Friendly Scorecard for Commercial & Civic Landscapes
1	11/1/2017	Project Schedule

Below are our responses to your incompleteness letter dated August 21, 2017 for the above referenced project.

1. A short written description of the hotel proposal and any other land uses or activities that you propose on the property, and a short written description of how the proposed design differs from the design that was denied by the Bay Conservation and Development Commission.

Response: The proposed hotel is 48' and 4 stories high with a total square footage of 62,690. The building's footprint will be 16,589 square feet on a 50,968 square foot site with 49% of onsite covered parking, creating a floor area ratio of 1.23. The hotel will consist of 100 guestrooms and will feature a café/restaurant on the ground floor. A total of 125 parking spaces will be provided: 61 spaces will be onsite, which will consist of 31

spaces on a surface lot and 30 spaces in a covered parking structure utilizing parking lifts. 64 off-site spaces will be provided within 0.25 miles of the site.

The new design differs significantly from the previous design denied by BCDC. The number of guest rooms has increased from 98 rooms to 100. The building footprint has shifted 14' to the south and 6' to the east, increasing the paved width of the pedestrian pathway from 16'-11" (on average) to 23'-1" (on average). The number of offsite parking spaces has been increased from 63 spaces to 64 spaces. A café/restaurant in the first floor has been increased in size and a new patio facing the shoreline has been added to create a more transparent, accessible space to the public. The pedestrian pathway between the main building and the parking garage has been eliminated. Architecturally, the hotel proposes a more curvilinear structure with brighter colors. The nautical-inspired form responds to the site's adjacency adjacent to the water and to the history of Alameda.

2. A short written description of the property ownership of "Parcel 4" shown on the plans; and a description of all areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, and similar public uses, or similar facilities proposed for common ownership use.

Response: Parcel 4 is owned by the applicant, Ram Hotels. The project will improve and widen the existing shoreline pathway on Parcel 1 and add six (6) public benches and six (6) light poles. The pathway will continue to be dedicated for public use.

3. A development schedule indicated the approximate date when construction of the project is expected to begin, the anticipated rate of development, and the area and location of common open space that will be provided at each stage.

Response: See the attached development schedule. The common open space of Parcel 4 will be completed within 3 months after start of construction. Common areas on Parcel 1 (project site) will not be available to the public until completion of construction.

4. An outline of the proposed agreements, provisions, or covenants, if any, which will govern the use, maintenance, and continued protection of the Planned Development and any of its common open areas.

Response: The applicant is willing to enter into an agreement with the property owner of Parcel 4 to maintain the parcel on a day-to-day basis; scope to be determined. Such an agreement (as with construction) requires an access agreement with terms to be worked out by the applicant and the land owner, currently HBIA.

5. A parking plan including either a request for a parking waiver or a shared parking agreement approval.

Response: Pursuant to the Conditions of Approval that were granted to this project previously, the project owner will secure a shared parking agreement with a neighboring property for off-site parking required prior to issuance of the Certificate of Occupancy.

6. A letter of approval from Harbor Bay Business Park Business Association.

Response: See attached.



7. A window schedule described proposed window types and dimensions, compliance for required egress windows for bedrooms, showing style of windows and materials on building plans or elevations, and cut sheets/brochures of proposed windows – include a dimensioned cross section of window, including exterior trim detail.

Response: Details added. Refer to Sheet DR-10.

8. A color and materials board with actual samples (maximum size 11" x 17") of exterior cladding, and paint colors.

Response: See enclosed.

9. A Bay-Friendly Landscaping Scorecard and on-site water run-off retention plan (C-3 plan) consistent with Regional Water Quality Control Board standards and Regulations.

Response: See attached Scorecard and Sheet S1.

Sincerely,

ARCHITECTURAL DIMENSIONS



Joanne Park, Agency Manager

Enclosures

cc: TUL05



Date: 09/06/17 Current Point Total: 60

Current Point Total: 60

Print Without Comments

NCV 02 2017

PERMIT CENTER
AMADA, CA 94501

Comments

Comments

Enter Project Name Here		Points Achieved	Landscape Locality	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	b. The landscape is designed to increase open space compared to its previous use and/or to connect it to other open space or wildlife corridors	0							2	
<input type="checkbox"/>	c. Create or protect a diverse plant buffer of low maintenance vegetation along creeks, shorelines or monocultured landscaped areas	0							2	
Site Planning Subtotal, out of possible 33 points:		2								
B. STORMWATER AND SITE DRAINAGE										
1. Minimize impervious surfaces										
a. Permeable paving, gravel or other porous surfaces are installed for										
<input checked="" type="checkbox"/>	i. 25% OR	1							1	
<input type="checkbox"/>	ii. 33% (total 3 points) OR	0							2	
<input type="checkbox"/>	iii. 50% of the paved area (total 5 points)	0							2	
<input checked="" type="checkbox"/>	b. No impervious surfaces directly connect to the storm drain	2							2	
2. Design a system to capture and filter storm water										
<input checked="" type="checkbox"/>	a. Capture and filter runoff from parking lots into landscape beds, vegetated swales or other landscape stormwater BMPs	2							2	
b. Incorporate landscape measures, including vegetated swales, infiltration planters, detention basins and/or stormwater wetlands, that are designed to capture and filter.										
<input checked="" type="checkbox"/>	i. 85% of average annual stormwater runoff OR	2							2	
<input type="checkbox"/>	ii. 100% of average annual runoff (total 4 points)	0							2	
<input checked="" type="checkbox"/>	c. Bioswales specify flat bottoms of at least 18 inches across and/or rock cobble at points of concentrated flow	1							1	
<input checked="" type="checkbox"/>	d. Turf is not specified in bioswales	1							1	
<input checked="" type="checkbox"/>	e. Direct rain water from all down spouts to planters, swales or landscaped areas	1							1	
Stormwater and Site Drainage Subtotal, out of possible 16 points:		10								
C. EARTHWORK AND SOIL HEALTH										
1. Assess the soil and test drainage										
<input checked="" type="checkbox"/>	a. Submit laboratory soil analysis results and recommendations for compost and natural fertilizers (total 3 points)	3	2		1					
2. Remove and store topsoil before grading										
<input checked="" type="checkbox"/>	a. The removal, temporary storage, and re-spreading of topsoil is specified in the landscape design documents AND specifications include a maximum topsoil pile height of 6 feet, as well as measures to protect the stored topsoil from erosion	2			2					
3. Protect soil from compaction										
<input checked="" type="checkbox"/>	a. Grading specifications and construction plans call for the installation and maintenance of fencing to prohibit parking or materials staging in areas identified for protection	2			2					
<input checked="" type="checkbox"/>	b. Design documents specify that soil is not worked when wet	1			1					
4. Aerate compacted soils										
<input checked="" type="checkbox"/>	a. Design documents include specification to alleviate compacted soils to a depth of at least 8 inches, before planting, for all landscaped areas that can not be protected during construction	1			1					

Enter Project Name Here		Points Achieved	Landscape Locality	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	b. Design documents include specification to alleviate compacted soils to a depth of at least 12 inches, before planting, for all landscaped areas that can not be protected during construction (total 2 points)	0			1					
5. Feed soils naturally & avoid synthetic fertilizers										
<input checked="" type="checkbox"/>	a. Fertilizers or soil amendment materials prohibited by Organic Materials Research Institute (OMRI) in its generic materials list are not allowed in the construction of the project	1			1					
6. Mulch										
<input checked="" type="checkbox"/>	a. Required: Planting specifications and plans indicate that after construction, all soil on site is protected with a minimum of 3 inches of mulch				R					
7. Amend the soil with compost before planting										
	a. Quality compost is specified as the soil amendment, at the rates indicated by a soil analysis, to bring the soil organic matter content to a minimum of:									
<input checked="" type="checkbox"/>	i. Required: 3.5% by dry weight OR 1 inch of quality compost OR					R				
<input type="checkbox"/>	ii. 5% by dry weight OR (total 2 points)	0				1		1		
<input checked="" type="checkbox"/>	iii. Specify the use of compost from processors that participate in the US Composting Council's Standard Testing Assurance program	1				1				
8. Use IPM design and construction practices to prevent pest problems										
<input type="checkbox"/>	a. Sheet mulch is specified for weed control (total 3 points)	0			1					
<input checked="" type="checkbox"/>	b. Synthetic chemical pre-emergents are prohibited	2								
9. Keep soil & organic matter where it belongs										
<input type="checkbox"/>	a. Compost berms or blankets or socks are specified for controlling erosion (total 2 points)	0			1					
Earthwork and Soil Health Subtotal, out of possible 21 points: 13										
D. MATERIALS										
1. Use salvaged items & recycled content materials										
	a. Non-plant landscape materials are salvaged or made from recycled content materials or FSC certified wood:									
<input type="checkbox"/>	i. Decking (100% of non structural materials)	0		1						
<input type="checkbox"/>	ii. Fencing (100% of non structural materials)	0		2						
<input type="checkbox"/>	iii. Outdoor furniture such as bike racks, benches, tables and chairs (50% minimum)	0		2						
<input type="checkbox"/>	iv. Planters or retaining walls (100% of either or both)	0		1						
<input type="checkbox"/>	v. Parking stops or lighting/sign posts (100% of either or both)	0		1						
<input type="checkbox"/>	vi. Play structures or surfaces (100% of either or both)	0		2						
<input type="checkbox"/>	vii. Edging or decorative glass mulch (100% of either or both)	0		1						
<input checked="" type="checkbox"/>	b. A minimum 25% of recycled aggregate (crushed concrete) is specified for walkway, driveway, roadway base and other uses	2		2						
	c. Replace Portland cement in concrete with flyash or slag									
<input type="checkbox"/>	i. 20%	0		1						
<input type="checkbox"/>	ii. 25% (total 2 points)	0		1						
	d. Purchased compost and/or mulch is recycled from local, organic materials such as plant or wood waste									
<input type="checkbox"/>	i. 100% of compost OR 100% of mulch	0		1						
<input type="checkbox"/>	ii. 100% of both (total 2 points)	0		1						

Enter Project Name Here		Points Achieved	Landscape Locally	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
2. Reduce and recycle landscape construction waste										
<input checked="" type="checkbox"/>	a. Required: Divert 50% of landscape construction and demolition waste.		R							
<input type="checkbox"/>	b. Divert 100% of asphalt and concrete and 65% of remaining materials OR	0	2							
<input type="checkbox"/>	c. Divert 100% of asphalt and concrete and 80% of remaining materials (total 4 points)	0	2							
<input type="checkbox"/>	d. Donate unused materials	0	1							
3. Reduce the heat island effect with cool site techniques										
<input type="checkbox"/>	a. at least 50% of the paved site area includes cool site techniques	0				2				
4. Design lighting carefully										
<input type="checkbox"/>	a. Low energy fixtures are specified for all site lighting	0				2				
<input type="checkbox"/>	b. Photovoltaic is specified for site lighting									
<input type="checkbox"/>	i. all path lighting is solar powered	0				1				
<input type="checkbox"/>	ii. 50% of all other site lighting is solar powered	0				2				
<input type="checkbox"/>	iii. 100% of all other site lighting is solar powered (total 4 points)	0				2				
<input type="checkbox"/>	c. Reduce light pollution and trespass: exterior luminaries emit no light above horizontal or are Dark Sky certified	0				1				
<input checked="" type="checkbox"/>	d. The site and exterior building lighting does not cast direct beam illumination onto adjacent properties or right of ways	1				1				
5. Choose and maintain equipment for fuel conservation										
<input type="checkbox"/>	a. Specify solar powered pump(s) for water features	0				1				
6. Specify low embodied energy products										
<input checked="" type="checkbox"/>	a. 100% of any stone and non-concrete hardscapes materials are produced within 500 miles of the project site	2					2			
7. Use integrated pest management										
<input type="checkbox"/>	a. Design documents include construction specifications that require integrated pest management	0					2			
8. Use organic pest management										
<input type="checkbox"/>	a. Design documents include construction specifications that prohibit the use of pesticides that are prohibited by Organic Materials Research Institute in its generic materials list (total 4 points)	0							2	
E. PLANTING										
Materials Subtotal, out of possible 39 points:		5								
1. Select appropriate plants: choose & locate plants to grow to natural size and avoid shearing										
<input checked="" type="checkbox"/>	a. Required: No species will require shearing		R							
<input checked="" type="checkbox"/>	b. Plants specified can grow to mature size within space allotted them	1	1							
2. Select appropriate plants: do not plant invasive species										
<input checked="" type="checkbox"/>	a. Required: None of the species listed by Cal-IPC as invasive in the San Francisco Bay Area are included in the planting plan		R							
3. Grow drought tolerant CA native, Mediterranean or climate adapted plants										
<input type="checkbox"/>	a. Specify California native, Mediterranean or other climate adapted plants that require occasional, little or no summer water for:									
<input checked="" type="checkbox"/>	i. Required: 75% of all non-turf plants					R				

Enter Project Name Here		Points Achieved	Landscape Locally	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	ii. 100% of all non-turf plants	0			2				
<input type="checkbox"/>	b. 100% of the non-turf plant palette needs no irrigation once established (total 5 points)	0			3				
4. Minimize the lawn									
<input type="checkbox"/>	a. Turf is not specified in areas less than 8 feet wide or in medians, unless irrigated with subsurface or low volume irrigation	0			2				
<input type="checkbox"/>	b. Turf shall not be installed on slopes exceeding 10%	0			2				
<input type="checkbox"/>	c. Total irrigated area specified as turf is limited to:								
<input checked="" type="checkbox"/>	i. Required. A maximum of 25%, with sports or multiple use fields exempted.				R				
<input type="checkbox"/>	ii. A maximum of 15%, with sports or multiple use fields exempted	2			2				
<input checked="" type="checkbox"/>	iii. No turf is specified (total 5 points)	3			3				
5. Implement hydrozoning									
<input checked="" type="checkbox"/>	a. Group plants by water requirements and sun exposure and select plant species that are appropriate for the water use within each zone and identify hydrozones on the irrigation plan (with separate irrigation valves for differing water needs, if irrigation is required)	2			2				
6. Provide shade to moderate building temperatures									
<input type="checkbox"/>	a. Protect existing trees and/or specify new trees such that 50% or more of west facing glazing and walls will be shaded (at 4 pm in September) by the trees at their mature size AND trees must be deciduous	0				2			
7. Plant trees									
<input type="checkbox"/>	a. At least 50% of the paved site area is shaded by trees or other vegetation	0			2				
<input checked="" type="checkbox"/>	b. At least one tree species is a large stature species (total 2 points)	2			1			1	
8. Diversify									
<input checked="" type="checkbox"/>	a. Landscapes less than 20,000 square feet shall have a minimum of:								
	i. 20 distinct species OR	1						1	
<input type="checkbox"/>	ii. 30 distinct plant species (total 3 points)	0						2	
	b. Landscapes with 20,000 to 43,560 square feet (1 acre) shall include a minimum of:								
<input type="checkbox"/>	i. 30 distinct plant species OR	0						1	
<input type="checkbox"/>	ii. 40 distinct species OR (total 2 points)	0						1	
<input type="checkbox"/>	iii. 50 distinct plant species (total 4 points)	0						2	
	c. Landscapes of greater than 1 acre shall include a minimum of 40 distinct plant species AND								
<input type="checkbox"/>	i. one additional species per acre over 1 acre OR	0						2	
<input type="checkbox"/>	ii. two additional species per acre over 1 acre (total 4 points)	0						2	
9. Choose California natives first									
<input checked="" type="checkbox"/>	a. CA natives are specified for 50% of non-turf plants	2						2	
F. IRRIGATION									
Planting Subtotal out of possible 36 points:		13							
1. Design for on-site rainwater collection, recycled water and/or graywater use									
<input type="checkbox"/>	a. Irrigation systems and/or all ornamental uses of water (ponds, fountains, etc) are plumbed for recycled water where it is available from a municipal source	0				3			

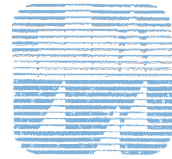
Enter Project Name Here		Points Achieved	Landscape Locally	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	b. Design a system that can store and use rainwater and/or graywater to satisfy a percentage of the landscape irrigation requirements:									
<input type="checkbox"/>	i. 10% OR	0				3				
<input type="checkbox"/>	ii. 50% OR (total 4 points)	0				1				
<input type="checkbox"/>	iii. 100% of dry season landscape water requirements satisfied with harvested rainwater (total 5 points)	0				1				
<input type="checkbox"/>	2. Design and install high efficiency irrigation systems									
<input checked="" type="checkbox"/>	a. Required: Specify weather based (automatic, self adjusting) irrigation controller(s) that includes a moisture and/or rain sensor shutoff					R				
<input checked="" type="checkbox"/>	b. Required: Sprinkler and spray heads are not specified for areas less than 8 feet wide					R				
<input type="checkbox"/>	c. Specify and install irrigation equipment with an operational distribution uniformity of 80% of greater, such as drip or bubblers for:									
<input checked="" type="checkbox"/>	i. 75% of non-turf irrigated areas	2				2				
<input checked="" type="checkbox"/>	ii. 100% of non-turf irrigated areas (total 5 points)	3				3				
<input type="checkbox"/>	d. For all turf areas: Specify and install equipment with a precipitation rate of 1 inch or less per hour and an operational distribution uniformity of 70% or greater	0				2				
<input checked="" type="checkbox"/>	e. Design and install irrigation system that will be operated at 70% of reference ET	3				3				
<input type="checkbox"/>	3. Install a dedicated meter for landscape water use or install a submeter									
<input checked="" type="checkbox"/>	a. A dedicated irrigation meter or submeter is specified to track irrigation water	2				2				
	Irrigation Subtotal, out of possible 20 points:	10								
G. MAINTENANCE						Possible Points				
1. Keep plant debris on site										
<input type="checkbox"/>	a. Grasscycle									
<input type="checkbox"/>	i. Ongoing maintenance includes grasscycling (grass clippings left on the lawn after mowing) for all lawns from April through October, or longer. Sports turf may be excluded "in season" when clippings will interfere with play	0		2						
<input type="checkbox"/>	b. Produce mulch from plant debris									
<input type="checkbox"/>	i. Ongoing maintenance requires that leaves and/or plant debris less than 4 inches (including cut or chipped woody prunings) be re-incorporated into the mulch layer of landscaped areas away from storm drain	0		2						
<input type="checkbox"/>	c. Produce compost from plant debris									
<input type="checkbox"/>	i. Ongoing maintenance includes composting plant debris on site	0		3						
2. Separate plant debris for clean green discounts										
<input type="checkbox"/>	a. Ongoing maintenance requires all exported plant debris be separated from other refuse and taken to a facility where it will be used to produce compost or mulch	0		3						
3. Protect soil from compaction										
<input type="checkbox"/>	a. Ongoing maintenance requires that soil is not worked when wet, generally between October and April	0		1						
4. Feed soils naturally & avoid synthetic fertilizers										
<input type="checkbox"/>	a. Ongoing maintenance includes topdressing turf with finely screened quality compost after aeration 1-4 times per year	0		1						

Enter Project Name Here		Points Achieved	Landscape Locally	Leads to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	b. Ongoing maintenance uses compost, compost tea or other naturally occurring, non-synthetic fertilizers as the plant and soil amendment for all landscape areas	0			1					
<input checked="" type="checkbox"/>	c. Ongoing maintenance prohibits fertilizers that are prohibited by Organic Materials Research Institute	1			1					
5. Mulch Regularly										
<input checked="" type="checkbox"/>	a. Ongoing maintenance requires regular reapplication of organic mulch, to a minimum depth of 3 inches (total 2 points)	2			1	1				
6. Manage and maintain irrigation system so every drop counts										
<input checked="" type="checkbox"/>	a. Ongoing maintenance includes a schedule for reading the dedicated meter or submeter and reporting water use	1			1					
<input checked="" type="checkbox"/>	b. At completion of the installation, the contractor shall provide the property owner with 1. precipitation rate for each valve zone, 2. area calculations for each irrigation zone and the irrigation plans which include the location of irrigation supply shut off, 3. internet address for watering index information	2			2					
<input checked="" type="checkbox"/>	c. Ongoing maintenance includes regular checking of irrigation equipment, and/or checking soil moisture content before watering AND/OR immediate replacement of broken equipment with equal or superior materials	1			1					
7. Use IPM as part of maintenance practices										
<input type="checkbox"/>	a. Ongoing maintenance includes integrated pest management specifications	0						2		
<input type="checkbox"/>	b. At least one landscaping staff member or contractor is trained in the use of IPM or is a Bay-Friendly Qualified Professional	0						2		
8. Choose and maintain your materials, equipment & vehicles carefully										
<input type="checkbox"/>	a. Ongoing maintenance requires that all oil leaks are repaired immediately and that repairs are not done at the landscape site	0						1		
<input type="checkbox"/>	b. Landscape maintenance equipment uses bio-based lubricants and/or alternative fuels.	0						2		
9. Use organic pest management										
<input type="checkbox"/>	a. Ongoing maintenance does not allow the use of pesticides that are prohibited by Organic Materials Research Institute in its generic materials list	0							2	
Maintenance Subtotal, out of possible 29 points:		7								
H. INNOVATION										
Possible Points										
<input type="checkbox"/>	1. Bay-Friendly Landscape Guidelines and Principles are defined and referenced in the construction bid documents	0	3							
2. Design & install educational signage										
<input type="checkbox"/>	a. Provide instructional signs and other educational materials to describe the Bay-Friendly design, construction and maintenance practices	0	4							
3. Create a Bay-Friendly Maintenance task list										
<input type="checkbox"/>	a. Provide a detailed Bay-Friendly maintenance task list and/or use the BF Model Maintenance Specifications as an official reference document in the landscape maintenance contract and/or with on site landscape staff (total 7 points)	0	1	1	1	1	1	1	1	
4. Employ a holistic approach										

Enter Project Name Here		Points Achieved	Landscape Locally	Lean to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	a. Site analysis is submitted AND 65% of landscape construction waste is diverted AND planting plan includes a diverse palette AND 50% of non-turf plants are California native species AND none of the landscape area is in turf AND compost is specified for amending the soil during installation AND natural fertilizers are specified as the exclusive source of nutrients AND integrated OR organic pest management is specified (total 7 points)	0	1	1	1	1	1	1	1	
5. Innovation: Design your own Bay-Friendly Innovation										
a. Enter description of innovation below, and enter up to 4 points at the right. Points will be evaluated by a Bay-Friendly rater.										
<input type="checkbox"/>	1. Innovation description	0	0	0	2	0	0	0	0	
Innovation Subtotal, out of possible 25 points:		0								
Summary										
Total Possible Points:		219	25	43	20	45	22	36	28	
Total Points Achieved:		60	2	5	10	23	4	12	4	

Project has met all recommended minimum requirements

HARBOR BAY
BUSINESS PARK
ASSOCIATION



October 17, 2017

Mr. Andrew Thomas, Senior Planner
City of Alameda Community Development Department

Re: Updated Plans for Fairfield Hotel at 2350 Harbor Bay Parkway:
Notice of Approval of Updated Plans by the Harbor Bay
Business Park's Architectural Review Committee

Dear Mr. Thomas:

This letter is notice that the Harbor Bay Business Park's Architectural Review Committee met with James Heilbronner and Joanne Park of the Architectural Dimensions firm and reviewed with them the updated plans for the proposed new Fairfield Hotel planned for Parcel 1 of Parcel Map 6024 with a street address of 2350 Harbor Bay Parkway and has approved the updated plans as being in compliance with the Design Guidelines of the Harbor Bay Business Park.

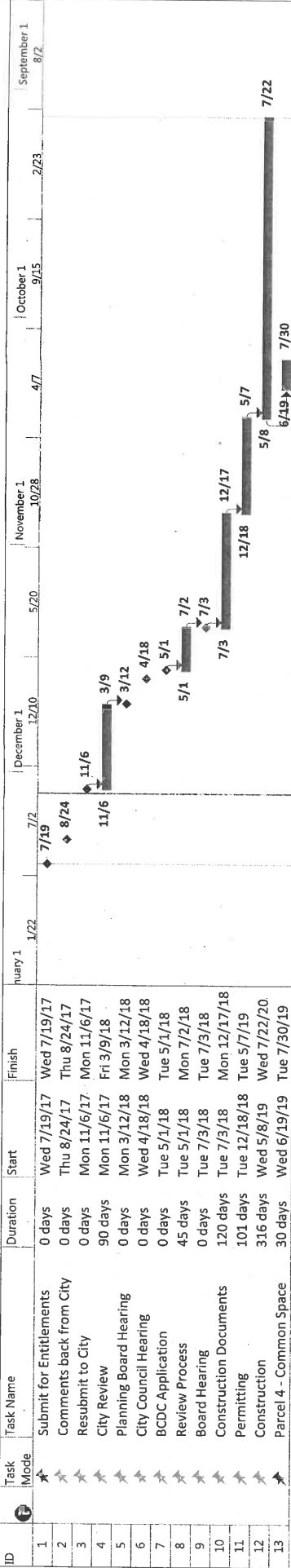
In the opinion of our Architectural Review Committee, the updated site plan, the lowered elevation of the hotel building, the proposed parking arrangements and layouts, and especially the revised features on the Bayward side of the building that opens up the hotel to the public access walkway in the Shoreline Park are improvements over the earlier proposed plans. The variety of the exterior materials, finishes and colors on all four facades of the hotel building are positive features in compliance with the Design Guidelines of the Harbor Bay Business Park. Our Architectural Review Committee also reviewed and approved the updated landscaping and public access features on the hotel parcel itself and as proposed for the adjacent portion of the Shoreline Park.

If you have any questions regarding this approval or any other issues involving the Harbor Bay Business Park, please feel free to contact me at 925-468-1611.

Sincerely,

Marcy Marks
BRE# 01880955
Property Manager
Secretary, Architectural Review Committee
GS Management Company
As Managing Agent for Harbor Bay Business Park Association

PROJECT SCHEDULE FAIRFIELD INN ALAMEDA, CA



Task		Project Summary	Manual Task	Start-only	Deadline
Project: Schedule for City 2nd Ent Date: Tue 10/31/17	Task	Project Summary	Manual Task	Start-only	Deadline
	Split	Inactive Task	Duration-only	Finish-only	Progress
	Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
	Summary	Inactive Summary	Manual Summary	External Milestone	
ARCHITECTURAL DIMENSIONS					
Page 1					11/1/17

LARA WEISIGER

From: Ivana Krajcinovic <unionivana@yahoo.com>
Sent: Sunday, September 30, 2018 2:34 PM
To: Trish Spencer; Jim Oddie; Malia Vella; Frank Matarrese; mashcraft@alamedaca.gov
Cc: LARA WEISIGER
Subject: Vote NO on Hotel on Parcel 1

As a long time Alameda resident and union member, I urge you to uphold the Planning Board decision that parcel 1 is too small for a hotel and deny the developer's appeal.

The developer has not agreed to provide good union jobs that provide a living wage and benefits. The developer should not only construct the hotel with union labor but should also agree to allow workers who will keep the hotel running with a free and fair choice to select a union.

Many others have weighed in on the environmental impacts of the proposed hotel and I share many of their concerns. I am also concerned that we don't allow developers to bring in businesses that will only provide low-wage, no-benefit jobs. Alamedans deserve better opportunities.

Thank you for your attention,
Ivana Krajcinovic
949 Buena Vista Ave., Alameda

LARA WEISIGER

From: Ron Kamangar <ronkamangar@hotmail.com>
Sent: Saturday, September 29, 2018 3:41 PM
To: LARA WEISIGER
Subject: RE: Hotel--zoning and Park Parcel - We vote NO!

Importance: High

Hello,

Please register our family's vote for the proposed Hotel in HB as emphatic **NO!** It appears no matter how many times this proposal comes up and gets vetoed , it still gets bounced alive again. It is a shame that developers have so much power over the community and the never think of well-being of the folks that live in the area. Hopefully, it gets turned down , once and for all , but is it a pipe dream?

Thanks for your considerations,

Ron Kamangar
510.219.4186

22 year Harbor Bay resident.

From: Patricia Lamborn <patricia.lamborn@aol.com>
Sent: Thursday, September 27, 2018 1:47 PM
To: id94501@gmail.com; rb94501@gmail.com
Subject: Please send Correspondence! : Council vote coming up on Tuesday Oct 2nd-- Hotel--zoning and Park Parcel

Dear Alameda Friends and Neighbors,

Please send your comments immediately to : Mayor Spencer, Vice Mayor Vella and City Council Members Matarrese, Oddie, and Ashcraft c/o : City Clerk Lara Weisiger: lweisiger@alamedaca.gov

I hope you can come on Tuesday, but it is equally important to send your comments ASAP to our Council-- your email to Lara Weisiger will get your comments distributed to all Council members, and included in the official meeting documents.

2350 Harbor Bay Parkway ! Votes Coming up on Tuesday

A hotel is NOT a legally allowed use here. City Council Votes Oct. 2, 2018

Issue # 1 - ZONING- Tell Alameda City Council Say No to a Hotel ! Keep Current Zoning-Office/restaurant.

Our Alameda Planning Board voted NO to rezone the site for a hotel on Jan. 22, 2018. They cited this reason: This site is too small for a hotel. The developer has now appealed the Planning Board decision to our City Council. In Feb. 2017 BCDC turned down a building permit for the hotel when the plan was for 4 stories and 98 rooms. The developer submitted a revised plan to the Alameda Planning Department in July 2017-- a hotel with 4 stories, 100 rooms and even more inadequate parking!

Issue # 2 – COMPLETE SHORELINE PARK! YES!

The Bay Front parcel at this site was dedicated to the City by Harbor Bay Isle Associates to complete Shoreline Park and the Bay Trail. The hotel developer consistently plans their hotel on the boundary of this public park, a few feet from the Bay. Tell our City Council to take action, take title, complete the park! **The Agreement with Harbor Bay Isle Associates to give this park parcel to the city expires in 2019. The Council can't delay taking title anymore-- we could lose this park parcel- forever.**

We've been waiting for months for this vote, I believe we can protect our Bay and complete the Park!

PS: Flyer attached

Sincerely, Pat

Patricia Lamborn
(510) 910-5117
patricia.lamborn@aol.com

LARA WEISIGER

From: Chuck <wirelessquotes@yahoo.com>
Sent: Saturday, September 29, 2018 10:59 AM
To: Tom Krysiak; Trish Spencer; Malia Vella; Frank Matarrese; Jim Oddie; Marilyn Ezzy Ashcraft
Cc: LARA WEISIGER
Subject: Re: Please Finally Take Title to Parcel 4

I agree with Tom on this. Please take action to this ASAP.

Chuck Thompson
257 Creedon Circle
Alameda, CAS

On Wednesday, September 26, 2018 2:30 PM, Tom Krysiak <tsitjk@gmail.com> wrote:

Dear Mayor Spencer and Members of the Alameda City Council:

On October 2nd the Alameda City Council has an opportunity to take title to Parcel 4 which is a small piece of land adjacent to the Bay in the Harbor Bay Business Park. By the City taking title to this, the Shoreline Park will then be completed and available in perpetuity for the citizens' enjoyment.

You are strongly encouraged to vote yes on this.

Many of my Harbor Bay neighbors and Alameda friends regularly use the shoreline path and preserving the right to keep this small sliver of open space will reflect your willingness to compromise with those of us who want to defend precious open space by the Bay. Note that this parcel's title has been bumped repeatedly from the council's agenda since mid 2017 so now is the time to finally get closure on this.

Again, please vote yes to take title to Parcel 4 and show that you really care about preserving Alameda's Shoreline for the greater good of your constituents. Thank you.

Sincerely,

Tom Krysiak
Sweet Road

LARA WEISIGER

From: Cathy Leong <gocathyl@gmail.com>
Sent: Thursday, September 27, 2018 3:22 PM
To: Trish Spencer; Frank Matarrese; Jim Oddie; LARA WEISIGER; Marilyn Ezzy Ashcraft; Malia Vella
Subject: 2350 Harbor Bay Parkway, Alameda VOTE NO to building a hotel here

A hotel is NOT a legally allowed use here.

Issue # 1 - ZONING- Tell Alameda City Council Say No to a Hotel !

Our Alameda Planning Board voted NO to rezone the site for a hotel on Jan. 22, 2018. They cited this reason: This site is too small for a hotel. The developer has now appealed the Planning Board decision to our City Council. The Council will vote on Oct. 2, 2018. **Background:** This site on San Francisco Bay was zoned open space for over 25 years with sweeping views and a bay front trail. In 2014 it was rezoned for an Office Building/Coffee. Although the city had NOT changed the zoning, in 2015 the Alameda Planning Board and City Council approved this developer's proposal for a 5 story, 100 room hotel with inadequate parking (80 spaces). Concerned neighbors and residents objected to BCDC (Bay Conservation and Development Commission) and in Feb. 2017 BCDC turned down a building permit for the hotel. Our BCDC Commissioner Wilma Chan issued a strong statement against a hotel on this small 1.17 acre site in defense of public access. The developer has submitted a revised plan – a hotel with 4 stories, 100 rooms and inadequate parking- **NO to rezoning for a hotel!**

Issue # 2 – COMPLETE SHORELINE PARK! YES!

In April of 2017 our City Council voted to study taking title to Parcel 4- the Bay Front parcel at this site that was dedicated to the City by Harbor Bay Isle Associates to complete Shoreline Park. The hotel developer consistently plans their hotel on the boundary of this public park, a few feet from the Bay, in violation of legal setbacks. **ENOUGH IS ENOUGH!** Please **take action, take title, complete the park! DO the RIGHT THING for our community YOUR constituents!**

Alameda Resident & Business Woman 31 years

Catherine Leong

LARA WEISIGER

From: Patsy Baer <2baers@att.net>
Sent: Thursday, September 27, 2018 2:54 PM
To: LARA WEISIGER
Subject: 2350 Harbor Bay Parkway

Hello Council Members

Please do not vote in favor of allowing a hotel to be built in this location. The site is too small, and is not zoned for that use. A public park is a more appropriate use of the Bay front property.

Patsy Baer

LARA WEISIGER

From: Patricia Lamborn <patricia.lamborn@aol.com>
Sent: Thursday, September 27, 2018 2:53 PM
To: Trish Spencer; Malia Vella; Frank Matarrese; Jim Oddie; Marilyn Ezzy Ashcraft
Cc: LARA WEISIGER; Celena Chen; Liz Warmerdam; Dave Rudat
Subject: City Council Vote Oct 2- 2350 Harbor Bay Parkway - No Hotel
Attachments: 2-14-2017 GGAS Audubon Ltr to BCDC re Hotel Project on Harbor Bay Pkwy.pdf; BCDC Commissioner Wilma Chan Statement BCDC Feb. 16, 2017.docx; Sierra Club 2017 letter Letter re Harbor Bay Hotel (1).pdf; 2350 HARBOR BAY PKWY Nov 2017 New Design Review Application.pdf

Dear Mayor Spencer, Vice Mayor Vella and Councilmembers Oddie, Ashcraft and Matarrese

I am writing to ask that you vote NO to rezone the parcel owned by Mina Patel at 2350 Harbor Bay Parkway to Hotel. The parcel is currently zoned Office /Restaurant by Ordinance 3086, approved in Feb. 2014. Ordinance 3086 is extremely specific- Use must be Consistent with the BCDC Third Amendment to the Third Supplemental Agreement between BCDC and HBIA (Harbor Bay Isle Associates) It says :

" For purposes of this Third Supplementary Agreement the term " shoreline restaurant/office building" SHALL mean a building described as follows: a) single use building containing either i) a restaurant or ii) private offices, or b) a mixed use building containing on the upper floor or floors, private offices on the ground floor, one or more visitor serving commercial uses such as either a sit down or take-out restaurant, snack bar or coffee shop. "

Mina Patel knew this was the zoning when she purchased the property- she purchased it from HBIA, whose attorney Dan Reidy was involved in both the BCDC Third Amendment to the Third Supplementary Agreement AND the passage of Ordinance 3086. Dan Reidy represented Mina Patel during her application process to the City of Alameda and her building permit application to BCDC. BCDC declined Dan Reidy's many attempts to get them to agree to a Fourth Amendment that would have included hotel use on the parcel. Mr. Reidy and his client have been aware of the true and legal zoning for this parcel all along.

In Feb. 2017 BCDC turned down the application from Ms. Patel to build a 4 story, 98 room hotel. I've attached our BCDC Commissioner Wilma Chan's statement supporting her NO vote. I've also attached correspondence to BCDC from the Sierra Club and Audubon Society in opposition to a hotel on that parcel. The parcel, 1.17 acres, is too small for this footprint.

Ms. Patel re-applied to the City of Alameda in July of 2017 - I've attached her architect's description of the proposed hotel. 4 Stories, 100 rooms. It is truly the same footprint proposed to BCDC -- and turned down.

Your vote on Oct. 2 is not a theoretical vote on " some hotel, some day " . There is a specific developer, with a specific proposal and plan to build an oversized building, with inadequate parking and illegal setbacks overwhelming two existing parks and the parcel dedicated to be Shoreline Park- right on the Bay.

Ms. Patel's bad business deal does not mean you need to make a bad decision. It is time to be responsible to the residents of Alameda, and re-enforce the legal and reasonable zoning for this parcel,at most- Office/Restaurant.

Sincerely,

Patricia Lamborn
patricia.lamborn@aol.com



*inspiring people to protect
Bay Area birds since 1917*

February 14, 2017

BCDC
455 Golden Gate Ave., Suite 10600
San Francisco, CA 94102

RE: Daxa Patel Project @ 2350 Harbor Bay Parkway, Alameda, CA

Dear BCDC Commissioners:

Golden Gate Audubon has demonstrated a consistent and deep commitment to preserving the wildlife and the public access areas of our region for an entire century now. We have deep attachment to the wildlife needs and longstanding concerns for preserving the very precious ecology and shoreline habits of Alameda. Golden Gate Audubon has consistently demonstrated the enduring wisdom of preserving waterfront, watershed, and shoreline areas for both wildlife survival AND for people to enjoy as vital recreation areas in our urbanized metropolitan area.

This proposed hotel project would have deleterious effect on Bay wildlife, public access, and future defensible shoreline planning in numerous ways. The proposed hotel is much too close to the Bay's edge when BCDC's standard practice is to require a more substantial setback. Further, there is a large cohort of wildlife which uses the water and upland areas of that shoreline, including myriad species of water birds, ducks, including both vital shoreline and shallow-water Bay edge areas relied upon by **federally listed species**, including endangered California Least Terns and threatened Western Snowy Plovers which consistently forage in the Bay waters along that shoreline. Furthermore, there is quite a diverse cohort of native and migratory avian species that depend on unimpeded movement corridors and low (bird flight) paths from the bay front to Bay Farm's inland lagoon system. This project represents a destruction of that crucial flight path for myriad species, too.

We urge BCDC to deny a permit for the Patel project proposed at the 2350 Harbor Bay Parkway in Alameda, CA. That land is not zoned for its intended use; this is a crucial fact mentioned but inexplicably disregarded in BCDC's staff report.

A nearly 100-room hotel so high, and right on the bay front, with an insufficient setback, is inconsistent with the promise made years ago to preserve the integrity of the immediate shoreline for the local public's access and enjoyment. The project being proposed is nothing more than an airport *motel* too close to the Bay's edge. The project is not a destination restaurant or hotel property which might possibly offer attractive amenities for local



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shoreline users as well as its overnight customers. Approving this project, for that site, would betray BCDC's mission to preserve bay ecological resources, unique viewsapes and shoreline access for the Bay Area public in perpetuity. Alameda's residents need BCDC to protect its irreplaceable biodiversity and preserve our distinctive shoreline trail in tact on that portion of Bay Farm island.

The particular motel property site sits in the midst of, and is contiguous *at both ends* to a well-loved and quite popular public waterfront trail with a distinctive wildlife and Bay viewing experience. It's viewscape is a wide view of the SF skyline across the length of that trail. The proposed project on the Bay-side of Harbor Bay Parkway would be an eyesore marring the view and the public's experience of that whole trail. This project would constitute an unrecoverable destruction of the public's viewshed, and impede ---if not ruin entirely -- the public's accustomed access and enjoyment of that contiguous shoreline for watching wildlife and enjoying healthful recreation along the Bay's edge. Thousands of Alameda residents walk, jog, ride their bikes, and bird-watch along that portion of Bay Farm.

Unfortunately, Alamedans have suffered unduly from the lack of attention from BCDC to projects on the Bay Farm shoreline for too many years. This project represents yet another project that will permanently compromise Alameda residents' access and enjoyment of that community's shoreline. **The site is not zoned for a hotel and one should not be approved by BCDC.** This proposal is precisely the type of short-sighted irresponsible private development project that BCDC should reject.

Your mandate is to preclude development projects which have neither the requisite natural resources' sensitivity nor the public access priority in place, from effectively compromising unique ecological resources, viewsapes and public access to the Bay.

Given anticipated rates of sea-level rise and the need to avoid authorizing any build out that complicates "defensible" shoreline efforts for the long-term, this proposed project is undesirable. We urge you to reject this project.

Thank you very much for your consideration.

Sincerely yours,

Cindy Margulis, Executive Director



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Bay Area birds since 1917*

GOLDEN GATE AUDUBON SOCIETY

2530 San Pablo Avenue, Suite G Berkeley, California 94702

phone 510.843.2222 *fax* 510.843.5351 *web* www.goldengateaudubon.org

BCDC Bay Conservation and Development Commission Meeting February 16, 2017

Item: Possible Public Hearing and Vote on Daxa Patel's Application for BCDC Permit Application No. 2016.003.00 for Construction of a Hotel and Parking Structure Located at 2350 Harbor Bay Parkway, in the City of Alameda, Alameda County

Approved Minutes of February 16, 2017 Commission Meeting

Commissioner Gilmore read a statement from **Commissioner Wilma Chan**, who could not be present:

"As the County Supervisor elected to represent the city of Alameda and a Commissioner of BCDC, I urge my fellow Commissioners to vote no on the proposed project at 2350 Harbor Bay Parkway. If built, the proposed hotel would destroy one of the most beautiful stretches of shoreline in the San Francisco Bay." "During the past two weeks, I have received dozens of emails, letters and phone calls from individuals opposed to this project." "If you've been to the site, you know that this is a tiny parcel sandwiched between the shoreline and an adjacent roadway and there is no room to move the footprint of the proposed hotel to ensure that it falls within BCDC guidelines." "Quite simply, the project is too large for the parcel, will significantly obstruct views of the Bay, and substantially reduce access to the shoreline. And it violates protocols taken directly from BCDC's Public Access Guidelines which details seven objectives to be followed by shoreline projects."

"Objective 1: Make public access PUBLIC by ensuring that the user is not intimidated nor is the user's appreciation diminished by large building masses, structures or incompatible uses." "A 50-foot high hotel that close to the shoreline – in an area where there are no similar buildings – is clearly an intimidating presence. If built along this stretch of the shoreline the hotel would crop up out of nowhere."

"Objective 3: Provide, maintain and enhance VISUAL ACCESS to the Bay and Shoreline by locating buildings, structures, parking lots and landscaping of new shoreline projects such that they enhance and dramatize views of the Bay and the shoreline from public thoroughfares and other public spaces." Rather than enhance and dramatize the view of the Bay, this project detracts and destroys the views of one of the Bay's most beautiful stretches of shoreline."

"Objective 4: Maintain and enhance the visual quality of the Bay, shoreline and adjacent developments by utilizing the shoreline for Bay-related land uses as much as possible." "The proposed project clearly impacts the shoreline and is not set back nearly far enough to satisfy BCDC's practice of requiring that the setback be equal to the height of the project."

"Objective 6: Take advantage of the BAY SETTING so that uses which do not orient to the Bay are set well back from the Bay and sited, designed and managed so as to not impact the shoreline."

"As stated earlier, this project impacts the shoreline and is not "well set back from the Bay." "This review calls into question 4 of the 7 objectives from the BCDC Design Guidelines. I understand staff is working with the applicant to make the best of the proposed development and I appreciate the efforts of the developer to improve access and sightlines, but quite honestly, there is nothing that can be done to make this right." "A 50-foot high hotel this close to the water in one of the most beautiful stretches of shoreline in the entire San Francisco Bay cannot be mitigated. There is no way to provide adequate access and view lines. And there is no way to turn back the clock once this has been approved. My fellow Commissioners, please vote no on this issue."



Northern Alameda County Group

(Alameda, Albany, Berkeley, Emeryville, Oakland, Piedmont, and San Leandro)

February 14, 2017

San Francisco Bay Conservation and Development Commission
455 Golden Gate Avenue, Suite 10600
San Francisco, CA 94102

RE: Proposed Harbor Bay Hotel at 2350 Harbor Bay Parkway, Alameda

Dear Commissioners:

In a letter sent to the commission on July 25, 2016, the Sierra Club opposed the construction of a five-story hotel at 2350 Harbor Bay Parkway in Alameda. We opposed the project because the hotel would severely compromise the visual access to the Bay. We called attention to the Bay Plan Public Access Guidelines, which state that a project should “provide, maintain and enhance visual access to the Bay and shoreline.” We stated, “Constructing this hotel would neither maintain, nor enhance, visual access. On the contrary, it would destroy visual access.”

The downsizing of the hotel from five stories to four stories, moving it 10 feet further away from the shoreline, and adding some benches does not change our stance on the project. The Sierra Club remains opposed to the construction of a four-story hotel in the middle of the existing shoreline greenway. It will create a prominent visual obstruction on a unique expanse of bay shoreline, notwithstanding the specious conclusion put forth in the Bay Conservation and Development Commission (BCDC) staff report asserting that a hotel will improve open space.

The staff report for the February 16, 2017 commission meeting declares the obvious when it states, “Presently, the undeveloped project site offers uninterrupted views of the Bay at the informal pedestrian shoreline path and from Harbor Bay Parkway towards San Francisco and San Mateo Counties, including towards the San Francisco-Oakland Bay Bridge and the San Mateo Bridge.” Staff review under the “Appearance, Design, and Scenic Views” segment of its report ends with this conclusion: “The project will improve the shoreline area for the general public, allowing for greater enjoyment of the shoreline and views of the water.”

We are at a loss to understand how a four-story hotel will improve views of the water for anyone other than paying hotel guests.

The staff report reminds the commission of its Design Review Board’s appreciation of the unique views from this area going back 28 years. The report states, “In 1989, the Commission’s DRB [Design

Review Board] reviewed the HBIA [Harbor Bay Isle Associates] master plan and proposed public access concept for a section of Bay Farm Island including the project site, and recognized an area immediately north of the project site for its outstanding views of the Bay and, in fact, referred to it as 'The Corniche,' similar to such areas located in Europe."

The plan for this site 28 years ago was for an open-air canopy for departing ferry passengers. But the ferry terminal had to be moved due to the shallow approach to the shoreline. Going from an open-air canopy to a four-story hotel would abandon any pretense that shoreline views are important or that setting matters.

The proposed project also shows little regard for sea level rise policies. Rather than avoiding close proximity to the shoreline and potential flooding and storm surges, the hotel developer will raise the elevation of the site by five feet. It will be adding this five feet of fill on top of a landscape that is *already fill*, which is not even listed as a priority development area.

BCDC's sea level rise policies fact sheet offers the following guidance under the heading Preserving Undeveloped Areas: "The policies *encourage* preservation and *habitat enhancement in undeveloped areas* that are vulnerable to future flooding and contain significant habitats or species, or are especially *suitable for ecosystem enhancement*." (Emphasis added.) This 1.5-acre site is more suitable for ecosystem enhancement than ecosystem degradation. Piling on more fill to construct a hotel defies the gathering consensus on shoreline sea level rise and climate change adaptation.

This project would insert the only visual obstruction in the sweeping shoreline greenway, as well as squander open space that could otherwise be the recipient of ecosystem enhancements. This project belongs among the other buildings in the business park, not sandwiched into the middle of a shoreline greenway between the water and the road. Just because the City of Alameda Planning Board approved a project that is out of sync with other shoreline projects in Alameda does not mean that BCDC needs to follow suit.

The Sierra Club strongly urges the Commission to deny the permit.

Sincerely yours,



Luis Amezcua
Chair, Executive Committee
Northern Alameda County Group

cc: Lawrence J. Goldzband, Executive Director (larry.goldzband@bcdca.gov)
Jhon Arbelaez-Novak, Coastal Program Analyst (jhon.arbelaez@bcdca.gov)

November 2, 2017

Mr. Andrew Thomas
City of Alameda Planning Division
2263 Santa Clara Ave
Alameda, CA 94501

Re: Fairfield Inn Hotel
2350 Harbor Bay Pkwy
Alameda, CA 94501



Subject: Design Review and Development Plan Resubmittal – Planning No. 17-0380

Dear Andrew,

Enclosed is the following for your use:

Quantity	Date	Description
2 set	10/20/2017	24" x 36" Bond Sheets: DR-1, DR-2, DR-3, DR-4, DR-5, DR-6, DR-7, DR-8, DR-9, DR-10, DR-11, DR-12, DR-13, DR-14, DR-15, S1, L1.0, L1.1, L2.0
1	---	CD containing electronic copy of items listed above
1	10/20/2017	11" x 17" Boards: DR-16, DR-17, DR-18
1	10/17/2017	Harbor Bay Business Park Association Letter of Approval
1	9/06/2017	Bay Friendly Scorecard for Commercial & Civic Landscapes
1	11/1/2017	Project Schedule

Below are our responses to your incompleteness letter dated August 21, 2017 for the above referenced project.

1. A short written description of the hotel proposal and any other land uses or activities that you propose on the property, and a short written description of how the proposed design differs from the design that was denied by the Bay Conservation and Development Commission.

Response: The proposed hotel is 48' and 4 stories high with a total square footage of 62,690. The building's footprint will be 16,589 square feet on a 50,968 square foot site with 49% of onsite covered parking, creating a floor area ratio of 1.23. The hotel will consist of 100 guestrooms and will feature a café/restaurant on the ground floor. A total of 125 parking spaces will be provided: 61 spaces will be onsite, which will consist of 31

spaces on a surface lot and 30 spaces in a covered parking structure utilizing parking lifts. 64 off-site spaces will be provided within 0.25 miles of the site.

The new design differs significantly from the previous design denied by BCDC. The number of guest rooms has increased from 98 rooms to 100. The building footprint has shifted 14' to the south and 6' to the east, increasing the paved width of the pedestrian pathway from 16'-11" (on average) to 23'-1" (on average). The number of offsite parking spaces has been increased from 63 spaces to 64 spaces. A café/restaurant in the first floor has been increased in size and a new patio facing the shoreline has been added to create a more transparent, accessible space to the public. The pedestrian pathway between the main building and the parking garage has been eliminated. Architecturally, the hotel proposes a more curvilinear structure with brighter colors. The nautical-inspired form responds to the site's adjacency adjacent to the water and to the history of Alameda.

2. A short written description of the property ownership of "Parcel 4" shown on the plans; and a description of all areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, and similar public uses, or similar facilities proposed for common ownership use.

Response: Parcel 4 is owned by the applicant, Ram Hotels. The project will improve and widen the existing shoreline pathway on Parcel 1 and add six (6) public benches and six (6) light poles. The pathway will continue to be dedicated for public use.

3. A development schedule indicated the approximate date when construction of the project is expected to begin, the anticipated rate of development, and the area and location of common open space that will be provided at each stage.

Response: See the attached development schedule. The common open space of Parcel 4 will be completed within 3 months after start of construction. Common areas on Parcel 1 (project site) will not be available to the public until completion of construction.

4. An outline of the proposed agreements, provisions, or covenants, if any, which will govern the use, maintenance, and continued protection of the Planned Development and any of its common open areas.

Response: The applicant is willing to enter into an agreement with the property owner of Parcel 4 to maintain the parcel on a day-to-day basis; scope to be determined. Such an agreement (as with construction) requires an access agreement with terms to be worked out by the applicant and the land owner, currently HBIA.

5. A parking plan including either a request for a parking waiver or a shared parking agreement approval.

Response: Pursuant to the Conditions of Approval that were granted to this project previously, the project owner will secure a shared parking agreement with a neighboring property for off-site parking required prior to issuance of the Certificate of Occupancy.

6. A letter of approval from Harbor Bay Business Park Business Association.

Response: See attached.



7. A window schedule described proposed window types and dimensions, compliance for required egress windows for bedrooms, showing style of windows and materials on building plans or elevations, and cut sheets/brochures of proposed windows – include a dimensioned cross section of window, including exterior trim detail.

Response: Details added. Refer to Sheet DR-10.

8. A color and materials board with actual samples (maximum size 11" x 17") of exterior cladding, and paint colors.

Response: See enclosed.

9. A Bay-Friendly Landscaping Scorecard and on-site water run-off retention plan (C-3 plan) consistent with Regional Water Quality Control Board standards and Regulations.

Response: See attached Scorecard and Sheet S1.

Sincerely,

ARCHITECTURAL DIMENSIONS



Joanne Park, Agency Manager

Enclosures

cc: TUL05



Bay-Friendly Scorecard for Commercial & Civic Landscapes



This scorecard tracks Bay-Friendly features incorporated into the design and construction of new landscapes. The recommended minimum requirements for a Bay-Friendly Landscape are: earn a total of 60 points or more and complete the 9 required practices indicated by the red "R" in the columns labeled "Possible Points".

Date: 09/06/17

Current Point Total: 60

Print With Comments

Print Without Comments

RECEIVED

NOV 02 2017

PERMIT CENTER
ALAMEDA, CA 94501

Enter Project Name Here

Comments

A. SITE PLANNING

1. Select and evaluate the site carefully

- ☐ a. Submit the completed Bay-Friendly Site Analysis form before 100% design development documents
- ☐ b. The site is located within an urban growth boundary and avoids environmentally sensitive sites
- ☐ c. The site development results in the clean up of a contaminated site (i.e. Brownfield) or is in a designated redevelopment area

2. Consider the potential for fire

- ☐ a. For sites adjacent to fire sensitive open space or wild lands only: Submit a Fire Mitigation Plan

3. Keep plant debris on site

- ☐ a. Produce mulch from plant debris
 - i. Design documents specify areas under tree & shrub canopies and at least 10 feet away from hard surfaces and storm drains, to be used as a leaf repository for mulch
 - ii. Construction documents specify that of the trees identified for removal, some are chipped for use as mulch onsite
- ☐ b. Produce compost from plant debris
 - i. A site for composting is included in landscape plans. Systems for composting up to and including 3 cubic yards at one time
 - ii. Systems for composting more than 3 and up to 10 yards at one time (total 2 points)
 - iii. Systems 10 cubic yards or larger (total 3 points)

4. Reduce and recycle waste

- ☒ a. An easily accessible area is dedicated to the collection and storage of materials for recycling

5. Minimize site disturbance

- ☐ a. On Greenfield sites, limit site disturbance to protect topography, vegetation and hydrology (total 3 points)
- ☐ b. On previously developed sites, restore vegetation and hydrology (total 3 points)

6. Provide water and/or shelter for wildlife such as birdhouse, bathouses, boulders, logs, wood piles, large native shrubs or trees

7. Conserve or restore natural areas & wildlife corridors

- ☐ a. The landscape is designed to preserve 80% of existing mature healthy trees and penalties for destruction of protected trees are included in construction contract

Possible Points	Landscaping Locally	Least to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat
0	5						
0	3						
0						3	

Possible Points

Points Achieved	Landscaping Locally	Least to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat
0	5						
0	3						
0						3	
0	5						
0							
0	1						
0	1						
0	1						
2	2						
0	1					1	1
0	1					1	1
0							1
0							

Enter Project Name Here		Points Achieved	Landscape Locality	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	b. The landscape is designed to increase open space compared to its previous use and/or to connect it to other open space or wildlife corridors	0							2	
<input type="checkbox"/>	c. Create or protect a diverse plant buffer of low maintenance vegetation along creeks, shorelines or monocultured landscaped areas	0							2	
Site Planning Subtotal, out of possible 33 points:		2								
B. STORMWATER AND SITE DRAINAGE									Possible Points	
1. Minimize impervious surfaces										
<input checked="" type="checkbox"/>	a. Permeable paving, gravel or other porous surfaces are installed for									
	i. 25% OR	1							1	
<input type="checkbox"/>	ii. 33% (total 3 points) OR	0							2	
<input type="checkbox"/>	iii. 50% of the paved area (total 5 points)	0							2	
<input checked="" type="checkbox"/>	b. No impervious surfaces directly connect to the storm drain	2							2	
2. Design a system to capture and filter storm water										
<input checked="" type="checkbox"/>	a. Capture and filter runoff from parking lots into landscape beds, vegetated swales or other landscape stormwater BMPs	2							2	
b. Incorporate landscape measures, including vegetated swales, infiltration planters, detention basins and/or stormwater wetlands, that are designed to capture and filter.										
<input checked="" type="checkbox"/>	i. 85% of average annual stormwater runoff OR	2							2	
<input type="checkbox"/>	ii. 100% of average annual runoff (total 4 points)	0							2	
<input checked="" type="checkbox"/>	c. Bioswales specify flat bottoms of at least 18 inches across and/or rock cobble at points of concentrated flow	1							1	
<input checked="" type="checkbox"/>	d. Turf is not specified in bioswales	1							1	
<input checked="" type="checkbox"/>	e. Direct rain water from all down spouts to planters, swales or landscaped areas	1							1	
Stormwater and Site Drainage Subtotal, out of possible 16 points:		10								
C. EARTHWORK AND SOIL HEALTH									Possible Points	
1. Assess the soil and test drainage										
<input checked="" type="checkbox"/>	a. Submit laboratory soil analysis results and recommendations for compost and natural fertilizers (total 3 points)	3	2						1	
2. Remove and store topsoil before grading										
<input checked="" type="checkbox"/>	a. The removal, temporary storage, and re-spreading of topsoil is specified in the landscape design documents AND specifications include a maximum topsoil pile height of 6 feet, as well as measures to protect the stored topsoil from erosion	2							2	
3. Protect soil from compaction										
<input checked="" type="checkbox"/>	a. Grading specifications and construction plans call for the installation and maintenance of fencing to prohibit parking or materials staging in areas identified for protection	2							2	
<input checked="" type="checkbox"/>	b. Design documents specify that soil is not worked when wet	1							1	
4. Aerate compacted soils										
<input checked="" type="checkbox"/>	a. Design documents include specification to alleviate compacted soils to a depth of at least 8 inches, before planting, for all landscaped areas that can not be protected during construction	1							1	

Enter Project Name Here		Points Achieved	Landscape Locality	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	b. Design documents include specification to alleviate compacted soils to a depth of at least 12 inches, before planting, for all landscaped areas that can not be protected during construction (total 2 points)	0			1					
5. Feed soils naturally & avoid synthetic fertilizers										
<input checked="" type="checkbox"/>	a. Fertilizers or soil amendment materials prohibited by Organic Materials Research Institute (OMRI) in its generic materials list are not allowed in the construction of the project	1			1					
6. Mulch										
<input checked="" type="checkbox"/>	a. Required: Planting specifications and plans indicate that after construction, all soil on site is protected with a minimum of 3 inches of mulch				R					
7. Amend the soil with compost before planting										
	a. Quality compost is specified as the soil amendment, at the rates indicated by a soil analysis, to bring the soil organic matter content to a minimum of:									
<input checked="" type="checkbox"/>	i. Required: 3.5% by dry weight OR 1 inch of quality compost OR					R				
<input type="checkbox"/>	ii. 5% by dry weight OR (total 2 points)	0				1	1			
<input checked="" type="checkbox"/>	iii. Specify the use of compost from processors that participate in the US Composting Council's Standard Testing Assurance program	1				1				
8. Use IPM design and construction practices to prevent pest problems										
<input type="checkbox"/>	a. Sheet mulch is specified for weed control (total 3 points)	0			1					
<input checked="" type="checkbox"/>	b. Synthetic chemical pre-emergents are prohibited	2								
9. Keep soil & organic matter where it belongs										
<input type="checkbox"/>	a. Compost berms or blankets or socks are specified for controlling erosion (total 2 points)	0			1					
Earthwork and Soil Health Subtotal, out of possible 21 points: 13										
D. MATERIALS										
1. Use salvaged items & recycled content materials										
	a. Non-plant landscape materials are salvaged or made from recycled content materials or FSC certified wood:									
<input type="checkbox"/>	i. Decking (100% of non structural materials)	0		1						
<input type="checkbox"/>	ii. Fencing (100% of non structural materials)	0		2						
<input type="checkbox"/>	iii. Outdoor furniture such as bike racks, benches, tables and chairs (50% minimum)	0		2						
<input type="checkbox"/>	iv. Planters or retaining walls (100% of either or both)	0		1						
<input type="checkbox"/>	v. Parking stops or lighting/sign posts (100% of either or both)	0		1						
<input type="checkbox"/>	vi. Play structures or surfaces (100% of either or both)	0		2						
<input type="checkbox"/>	vii. Edging or decorative glass mulch (100% of either or both)	0		1						
<input checked="" type="checkbox"/>	b. A minimum 25% of recycled aggregate (crushed concrete) is specified for walkway, driveway, roadway base and other uses	2		2						
	c. Replace Portland cement in concrete with flyash or slag									
<input type="checkbox"/>	i. 20%	0		1						
<input type="checkbox"/>	ii. 25% (total 2 points)	0		1						
	d. Purchased compost and/or mulch is recycled from local, organic materials such as plant or wood waste									
<input type="checkbox"/>	i. 100% of compost OR 100% of mulch	0		1						
<input type="checkbox"/>	ii. 100% of both (total 2 points)	0		1						

Enter Project Name Here		Points Achieved	Landscape Locally	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
2. Reduce and recycle landscape construction waste										
<input checked="" type="checkbox"/>	a. Required: Divert 50% of landscape construction and demolition waste.		R							
<input type="checkbox"/>	b. Divert 100% of asphalt and concrete and 65% of remaining materials OR	0	2							
<input type="checkbox"/>	c. Divert 100% of asphalt and concrete and 80% of remaining materials (total 4 points)	0	2							
<input type="checkbox"/>	d. Donate unused materials	0	1							
3. Reduce the heat island effect with cool site techniques										
<input type="checkbox"/>	a. at least 50% of the paved site area includes cool site techniques	0				2				
4. Design lighting carefully										
<input type="checkbox"/>	a. Low energy fixtures are specified for all site lighting	0				2				
<input type="checkbox"/>	b. Photovoltaic is specified for site lighting									
<input type="checkbox"/>	i. all path lighting is solar powered	0				1				
<input type="checkbox"/>	ii. 50% of all other site lighting is solar powered	0				2				
<input type="checkbox"/>	iii. 100% of all other site lighting is solar powered (total 4 points)	0				2				
<input type="checkbox"/>	c. Reduce light pollution and trespass: exterior luminaries emit no light above horizontal or are Dark Sky certified	0				1				
<input checked="" type="checkbox"/>	d. The site and exterior building lighting does not cast direct beam illumination onto adjacent properties or right of ways	1				1				
5. Choose and maintain equipment for fuel conservation										
<input type="checkbox"/>	a. Specify solar powered pump(s) for water features	0				1				
6. Specify low embodied energy products										
<input checked="" type="checkbox"/>	a. 100% of any stone and non-concrete hardscapes materials are produced within 500 miles of the project site	2					2			
7. Use integrated pest management										
<input type="checkbox"/>	a. Design documents include construction specifications that require integrated pest management	0					2			
8. Use organic pest management										
<input type="checkbox"/>	a. Design documents include construction specifications that prohibit the use of pesticides that are prohibited by Organic Materials Research Institute in its generic materials list (total 4 points)	0							2	
E. PLANTING		5								
Materials Subtotal, out of possible 39 points:								Possible Points	39	
1. Select appropriate plants: choose & locate plants to grow to natural size and avoid shearing										
<input checked="" type="checkbox"/>	a. Required: No species will require shearing		R							
<input checked="" type="checkbox"/>	b. Plants specified can grow to mature size within space allotted them	1	1							
2. Select appropriate plants: do not plant invasive species										
<input checked="" type="checkbox"/>	a. Required: None of the species listed by Cal-IPC as invasive in the San Francisco Bay Area are included in the planting plan		R							
3. Grow drought tolerant CA native, Mediterranean or climate adapted plants										
<input type="checkbox"/>	a. Specify California native, Mediterranean or other climate adapted plants that require occasional, little or no summer water for:									
<input checked="" type="checkbox"/>	i. Required: 75% of all non-turf plants					R				

Enter Project Name Here		Points Achieved	Landscape Locally	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	ii. 100% of all non-turf plants	0			2					
<input type="checkbox"/>	b. 100% of the non-turf plant palette needs no irrigation once established (total 5 points)	0			3					
4. Minimize the lawn										
<input type="checkbox"/>	a. Turf is not specified in areas less than 8 feet wide or in medians, unless irrigated with subsurface or low volume irrigation	0			2					
<input type="checkbox"/>	b. Turf shall not be installed on slopes exceeding 10%	0			2					
<input type="checkbox"/>	c. Total irrigated area specified as turf is limited to:									
<input checked="" type="checkbox"/>	i. Required: A maximum of 25%, with sports or multiple use fields exempted.				R					
<input type="checkbox"/>	ii. A maximum of 15%, with sports or multiple use fields exempted	2			2					
<input checked="" type="checkbox"/>	iii. No turf is specified (total 5 points)	3			3					
5. Implement hydrozoning										
<input checked="" type="checkbox"/>	a. Group plants by water requirements and sun exposure and select plant species that are appropriate for the water use within each zone and identify hydrozones on the irrigation plan (with separate irrigation valves for differing water needs, if irrigation is required)	2			2					
6. Provide shade to moderate building temperatures										
<input type="checkbox"/>	a. Protect existing trees and/or specify new trees such that 50% or more of west facing glazing and walls will be shaded (at 4 pm in September) by the trees at their mature size AND trees must be deciduous	0					2			
7. Plant trees										
<input type="checkbox"/>	a. At least 50% of the paved site area is shaded by trees or other vegetation	0			2					
<input checked="" type="checkbox"/>	b. At least one tree species is a large stature species (total 2 points)	2			1				1	
8. Diversify										
<input type="checkbox"/>	a. Landscapes less than 20,000 square feet shall have a minimum of:									
<input checked="" type="checkbox"/>	i. 20 distinct species OR	1							1	
<input type="checkbox"/>	ii. 30 distinct plant species (total 3 points)	0							2	
<input type="checkbox"/>	b. Landscapes with 20,000 to 43,560 square feet (1 acre) shall include a minimum of:									
<input type="checkbox"/>	i. 30 distinct plant species OR	0							1	
<input type="checkbox"/>	ii. 40 distinct species OR (total 2 points)	0							1	
<input type="checkbox"/>	iii. 50 distinct plant species (total 4 points)	0							2	
<input type="checkbox"/>	c. Landscapes of greater than 1 acre shall include a minimum of 40 distinct plant species AND									
<input type="checkbox"/>	i. one additional species per acre over 1 acre OR	0							2	
<input type="checkbox"/>	ii. two additional species per acre over 1 acre (total 4 points)	0							2	
9. Choose California natives first										
<input checked="" type="checkbox"/>	a. CA natives are specified for 50% of non-turf plants	2							2	
F. IRRIGATION										
Planting Subtotal out of possible 36 points:		13			Possible Points					
1. Design for on-site rainwater collection, recycled water and/or graywater use										
<input type="checkbox"/>	a. Irrigation systems and/or all ornamental uses of water (ponds, fountains, etc) are plumbed for recycled water where it is available from a municipal source	0					3			

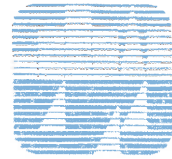
Enter Project Name Here		Points Achieved	Landscape Locally	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	b. Design a system that can store and use rainwater and/or graywater to satisfy a percentage of the landscape irrigation requirements:									
<input type="checkbox"/>	i. 10% OR	0				3				
<input type="checkbox"/>	ii. 50% OR (total 4 points)	0				1				
<input type="checkbox"/>	iii. 100% of dry season landscape water requirements satisfied with harvested rainwater (total 5 points)	0				1				
<input type="checkbox"/>	2. Design and install high efficiency irrigation systems									
<input checked="" type="checkbox"/>	a. Required: Specify weather based (automatic, self adjusting) irrigation controller(s) that includes a moisture and/or rain sensor shutoff					R				
<input checked="" type="checkbox"/>	b. Required: Sprinkler and spray heads are not specified for areas less than 8 feet wide					R				
<input type="checkbox"/>	c. Specify and install irrigation equipment with an operational distribution uniformity of 80% of greater, such as drip or bubblers for:									
<input checked="" type="checkbox"/>	i. 75% of non-turf irrigated areas	2				2				
<input checked="" type="checkbox"/>	ii. 100% of non-turf irrigated areas (total 5 points)	3				3				
<input type="checkbox"/>	d. For all turf areas: Specify and install equipment with a precipitation rate of 1 inch or less per hour and an operational distribution uniformity of 70% or greater	0				2				
<input checked="" type="checkbox"/>	e. Design and install irrigation system that will be operated at 70% of reference ET	3				3				
<input type="checkbox"/>	3. Install a dedicated meter for landscape water use or install a submeter									
<input checked="" type="checkbox"/>	a. A dedicated irrigation meter or submeter is specified to track irrigation water	2				2				
	Irrigation Subtotal, out of possible 20 points:	10								
	G. MAINTENANCE									
	1. Keep plant debris on site									
	a. Grasscycle									
<input type="checkbox"/>	i. Ongoing maintenance includes grasscycling (grass clippings left on the lawn after mowing) for all lawns from April through October, or longer. Sports turf may be excluded "in season" when clippings will interfere with play	0		2						
	b. Produce mulch from plant debris									
<input type="checkbox"/>	i. Ongoing maintenance requires that leaves and/or plant debris less than 4 inches (including cut or chipped woody prunings) be re-incorporated into the mulch layer of landscaped areas away from storm drain	0		2						
	c. Produce compost from plant debris									
<input type="checkbox"/>	i. Ongoing maintenance includes composting plant debris on site	0		3						
	2. Separate plant debris for clean green discounts									
<input type="checkbox"/>	a. Ongoing maintenance requires all exported plant debris be separated from other refuse and taken to a facility where it will be used to produce compost or mulch	0		3						
	3. Protect soil from compaction									
<input type="checkbox"/>	a. Ongoing maintenance requires that soil is not worked when wet, generally between October and April	0		1						
	4. Feed soils naturally & avoid synthetic fertilizers									
<input type="checkbox"/>	a. Ongoing maintenance includes topdressing turf with finely screened quality compost after aeration 1-4 times per year	0		1						

Enter Project Name Here		Points Achieved	Landscape Locally	Leads to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	b. Ongoing maintenance uses compost, compost tea or other naturally occurring, non-synthetic fertilizers as the plant and soil amendment for all landscape areas	0			1					
<input checked="" type="checkbox"/>	c. Ongoing maintenance prohibits fertilizers that are prohibited by Organic Materials Research Institute	1			1					
5. Mulch Regularly										
<input checked="" type="checkbox"/>	a. Ongoing maintenance requires regular reapplication of organic mulch, to a minimum depth of 3 inches (total 2 points)	2			1	1				
6. Manage and maintain irrigation system so every drop counts										
<input checked="" type="checkbox"/>	a. Ongoing maintenance includes a schedule for reading the dedicated meter or submeter and reporting water use	1				1				
<input checked="" type="checkbox"/>	b. At completion of the installation, the contractor shall provide the property owner with 1. precipitation rate for each valve zone, 2. area calculations for each irrigation zone and the irrigation plans which include the location of irrigation supply shut off, 3. internet address for watering index information	2				2				
<input checked="" type="checkbox"/>	c. Ongoing maintenance includes regular checking of irrigation equipment, and/or checking soil moisture content before watering AND/OR immediate replacement of broken equipment with equal or superior materials	1				1				
7. Use IPM as part of maintenance practices										
<input type="checkbox"/>	a. Ongoing maintenance includes integrated pest management specifications	0						2		
<input type="checkbox"/>	b. At least one landscaping staff member or contractor is trained in the use of IPM or is a Bay-Friendly Qualified Professional	0						2		
8. Choose and maintain your materials, equipment & vehicles carefully										
<input type="checkbox"/>	a. Ongoing maintenance requires that all oil leaks are repaired immediately and that repairs are not done at the landscape site	0						1		
<input type="checkbox"/>	b. Landscape maintenance equipment uses bio-based lubricants and/or alternative fuels.	0						2		
9. Use organic pest management										
<input type="checkbox"/>	a. Ongoing maintenance does not allow the use of pesticides that are prohibited by Organic Materials Research Institute in its generic materials list	0							2	
Maintenance Subtotal, out of possible 29 points:		7								
H. INNOVATION										
Possible Points										
<input type="checkbox"/>	1. Bay-Friendly Landscape Guidelines and Principles are defined and referenced in the construction bid documents	0	3							
2. Design & install educational signage										
<input type="checkbox"/>	a. Provide instructional signs and other educational materials to describe the Bay-Friendly design, construction and maintenance practices	0	4							
3. Create a Bay-Friendly Maintenance task list										
<input type="checkbox"/>	a. Provide a detailed Bay-Friendly maintenance task list and/or use the BF Model Maintenance Specifications as an official reference document in the landscape maintenance contract and/or with on site landscape staff (total 7 points)	0	1	1	1	1	1	1	1	
4. Employ a holistic approach										

Enter Project Name Here		Points Achieved	Landscape Locally	Lean to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	a. Site analysis is submitted AND 65% of landscape construction waste is diverted AND planting plan includes a diverse palette AND 50% of non-turf plants are California native species AND none of the landscape area is in turf AND compost is specified for amending the soil during installation AND natural fertilizers are specified as the exclusive source of nutrients AND integrated OR organic pest management is specified (total 7 points)	0	1	1	1	1	1	1	1	
5. Innovation: Design your own Bay-Friendly Innovation										
a. Enter description of innovation below, and enter up to 4 points at the right. Points will be evaluated by a Bay-Friendly rater.										
<input type="checkbox"/>	1. Innovation description	0	0	0	2	0	0	0	0	
Innovation Subtotal, out of possible 25 points:		0								
Summary										
Total Possible Points:		219	25	43	20	45	22	36	28	
Total Points Achieved:		60	2	5	10	23	4	12	4	

Project has met all recommended minimum requirements

HARBOR BAY
BUSINESS PARK
ASSOCIATION



October 17, 2017

Mr. Andrew Thomas, Senior Planner
City of Alameda Community Development Department

Re: Updated Plans for Fairfield Hotel at 2350 Harbor Bay Parkway:
Notice of Approval of Updated Plans by the Harbor Bay
Business Park's Architectural Review Committee

Dear Mr. Thomas:

This letter is notice that the Harbor Bay Business Park's Architectural Review Committee met with James Heilbronner and Joanne Park of the Architectural Dimensions firm and reviewed with them the updated plans for the proposed new Fairfield Hotel planned for Parcel 1 of Parcel Map 6024 with a street address of 2350 Harbor Bay Parkway and has approved the updated plans as being in compliance with the Design Guidelines of the Harbor Bay Business Park.

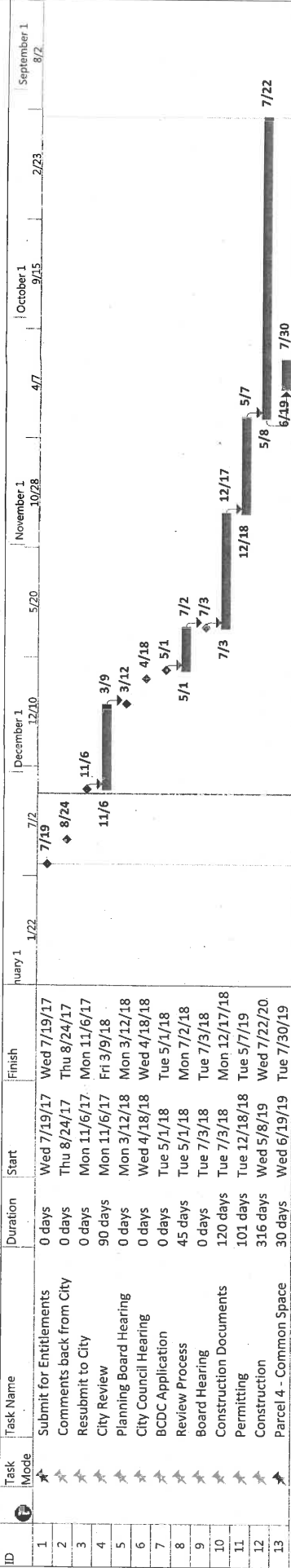
In the opinion of our Architectural Review Committee, the updated site plan, the lowered elevation of the hotel building, the proposed parking arrangements and layouts, and especially the revised features on the Bayward side of the building that opens up the hotel to the public access walkway in the Shoreline Park are improvements over the earlier proposed plans. The variety of the exterior materials, finishes and colors on all four facades of the hotel building are positive features in compliance with the Design Guidelines of the Harbor Bay Business Park. Our Architectural Review Committee also reviewed and approved the updated landscaping and public access features on the hotel parcel itself and as proposed for the adjacent portion of the Shoreline Park.

If you have any questions regarding this approval or any other issues involving the Harbor Bay Business Park, please feel free to contact me at 925-468-1611.

Sincerely,

Marcy Marks
BRE# 01880955
Property Manager
Secretary, Architectural Review Committee
GS Management Company
As Managing Agent for Harbor Bay Business Park Association

PROJECT SCHEDULE FAIRFIELD INN ALAMEDA, CA



Task		Project Summary	Manual Task	Start-only	Deadline
Project: Schedule for City 2nd Ent Date: Tue 10/31/17	Task	Project Summary	Manual Task	Start-only	Deadline
	Split	Inactive Task	Duration-only	Finish-only	Progress
	Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
	Summary	Inactive Summary	Manual Summary	External Milestone	
ARCHITECTURAL DIMENSIONS					
Page 1					11/1/17

LARA WEISIGER

From: Jim Hager <jimhager6@aol.com>
Sent: Thursday, September 27, 2018 2:49 PM
To: LARA WEISIGER
Subject: Hotel on Harbor Bay Parkway

NO hotel. VERY Bad idea!!!!
JIM Hager 66 Ratto Road.

Sent from my iPhone

LARA WEISIGER

From: Jaime Troncoso <jtroncoso@alisto.com>
Sent: Thursday, September 27, 2018 2:38 PM
To: LARA WEISIGER
Subject: October 2 Hotel on Harbor Bay Blvd. vote

I support to build a hotel at this site for the following reasons after owning and living in Bay farm:

1. For 21 years since I live here, this property has been sitting vacant and subject to garbage dumping
2. After dark, this area does not have foot traffic and encourages criminal elements to drive from Oakland, San Lorenzo, and San Leandro using Harbor Bay Blvd. and his many connecting points
3. Hotels are a good tax base and Alameda needs it
4. Hotels will not add to vehicle traffic because most guests come from Oakland Airport using connecting transportation
5. Hotel developer is willing to pay for open space improvements
6. Oakland Raiders will be closing their headquarters in two years and will add to another huge vacancy with less foot traffic and more crime

Thanks

Jaime J. Troncoso, P.M.P.

Engineer Manager

Phone: (925) 279-5000 | Cell: (510) 846-8163

2737 N. Main Street, Suite #200

Walnut Creek, CA 94597



Ashley Zieba

From: LARA WEISIGER
Sent: Wednesday, September 26, 2018 5:39 PM
To: IRMA Glidden; Ashley Zieba
Subject: Fwd: Please Finally Take Title to Parcel 4

Correspondence for 10/2.

Begin forwarded message:

From: Tom Krysiak <tsitjk@gmail.com>
Date: September 26, 2018 at 2:29:58 PM PDT
To: <tspencer@alamedaca.gov>, <mvella@alamedaca.gov>, Frank Matarrese
<fmatarrese@alamedaca.gov>, Jim Oddie <joddie@alamedaca.gov>, Izzy Ashcraft
<mezzyashcraft@alamedaca.gov>
Cc: Lara Weisiger <lweisiger@alamedaca.gov>
Subject: Please Finally Take Title to Parcel 4

Dear Mayor Spencer and Members of the Alameda City Council:

On October 2nd the Alameda City Council has an opportunity to take title to Parcel 4 which is a small piece of land adjacent to the Bay in the Harbor Bay Business Park. By the City taking title to this, the Shoreline Park will then be completed and available in perpetuity for the citizens' enjoyment.

You are strongly encouraged to vote yes on this.

Many of my Harbor Bay neighbors and Alameda friends regularly use the shoreline path and preserving the right to keep this small sliver of open space will reflect your willingness to compromise with those of us who want to defend precious open space by the Bay. Note that this parcel's title has been bumped repeatedly from the council's agenda since mid 2017 so now is the time to finally get closure on this.

Again, please vote yes to take title to Parcel 4 and show that you really care about preserving Alameda's Shoreline for the greater good of your constituents. Thank you.

Sincerely,

Tom Krysiak
Sweet Road

LARA WEISIGER

From: Diane Foster <dianefoster@diane-foster.com>
Sent: Wednesday, September 26, 2018 2:51 PM
To: LARA WEISIGER; Trish Spencer; Frank Matarrese
Subject: About the vote on the hotel and the need to complete the Shoreline Park
Attachments: No Walls on the Bay Oct. 2 2018.docx; ATT00001.htm

Importance: High

Ms. Weisiger,

Please see that the attached and these comments are distributed to all Council Members. We feel strongly that there is a ZONING issue that is being overlooked to even consider building a Hotel out where there needs to be a completion of the Park long-planned for.

NO WALLS ON THE BAY!

2350 Harbor Bay Parkway, Alameda



A hotel is NOT a legally allowed use here.

Vote coming up Oct. 2 2018

Issue # 1- ZONING- Tell Alameda City Council Say No to a Hotel on Parcel 1 !

Our Alameda Planning Board voted NO to rezone the site for a hotel on Jan. 22, 2018. They cited this reason: This 1.17 acre parcel is too small for a hotel. The **developer has now appealed the Planning Board decision to our City Council. The Council vote is coming up on Tuesday, Oct. 2, 2018!** The hotel developer has submitted a revised plan – a hotel with 4 stories, 100 rooms and even more inadequate parking .

Background: This site on San Francisco Bay was zoned open space for over 25 years with sweeping views and a bay front trail. In 2014 it was rezoned for an Office Building/Coffee. Although the city had NOT changed the zoning, in 2015 the Alameda Planning Board and City Council approved this developer's proposal for a 5 story, 100 room hotel with inadequate parking (80 spaces). Concerned neighbors and residents objected to BCDC (Bay Conservation and Development Commission) and in Feb. 2017 BCDC turned down a building permit for the hotel. Our BCDC Commissioner Wilma Chan issued a strong statement against a hotel on this small site in defense of public access.

Issue # 2 – COMPLETE SHORELINE PARK! Say YES to taking title to Parcel 4 !

In April of 2017 our City Council voted to study taking title to Parcel 4- the Bay Front parcel at this site that was dedicated to the City by Harbor Bay Isle Associates to complete Shoreline Park. The hotel developer consistently puts their hotel on the boundary of this public park, a few feet from the Bay. **ENOUGH IS ENOUGH! Tell our City Council to take action, take title to Parcel 4, complete the park!**

Please send your comments immediately to : Mayor Spencer, Vice Mayor Vella and City Council Members Matarrese, Oddie, and Ashcraft c/o : City Clerk Lara Weisiger: lweisiger@alamedaca.gov

~ ***Committee to Complete Shoreline Park*** ~

For more information contact Gary Thompson 510 750 6135 or Pat Lamborn 510 910 5117

LARA WEISIGER

From: Lynda L. <pawwhispers+them@gmail.com>
Sent: Friday, September 21, 2018 6:01 PM
To: LARA WEISIGER
Subject: Proposed hotel.

It doesn't take a degree to realize the proposed hotel was a bad fit for this prime bay view location. It should have been denied the first time the permit was presented.
Please allow the completion of the park, to settle this matter. The people of Alameda can all benefit, instead of a corporate venture.

Thank you for considering all the residents of Alameda.

Respectfully,

Lynda Lynch, Resident.

--

Lynda L.
pawwhispers+them @ G

LARA WEISIGER

From: Leslie Frierman Grunditz <Leslie@grunditzart.com>
Sent: Friday, September 21, 2018 5:46 PM
To: LARA WEISIGER
Subject: Parcel #1 -Hotel vote on Oct. 2nd

Would you please forward my opinion on the developers bid to build a hotel on the shoreline of Harbor Bay to:

Mayor Spencer, Vice Mayor Vella and City Council Members Matarrese, Oddie, and Ashcraft.

Hello,

I am a long time Alameda resident with grave concerns about the hotel project being rammed down our throats by a developer who has been told NO to this project on several previous occasions.

In regards to the Issue # 1- ZONING- the Alameda City Council must Say No to a Hotel on Parcel 1!!!!

I am adamantly opposed to this plan for many reasons and the our Alameda Planning Board voted NO to rezone the site for a hotel on Jan. 22, 2018. They cited this reason: This 1.17 acre parcel is too small for a hotel.

In Feb. 2017 BCDC turned down a building permit for the hotel. Our BCDC Commissioner Wilma Chan issued a strong statement against a hotel on this small site in defense of public access.

Also, the hotel developer consistently puts their hotel on the boundary of a public park, a few feet from the Bay. In April of 2017 our City Council voted to study taking title to Parcel 4- the Bay Front parcel at this site that was dedicated to the City by Harbor Bay Isle Associates to complete Shoreline Park. The hotel is a wall infringing on that park space.

The City Council must approve to COMPLETE SHORELINE PARK and take title to Parcel 4 !

There is precious little open space left on our Island and it must be protected!!!

Thank you,

Leslie Grunditz
26 year resident of Alameda

LARA WEISIGER

From: Ron <roncan9@comcast.net>
Sent: Friday, September 21, 2018 5:45 PM
To: LARA WEISIGER
Subject: No Hotel

Hello

NO HOTEL proposal on Harbor Bay Parkway. This is a small amount of open space. It is not zoned for this and should stay that way. Please do not allow this Hotel to take away from our. Community. I live near by. Just say NO. Thank you.

Ronald Canfield

Alameda Harbor Bay resident

From the coconut wireless

LARA WEISIGER

From: John Felts <jtfelts@earthlink.net>
Sent: Friday, September 21, 2018 1:55 PM
To: LARA WEISIGER
Subject: Agenda Item 6-D October 2 Council Meeting Comment - Please send to City Council

My wife and I are Alameda residents (Calhoun Street) and own a building (and business) in Harbor Bay Isle (address below). We have written many emails to the city council and Mayor in regards to the proposed development of a 5 story hotel at Parcel 1. We are and continue to be **STRONGLY** opposed to any zoning changes and applauded the BCDC decision to deny the project. Furthermore, the development that is being proposed and pushed by the planning board is an eye sore and **WILL** limit public access to the bay trail. The project does not meet any parking requirements, and, since our offices are across the street, our parking will be impacted and it is already full. You must consider what building owners and residents have asked of the city.

In addition, the city owns Parcel 4 and should take title as soon as possible. Alameda is already paying for maintenance of this area and it is our understanding that Harbor Bay Isle Associates has reserved funds to complete the pathway. Furthermore it is critical that this open space and bay access be available to residents and visitors and is **NOT** part of any other development.

Best regards,

John Felts
Nano Scale Surface Systems, Inc.
2255 Harbor Bay Parkway
Alameda, CA 94502 USA
ph: 510-814-0340
WEBSITE: www.ns3inc.com
email: jtfelts@earthlink.net

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Dear Trish Spencer & Council Members,

My name is Mina Patel, with 2350 Harbor Bay Parkway Hotel developer. I am a minority business woman.

I am diligently working on my Alameda Hotel project since 2014. During my contingency period I visited City of Alameda three times to get confirmation from city to make sure I can build hotel with height restriction and set back on 2350 Harbor Bay Parkway Parcel. I have been told multiple times by city of Alameda "yes" zoning allows for a hotel with 100 ft height restriction and zero set back. Based on those confirmations, I received entitlement to build hotel in September 2015 and I paid \$10,000.00 for civil plan and to start dirt work.

I bought 2350 Harbor Bay Park way parcel in July 2014 with a verbal agreement with president of HIBA Tim Hoppen, any time I develop Hotel I have to improve shoreline and finish shoreline walk way. Each time that I submitted my hotel plan, the shoreline improvement plan was always included, landscaping, benches, water fountain, pedestrian walk way, and signage. Plans were always approved by HBIA prior to city approval.

Before I purchased 2350 Harbor Bay Parkway everyone knew Harbor Bay business park will develop in the future and it will block views, nothing was hidden it was all crystal clear. Zoning changed multiple times and the amendment changed three times. City of Alameda supported these changes. As a minority woman I bought 2350 Harbor Bay Parkway parcel. I feel like the City of Alameda has trapped me by hindering me from progressing with my development.

BCDC jurisdiction is to beautify the shoreline, unless anything gets developed inside the water such as ferry terminal or docking for boat and that would be approved only with a full BCDC commissioners votes, but city of Alameda wanted BCDC to take my project for full commissioner votes. Past developers have not had to go through this process but Mina Patel has to go through different criteria. I feel that I have been treated unfairly being a minority woman.

I am wanting mayor Trish Spencer and council members to treat me with a fair process. The City of Alameda has misled me with these confirmations in reliance to this hotel.

In reliance to the confirmation from City of Alameda in October 2014 I sold my hotel in Texas to develop a hotel in Alameda. I spent countless hours, money and time into this project. I am urging Mayor Trish Spencer and council members to be fair with minority women and treat everyone equally like the past developers on the Alameda shoreline.

Thank you,

Mina Patel