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Executive Director

Marketing Director

**LETTER OF SUPPORT**

September 19, 2018

Alameda Planning Board  
c/o Andrew Thomas  
City of Alameda  
2263 Santa Clara Avenue  
Alameda, California 94501

Re: Marriott Residence Inn, Harbor Bay Esplanade, Alameda CA

Dear Planning Board Members:

The Alameda Chamber of Commerce is proud to throw its full support behind the exciting proposal by the Residence Inn division of Marriott Hotels to build a 172-room hotel in Harbor Bay adjacent to the ferry building.

Alameda is severely lacking in upscale lodging for both business and personal travel. Additionally, there are very few conference and event spaces, presenting a constant challenge for the Chamber, local businesses, non-profit organizations and residents. The new hotel will feature enough conference space to accommodate 100 guests for business events, weddings or other private gatherings with a window view to the Bay. The hotel's convenient proximity to the Oakland Airport and Harbor Bay Ferry Terminal is ideal.

To complement the hotel, two dining options -- a free-standing waterfront restaurant, and a café—will benefit hotel guests, ferry riders, neighbors, and Shoreline Park users.

The Residence Inn by Marriott is expected to bring in \$1.5 million in additional tax revenue to the city each year, as well as dozens of well-paying, fulltime union jobs. The proposed site is large enough to easily accommodate the hotel and associated parking and is properly zoned near office buildings in the Harbor Bay Business Park.

This proposal is a win-win for the residents and businesses of Alameda. The Chamber and its members enthusiastically endorse the proposal and urge swift approval by city planners.

Sincerely,

Mark Sorensen, Executive Director  
Alameda Chamber of Commerce

## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Monday, November 19, 2018 8:21 AM  
**To:** Henry Dong  
**Subject:** FW: No hotel

-----Original Message-----

From: LARA WEISIGER  
Sent: Monday, November 19, 2018 8:18 AM  
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
Subject: FW: No hotel

-----Original Message-----

From: Susan Alford [mailto:susannalford1@gmail.com]  
Sent: Sunday, November 18, 2018 12:36 PM  
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>  
Subject: No hotel

I live on Bayfarm, and I am against the building of a new hotel. Please do not allow this to happen.

Susan

Sent from my iPhone

## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Monday, November 19, 2018 10:16 AM  
**To:** Henry Dong  
**Subject:** FW: marriott residence

-----Original Message-----

From: LARA WEISIGER  
Sent: Monday, November 19, 2018 10:15 AM  
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
Subject: FW: marriott residence

-----Original Message-----

From: alyssa [mailto:abs29@comcast.net]  
Sent: Monday, November 19, 2018 10:14 AM  
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>  
Subject: marriott residence

Hello,

I would like to propose that the Bay Farm Island Marriott Residence be relocated so that it doesn't sit in the backyards of homeowners.

Thank you.

Alyssa (homeowner in Central Alameda)

## Henry Dong

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**From:** Melissa Anderson <mom2lilyandpaige@gmail.com>  
**Sent:** Wednesday, November 14, 2018 4:18 PM  
**To:** Henry Dong  
**Subject:** New Five Story 172-Room Hotel

Dear Planning Board Members,

I am writing this letter to express opposition of the Final Development Plan and Design Review - New Five Story 172-Room Hotel and 8000 Sq. Ft. Restaurant with Coffee Shop, located at the Esplanade site.

We are requesting more time to have a dialogue with the planning board to express our concerns. The community of Harbor Bay Isle was only made aware of the proposal a couple of weeks ago and many of our neighbors were made aware of the proposal a few days ago. To have the matter considered right after a holiday, not even a month after most of the neighbors were made aware of the development, is not fair to the neighborhoods. As neighbors we have not been NIMBYs. We worked with Joe Earnst of SRM Ernst when he first developed the Esplanade plan. We worked with him to mitigate the negative impacts on our neighborhood. We did not as a community oppose the original project. When a retirement home was proposed, we also as a community did not oppose the project but wanted certain mitigations written down and made part of the proposal. This hotel project, however, is different. We believe this project will have a greater impact on our quality of life due to increased traffic, noise and public safety concerns. We also believe the project will have a negative impact on our property values. This is evidenced by neighbors that have been unable to sell their homes because potential buyers are being made aware of a hotel being built right next door to a residential neighborhood. We did not have this problem when it was revealed that an office building could be built right next to our neighborhood.

We recently had a community meeting where we invited the developer to present the plan. When he asked if anyone was in favor of a hotel on this site, no one raised their hand in support. There were about 60 homeowners present at the meeting. Regardless of what was being built on the site that did not conform to the original Esplanade plan, be it an office building or a hotel, we would want more time to review the proposed project and how we could work with the developer to mitigate the negative impacts on our neighborhoods. This hotel is a radical departure from the plan presented to us for the Esplanade and deserves a thorough review and discussion with the Planning Board and developer so that we as a community can make an informed decision that benefits all parties involved.

Sincerely yours,

Melissa Anderson  
Bay Farm Home Owner

## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Monday, November 19, 2018 8:22 AM  
**To:** Henry Dong  
**Subject:** FW: Support for new hotel on Bay Farm

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**From:** LARA WEISIGER  
**Sent:** Monday, November 19, 2018 8:19 AM  
**To:** NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
**Subject:** FW: Support for new hotel on Bay Farm

**From:** Emily E. Arnold-Fernandez [<mailto:emily.arnoldfernandez@gmail.com>]  
**Sent:** Sunday, November 18, 2018 9:59 PM  
**To:** LARA WEISIGER <[LWEISIGER@alamedaca.gov](mailto:LWEISIGER@alamedaca.gov)>  
**Subject:** Support for new hotel on Bay Farm

Hi,

I live on Alameda (94501, a few blocks from the tiki bar and a few blocks the other way from Fortman Marina) and I support the construction of a 5-story hotel next to the ferry terminal on Bay Farm.

I'm part of a FB group of Alamedans and someone asked the group to oppose the hotel, but about 50 people spoke up vocally in support while only the original poster was against. I know you'll get some NIMBYs at the city council meeting and I am currently traveling out of the country so won't be able to make it, but I hope you take into consideration the wide support this hotel has among progressive Alamedans.

Thanks for your consideration and looking forward to directing friends and family to the new hotel!

Best,  
Emily Arnold-Fernandez

Emily E. Arnold-Fernandez  
+1.415.601.3896  
[emily@a-f.co](mailto:emily@a-f.co)  
Skype: emily.arnoldfernandez

## Henry Dong

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**From:** Usf Account <lpgorman@dons.usfca.edu>  
**Sent:** Wednesday, November 14, 2018 9:25 AM  
**To:** Henry Dong  
**Subject:** Hotel

Hello,

I am a resident of Bay Farm. I am opposed to the five story hotel. Even though I don't live near the water, I jog by it regularly. I like the aesthetic of low buildings. I don't want it to look like Miami. I hope you can stall the planning vote so that a better design with Lower buildings can be considered.

Thank you.

Laurel Arroyo

Sent from my iPhone

## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Tuesday, November 20, 2018 11:05 AM  
**To:** Henry Dong  
**Subject:** FW: Hotel Proposal in Harbor Bay Concerns - \*Please Read\*

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**From:** LARA WEISIGER  
**Sent:** Tuesday, November 20, 2018 11:04 AM  
**To:** NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
**Subject:** FW: Hotel Proposal in Harbor Bay Concerns - \*Please Read\*

**From:** Stefan B [<mailto:stefansbanducci@gmail.com>]  
**Sent:** Tuesday, November 20, 2018 10:58 AM  
**To:** LARA WEISIGER <[LWEISIGER@alamedaca.gov](mailto:LWEISIGER@alamedaca.gov)>  
**Cc:** Arlene Banducci <[arbanducci@gmail.com](mailto:arbanducci@gmail.com)>  
**Subject:** Hotel Proposal in Harbor Bay Concerns - \*Please Read\*

Hi Lara - I'm taking the time to write to you as my family is gravely worried about the proposed hotel adjacent to the Harbor Bay Ferry Terminal. As residents of the Bay Colony area, there are a few specific reasons for our concern including:

**1. Impact on traffic and safety in our residential area** - Building a 5-story hotel in a residential area feels highly inappropriate and completely out of sync with the surrounding neighborhood. The Bay Colony, Columbia, and Freeport areas are all residential areas where many families live with young children. Bringing a hotel to this area will undoubtedly increase traffic and bring many new strangers into our residential area. As parents of young children who actively play outdoors in the area, we're very concerned about risks to our kids' safety as many people unfamiliar with the area would now be out driving on our streets and walking through the neighborhoods.

**2. Impact on noise** - Unlike the office buildings built on adjacent lots, a hotel will create a huge amount of noise pollution. From frequent delivery vehicle visits to events hosted at the hotel to daily janitorial/room service for hundreds of rooms, hotels create a TON of noise that smaller office buildings do not. Importantly, hotels operate 7 days a week and 24 hours a day, meaning that there is little relief from the noise pollution. The office buildings that are located on adjacent lots are typically empty during the night/evening hours and on weekends (the times when most residents in Bay Farm are at home) making them feel much more appropriate for this area.

**3. Impact on the environment** - A 5 story hotel may also have deleterious effects on the local environment and habitat. A large 5-story structure will dominate the landscape, clash with the adjacent structures, and have an overall negative aesthetic impact on the area. Beyond the aesthetic impact, it would also be helpful to understand potential other impacts that this hotel would have on the environment. Appropriate time should be taken to fully understand any and all environmental impact that this giant facility could have on local ecology, animal habitats, the bay, and our beautiful coastline.

We certainly understand the desire to build on this vacant land, but a 5-story hotel definitely feels like an inappropriate use of the space and a material departure from the 1-2 story office buildings that have been built on the adjacent lots. As a result, we'd strongly urge that the City Planning Board NOT allow a hotel to be built at this location. We'd be happy to discuss and/or provide additional detail on any of the above concerns. Please don't hesitate to contact us via email or by phone at 510.502.6825.

Thank you,  
Stefan and Arlene Banducci

## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Monday, November 19, 2018 8:22 AM  
**To:** Henry Dong  
**Subject:** FW: Marriott hotel proposal (oppose)

-----Original Message-----

From: LARA WEISIGER  
Sent: Monday, November 19, 2018 8:19 AM  
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
Subject: FW: Marriott hotel proposal (oppose)

-----Original Message-----

From: Lici Baumgartner [mailto:licib@me.com]  
Sent: Sunday, November 18, 2018 6:55 PM  
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>  
Subject: Marriott hotel proposal (oppose)

Dear Ms. Weisiger,

I would like to express my opposition to building a 5-story hotel so near to private residences. It is out of scale with the neighborhood and an inappropriate place for such a project. It is more suited to being built out on the old Navy base.

Thank you for your attention.

Best Regards,

Lici Baumgartner  
1054 San Antonio Ave

## ANDREW THOMAS

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**From:** Sandra Berger <sandra.o.berger@icloud.com>  
**Sent:** Sunday, November 18, 2018 8:40 AM  
**To:** ANDREW THOMAS  
**Subject:** Meeting

Please set a later date for your meeting concerning the building of the Marriott Hotel on Bay Fair.  
Thank you, Sandra Berger

Sent from my iPad

## Henry Dong

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**From:** Roberta Bobba <rebobba@att.net>  
**Sent:** Tuesday, November 20, 2018 11:13 AM  
**To:** ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpopulipr.net  
**Subject:** RE: I support the Marriott Residence Inn at Harbor Bay!

Dear Planning Board:

The Marriott Residence Inn offers many benefits to Alameda residents, including shoreline improvements with bike-ped access, shared public open space, a new restaurant with a bar and a coffee house, and conference space for the community and business park - all with sweeping views of the Bay! The City has rejected other proposals to redevelop this property and this plan meets all of the zoning and other requirements and is a much better use of the space than more office. I appreciate the developer has listened to the community and has allowed more time for review and feedback.

Please vote to move this plan forward on Monday, December 10th.

Thank you! Roberta E. Bobba. 2431 Mariner Sq Dr. APT 328. ALAMEDA

## Henry Dong

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**From:** Marian Breitbart <mbreitbart@mac.com>  
**Sent:** Wednesday, November 21, 2018 9:46 AM  
**To:** ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulipr.net  
**Subject:** RE: I support the Marriott Residence Inn at Harbor Bay!

Dear Planning Board:

Why is a hotel a better idea than a senior living building?

**ANDREW THOMAS**

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**From:** AOL <vachang@aol.com>  
**Sent:** Monday, November 19, 2018 9:14 AM  
**To:** ANDREW THOMAS  
**Subject:** Opposition to the Final Development Plan and Design Review - Marriott Inn Alameda Five Story 172-Room Hotel with conference room, a 8000 Sq. Ft. restaurant and 270 parking spaces, located at the Esplanade site.

Dear Mr Thomas

My name is Velvet Chang and I am President of Bay Colony Homeowners Association. I am writing on behalf of the Board of the Bay Colony Homeowners Association. We are in opposition to the Final Development Plan and Design Review - Marriott Inn Alameda Five Story 172-Room Hotel with conference room, a 8000 Sq. Ft. restaurant and 270 parking spaces, located at the Esplanade site.

Bay Colony Homeowners Association has 108 homes located directly behind the Harbor Bay Ferry parking lot and the proposed site of the hotel complex. Bay Colony Homeowners Association was not notified of the proposed 5 story hotel project. The Bay Colony Board was made aware of the impending final review of the 5 story hotel project a few days ago at a Village 5 meeting. The Bay Colony Board is currently taking measures to notify all its homeowners of the proposed 5 story hotel project.

The proposed 5 story hotel complex is completely out of proportion to the land area and surrounding structures. The hotel will literally cast a shadow over the surrounding homes. Imagine taking in the sun in your back yard while hotel guests watch you, inhaling the exhaust from the going and coming of 265+ cars, smelling breakfast, lunch and dinner being cooked and the garbage and noise pollution. The 5 story hotel complex also poses public safety concerns of traffic, noise and

pollution as well as criminal activities such as car break ins, prostitution and drug dealings.

The proposed 5 story hotel project has already negatively affected property values. Over 100 buyers viewed a Bay Colony home during a recent open house. Unfortunately our neighbor received no offers to buy when potential buyers were made aware that a hotel was being built behind the house.

This 5 story hotel project has far greater impact on Bay Colony Homeowners Association with its 108 homes and their families than previous proposals for the Esplanade. The final review of the 5 story hotel complex should not be made in haste without considering the serious impact on so many families. We need the opportunity to have our concerns and questions addressed by the developer and the Planning Board.

Having the final review of the 5 story hotel complex scheduled right after the Thanksgiving weekend is an effort to discourage attendance by concerned homeowners. Please delay the final review of the 5 story hotel project until all concerned and affected parties have had an opportunity to be heard.

Sincerely yours,

Velvet Chang  
President  
Bay Colony Homeowners Association

Sent from my iPhone

## Henry Dong

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**From:** Evelyn Cheng <evelyncheng80@gmail.com>  
**Sent:** Monday, November 26, 2018 3:31 PM  
**To:** ANDREW THOMAS; Henry Dong; NANCY McPeak  
**Subject:** Hotel Complex in Harbor Bay

To Whom It May Concern,

I am writing to OPPOSE the construction of the hotel complex by the Harbor Bay Ferry. I am a resident in Bay Colony since 1992, and have seen many transformations in the surrounding areas. From a business perspective, this sounds like a great opportunity. However this location was chosen poorly for this hotel and it will cause many issues for the surrounding neighborhoods. Please see the following list of issues:

- Increase in traffic - we already have issues with non bay farm residents using our neighborhood for overflow parking for the ferry. On top of that, it is a challenge to get home after work due to the increase of traffic into bay farm and into my own neighborhood. We chose Alameda as our home for the peace and quiet. If you build a hotel, the number of traffic will increase. How would the city of Alameda mitigate the traffic issue? Nothing has been addressed since the multiple companies that moved into the business park or the increase of folks that come in to use the google/Facebook buses, or the Chinese school or to use the ferry.
- Noise and safety - with the increase flow of people using the hotel and conference spaces, there will be an increase of noise at night. We already call bay farm security pretty frequently to control loiters hanging out in the ferry parking lot. Hotels run 24 hours a day so this will negatively impact us as residents. On the same note regarding the constant flow of people, safety will also be impacted. There are many families living in the surrounding areas and this will greatly decrease the level of safety. Is the hotel adding security? Is bay farm increasing security patrol in the area? How would you address the additional noise?
- Property tax - living on bay farm is expensive and I work very hard to stay in this area. By building this hotel, my property value is going to decrease.

I strongly encourage you to oppose this proposal. I have been a resident of Alameda for quite some time and I can't imagine living in a better place . Please consider the concerns I listed above and decline this development. This is not a place to build a 5 story hotel.

Thank you for your consideration,  
Evelyn Cheng



November 19, 2018

Alameda Planning Board  
2263 Santa Clara Ave.  
Alameda, CA 94501

Dear Planning Board Members,

We are writing on behalf of the Columbia Homeowners' Association to express our concern regarding new 172-room Select Service Hotel at the Harbor Bay Esplanade site. As you are aware, there are twenty homeowners' associations in Harbor Bay; only one has been provided detailed information concerning this project.

On November 7, the Freeport Homeowners' Association members attended a presentation by the project developer. Many of our homeowners' association are in close proximity to the proposed development, but were not invited to participate in the presentation by the project developer.

We strongly believe our 208 home owners in the Columbia development, along with membership at large of the Community of Harbor Bay, have many questions regarding this project. We would benefit greatly from the opportunity to attend a presentation by the developer. After this process, we would be better able provide more thorough and specific feedback from our association regarding any concerns we might have.

We believe this project may have a great impact on our quality of life. Specifically, we are concerned about increased traffic, noise and public safety. We also believe the project may have a negative impact on our property values. Therefore, we respectfully ask for a delay in your decision so that you can consider the surrounding home owners association input on this very critical project.

Sincerely yours,

Columbia Homeowners' Association Board of Directors

cc: Columbia Board of Directors



## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Monday, November 19, 2018 8:22 AM  
**To:** Henry Dong  
**Subject:** FW: In Support of Harbor Bay hotel

-----Original Message-----

From: LARA WEISIGER  
Sent: Monday, November 19, 2018 8:19 AM  
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
Subject: FW: In Support of Harbor Bay hotel

-----Original Message-----

From: Lauren Daley [mailto:daleylauren@gmail.com]  
Sent: Sunday, November 18, 2018 6:45 PM  
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>  
Subject: In Support of Harbor Bay hotel

Hi Lara,

I am writing to voice support of the proposed hotel project adjacent to the Harbor Bay ferry terminal. I am a twelve year resident of Bay Farm, and have worked in that business park for the last year. Our community would certainly benefit from the public amenities offered at this hotel, including the use of a cafe or restaurant, meeting spaces, the promise of shared parking for the ferry, and a nearby hotel for out of town family members.

I see a hotel as the best use for this parcel, compared to another generic office building or other private use. Many will argue that the parcel could be a park or ferry parking, but the reality is that the land is too valuable for either exclusive use. The city is not in a position to purchase the parcel for these uses.

I hope the planning board will approve the hotel project. I plan to attend the meeting on 11/26 but wanted to send this email in advance.

Many thanks,  
Lauren Daley

## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Tuesday, November 20, 2018 8:24 AM  
**To:** Henry Dong  
**Subject:** FW: I support the hotel at harbor bay!

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**From:** LARA WEISIGER  
**Sent:** Tuesday, November 20, 2018 8:19 AM  
**To:** NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
**Subject:** FW: I support the hotel at harbor bay!

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**From:** Scott Daley [<mailto:daleyscott@gmail.com>]  
**Sent:** Monday, November 19, 2018 7:40 PM  
**To:** LARA WEISIGER <[LWEISIGER@alamedaca.gov](mailto:LWEISIGER@alamedaca.gov)>  
**Subject:** I support the hotel at harbor bay!

Dear Planning Board Members,

I have been a resident of Alameda and Bay Farm Island since 2006. I am writing to urge you to vote in favor of moving forward with the proposed plan to build a new Marriott Residence Inn near the Harbor Bay Ferry Terminal on December 10th.

Our community has very few (one) safe and comfortable short term lodging options and I welcome the new addition. The proposed location next to the ferry terminal makes great sense with easy access to the city and the Oakland airport. I also appreciate the developers plan to help the broader community by sharing some of their parking spaces with ferry commuters.

My understanding is that this project meets all our zoning requirements and I urge you to resist the small and vocal voices of nearby residents that represent a small minority of our community and will oppose any project regardless of the benefit to us all.

Best Regards,

Scott Daley

120 Norwich Rd, Alameda, CA 94502

# Katherine & Kevin Edison

21 Britt Court • Alameda, CA. 94502 • Phone: 510-748-1281 •  
E-Mail: kedison@mac.com

November 11, 2018



Alameda Planning Board  
2263 Santa Clara Ave.  
Alameda, CA.94501

Dear Planning Board Members,

We are Freeport homeowners of 15 years and I'm writing this letter opposing the Final Development Plan for the new five story, 172-room Marriott Hotel with the coffee shop/restaurant, located at the Esplanade Site. We did not receive any notice of this hotel coming across from our development until we were informed by our HOA.

We are asking if a study has been done on the impact to vehicle and pedestrian traffic coming into and out of our neighborhood. If a study has not been done, we are asking for one to be done. If a study has been done, will the City of Alameda be adding any traffic controls such as a four way stop signs at the corners of Sharon Road and Mecartney Road, Orr Road and Aughinbaugh Way, and traffic and pedestrian signals at Aughinbaugh Way and Mecartney Road. Since Alameda is a green city, numerous children and adults in the neighborhood ride their bikes to and from school. Even though the hours before and after school have high bicycle and pedestrian traffic, there are always many walking and riding bicycles on weekdays and weekends. In addition, there is already extremely heavy vehicle, bicycle, and pedestrian traffic due to the ferry.

With so many hotels coming into the business park and so many residences in the area, is there an emergency plan in place currently for evacuations. If so, how will this be impacted with additional hotels given that there are only two main exits routes out of Bay Farm Island on Doolittle Drive and Ron Cowan Pkwy?

Another issue of concern is how the air traffic from the Oakland Airport will be affected. Currently in bad weather, planes fly in very low to land at the airport directly over the Esplanade Site. A five story plus building (six stories with the elevator shaft) on the Esplanade Site would force the planes over our development given the runway designs. We know this based on the past experiences when the main runway that is inline with the Esplanade Site closes. If this development on the Esplanade Site is approved, will the City of Alameda provide windows in our development to reduce the increase noise pollution.

Lastly, is there a way to ask for more time to talk over the community's concerns with the Alameda Planning Board and the city in general. We are not opposed to development in the Esplanade Site area, we would just like a chance to discuss our concerns about the scale of this project going into such a small footprint adjacent to Freeport.

Sincerely,

Katherine and Kevin Edison

## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Monday, November 19, 2018 8:20 AM  
**To:** Henry Dong  
**Subject:** FW: Hotel Project Issues

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**From:** LARA WEISIGER  
**Sent:** Monday, November 19, 2018 8:18 AM  
**To:** NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
**Subject:** FW: Hotel Project Issues

**From:** Rose [<mailto:ellisanastasia@gmail.com>]  
**Sent:** Sunday, November 18, 2018 9:56 AM  
**To:** LARA WEISIGER <[LWEISIGER@alamedaca.gov](mailto:LWEISIGER@alamedaca.gov)>  
**Subject:** Hotel Project Issues

I am told that a project is being fast tracked to be built next to the Harbor Bay Ferry Terminal.

I am also being told that that neighbors are not being informed properly so they can weigh in and this is illegal. A hasty meeting has been called during the holiday which ensures that many people will be away.

I and other concerned parties are going to do whatever it takes to make sure this project complies with legal processes and it is hoped that you will not allow this project to go forward without analysis as to how it impacts the entire community.

Thank you for your anticipated cooperation.

Anastasia Ellis

## Henry Dong

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**From:** Dana Aftab <daftab@exelixis.com>  
**Sent:** Friday, October 12, 2018 7:34 AM  
**To:** ANDREW THOMAS; Henry Dong; NANCY McPeak  
**Cc:** Becca Perata-Rosati (becca@voxpathulpr.net) (becca@voxpathulpr.net)  
**Subject:** Proposal for new hotel project on Harbor Bay Parkway

To Whom It May Concern,

As one of Alameda's newest employers, Exelixis fully supports a proposal by Residence Inn/Marriott to build a much-needed hotel on vacant land in the Harbor Bay Business Park. The location – next to the ferry terminal – is ideal for a full-amenity hotel that would include conference space for private events and business meetings. And the planned waterfront restaurant would be a welcome addition to the neighborhood, which currently has only a few restaurants nearby.

Exelixis chose to move to Alameda from South San Francisco to meet our current needs for class-A office and laboratory space, and to position our company for future growth. As a growing biotechnology company with a sizable remote workforce and international partners, we frequently host collaborators and remote employees who travel from other parts of the globe for meetings at our new Alameda headquarters. The addition of another hotel option close by would allow us to easily and conveniently accommodate our many visitors, thereby supporting the work streams that further our ultimate mission to help cancer patients recover stronger and live longer. Therefore, we urge the city planning board to give its full endorsement to the proposal.

Thank you for your consideration.



**Dana T. Aftab, PhD**

**EVP, Business Operations**

1851 Harbor Bay Parkway

Alameda, CA 94502

Office: +1-650-837-8143

Mobile: +1-650-201-0295

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## Henry Dong

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**From:** NANCY McPeak  
**Sent:** Monday, November 26, 2018 1:43 PM  
**To:** Henry Dong  
**Subject:** FW: Harbor Bay Hotel? YES!

I don't think I sent you this one yet!!

*Nancy McPeak*

City of Alameda  
Community Development Department  
2263 Santa Clara Avenue  
Alameda, Ca 94501  
510-747-6854

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**From:** LARA WEISIGER  
**Sent:** Monday, November 26, 2018 9:13 AM  
**To:** NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
**Subject:** FW: Harbor Bay Hotel? YES!

**From:** Alexis Finch [<mailto:a@agentfin.com>]  
**Sent:** Monday, November 19, 2018 2:59 PM  
**To:** LARA WEISIGER <[LWEISIGER@alamedaca.gov](mailto:LWEISIGER@alamedaca.gov)>  
**Subject:** Harbor Bay Hotel? YES!

Hi,

I've seen many complaints and a lot of NIMBY attitude about this hotel. Yes, I'm worried too about the traffic increase, but will hope that new construction will be accompanied by increased public transit options.

As a small business owner I am VERY MUCH in support of this project.

I hope that other business owners are likewise contacted and that fear mongering among those living on the lagoons does not result in a huge loss in business opportunity for women owned businesses like mine.

Thank you,  
.a.

## ANDREW THOMAS

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**From:** Donna Fletcher <ohprimadonna@gmail.com>  
**Sent:** Sunday, November 18, 2018 9:24 PM  
**To:** ANDREW THOMAS; NANCY McPeak  
**Subject:** Marriott Residence Inn

Good morning, Andrew!

I am writing in support of the Freeport homeowner community, (represented by President Brian Tremper), and others who have asked staff and the board to delay discussing or voting on the proposed Marriott development at the Nov. 26 planning board meeting.

I attended a November 7 presentation by the developer of this project to the Harbor Bay community, and many residents were just hearing about the project for the first time. The room was full and there was very little support for the project. Many people questioned info put forth by the developer. Documents, such as the traffic study, were requested.

Today a post came out on Next Door with the headline, "Planning Board to Decide on Proposed New Waterfront Hotel," asking people to share their support for the project at a November 26 planning board meeting. As of Sunday night a meeting has not been announced on the city website. How is it that the project lobbyist is announcing a meeting before the city has scheduled and posted it?

The Harbor Bay community needs time to review and understand the info it has received and determine if additional info needs to be requested. It also needs time to verify some of the developer's claims such as the statement that BCDC supports the project.

Holding the meeting on November 26 (if this is still under consideration) would limit the community's ability to adequately address their concerns about the project to the board, particularly in light of the fact that city offices are only open 3 days this week.

Please work with Brian Tremper and the community to schedule a meeting with reasonable time to prepare.

Thank you for your consideration!

Donna Fletcher  
112 Centre Court  
Alameda, 94502

Sent from my iPhone

## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Monday, November 19, 2018 8:23 AM  
**To:** Henry Dong  
**Subject:** FW: Marriott - Concerned about the project

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**From:** LARA WEISIGER  
**Sent:** Monday, November 19, 2018 8:20 AM  
**To:** NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
**Subject:** FW: Marriott - Concerned about the project

**From:** L Fong [<mailto:lisa.mg.fong@gmail.com>]  
**Sent:** Monday, November 19, 2018 6:46 AM  
**To:** LARA WEISIGER <[LWEISIGER@alamedaca.gov](mailto:LWEISIGER@alamedaca.gov)>  
**Subject:** Marriott - Concerned about the project

Dear Laura Weiser,

I am a resident of Crowne Point development near the Harbor Bay ferry. I am concerned about the proposed hotel project that is being considered for development next to the ferry. I understand that it will be 5 stories. I can't imagine how huge that building will be on that small plot of land.

Also the increased traffic is also a concern. The ferry traffic during commute hours delays us from getting onto McCartney from our development.

Where can I find out more information about this project?

Thank you,  
Lisa Fong

## Henry Dong

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**From:** Amelia Foos <ameliafoos@gmail.com>  
**Sent:** Monday, October 08, 2018 1:37 PM  
**To:** Henry Dong  
**Subject:** PLN18-0381, 2900 Harbor Bay Parkway

Amelia Foos

1 Britt Court

Alameda, CA 94502

Oct 8, 2018

Henry Dong, Planner III

Community Development Center, City of Alameda, City Hall

2263 Santa Clara Ave., Room 190

Alameda, CA 94501

Dear Mr. Dong,

I am writing in regards to the planning application PLN18-0381, 2900 Harbor Bay Parkway. I have reviewed the proposed plans and I know the site well, as I live in close proximity to the proposed building site. I wish to strongly object to this proposal of building a 5 story hotel at this location.

The Bayfarm community is a small, primarily residential neighborhood where development proposals should be considered very carefully. This proposal of building a 5 story hotel overtly conflicts with the existing aesthetic of the neighborhood, as most existing structures are currently 2-3 stories tall. If approved, this project will drastically alter the shoreline and skyline of the neighborhood and well as the character of the island. I am also significantly concerned that this development, if approved, would overwhelm the local infrastructure, as it would result in a significant increase in noise and traffic. Furthermore, since this is a hotel open at all hours, local community residents will be exposed to this increased noise and traffic 24 hrs/day, 7 days a week, whereas the existing buildings in that immediate neighborhood are office buildings, resulting in minimal impact on local community residents during weekends/non-business hours.

While I understand that growth and development are inevitable, I am strongly opposed to this particular proposal of building of a 5 story hotel in our small residential neighborhood.

I hope that the above objections will be taken fully into account in determining the outcome of this building application.

Sincerely,

Amelia Foos

## Henry Dong

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**From:** Amelia <ameliafoos@gmail.com>  
**Sent:** Saturday, November 17, 2018 9:27 PM  
**To:** ANDREW THOMAS; Henry Dong  
**Subject:** Requesting postponement of vote for Marriott project

Mr. Thomas and Mr. Dong,

I am a homeowner on Bayfarm and am writing to formally request that the Planning Board postpone the vote for the proposed Marriott hotel project (adjacent to the HB ferry).

Information dissemination and community awareness for this project has been slow, and many local residents in our community only first learned about the hotel last week. Many more residents remain totally unaware of this proposed project.

Furthermore, the toxic air quality this week resulted a significant portion of Alameda residents having to evacuate in search of clean air. Also please note that with the holiday next week, many residents and interested parties regarding this project will be out of town spending time with their families.

We feel that more time is needed in order to complete the thorough and comprehensive review that the residents of Alameda deserve and to allow for more community discourse, especially considering the extremely large size and scope of this particular project and the lasting impacts that it will bring to our neighborhood and local infrastructure.

Respectfully submitted,  
Amelia Foos  
1 Britt Court, Alameda

## Henry Dong

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**From:** Jonathon Foos <jonathon.foos@icloud.com>  
**Sent:** Sunday, October 07, 2018 4:07 PM  
**To:** Henry Dong  
**Subject:** PLN18-0381 - strong disapproval

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

Hi Henry:

I am writing to express my severe feelings against this project.

I live at 1 Britt Court; a 5 story building at this site will prevent my view of the bay, thus negatively affecting my general well being & my property value.

I am against this 5 story project as it does not fit into this community; a 2 story building, sure. A 5 story building - no way!

Please don't hesitate to reach out to me with any questions.

Thanks!

Jonathon Foos | 510-612-7951

## ANDREW THOMAS

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**From:** Diane Foster <dianefoster@diane-foster.com>  
**Sent:** Saturday, November 17, 2018 4:37 PM  
**To:** ANDREW THOMAS  
**Subject:** Please delay the Marriott Hotel issue until after Thanksgiving week  
  
**Importance:** High

I had understood a delay was scheduled, but this has not been posted. There is NOT enough time for different Associations to research and respond appropriately otherwise. Thank you, Diane

Diane Foster, MA, Career Development  
Certified Master Mentor Coach  
President of Diane Foster & Associates  
Author: The Skill Kit for Leaders: "Real-Time" Resources for Developing Leadership Skills  
dianefoster@diane-foster.com  
(510) 865-3695 (office)  
(510) 484-5726 (cell)  
Linked-In: Diane Foster  
Twitter: dianefostermcc  
Web Site: [www.diane-foster.com](http://www.diane-foster.com)

## Henry Dong

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**From:** Kathi Fournier <kathi6280@yahoo.com>  
**Sent:** Saturday, November 17, 2018 5:49 PM  
**To:** ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpopulipr.net  
**Subject:** RE: Harbor Bay Residence Inn by Marriott

Dear Planning Board Members:

I support the proposal by Marriott to build a hotel and restaurant along the water in the Harbor Bay Business Park.

The Marriott Residence Inn at the Harbor Bay Esplanade is immediately adjacent to the ferry terminal in an appropriate, properly-zoned location. The hotel, a welcome addition to Alameda's deficient lodging, also will provide much needed conference space for businesses and local non-profit organizations, as well as a free-standing restaurant, coffee house, open space, and bike-walk paths - all open to the public!

The thoughtful plan follows several failed attempts to transform this underutilized property and takes into consideration constructive comments from this board, including shared parking with morning ferry commuters.

Alameda is a beautiful island that unfortunately doesn't take full advantage of its waterfront. This hotel will transform a blighted vacant lot into a chance for all residents, and our visitors, to enjoy the Bay.

I urge the Planning Board to approve this proposal.

Thank you!

Kathi

## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Monday, November 19, 2018 8:21 AM  
**To:** Henry Dong  
**Subject:** FW: hotel near Harbor Bay ferry ? Yikes!

-----Original Message-----

From: LARA WEISIGER  
Sent: Monday, November 19, 2018 8:18 AM  
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
Subject: FW: hotel near Harbor Bay ferry ? Yikes!

-----Original Message-----

From: Sara Gabriel [mailto:sara@workforpizza.com]  
Sent: Sunday, November 18, 2018 3:22 PM  
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>  
Subject: hotel near Harbor Bay ferry ? Yikes!

I am firmly against a hotel being built near the ferry building.

The hotels in Oakland as you exit the airport area are near enough for accommodating tourists and business people. We need to keep our neighborhood communities intact We should protect our neighborhoods as they are the support of the whole community.

Sara Gabriel  
2124 San Antonio Ave  
Alameda

## ANDREW THOMAS

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**From:** Patricia Gannon <pg3187@gmail.com>  
**Sent:** Sunday, November 18, 2018 9:57 AM  
**To:** ANDREW THOMAS  
**Subject:** Marriott Hotel

Dear Mr. Thomas:

Since the issue of the Marriott Hotel has not yet been posted for the 11-16 Planning Board agenda. I strongly recommend that it be postponed. The week of 11-19 is a short week due to the Thanksgiving holiday and Alamedans will not have sufficient time to research the facts and study the issue.

Thank you.

Patricia M. Gannon  
1019 Tobago Lane 94502  
[pg3187@gmail.com](mailto:pg3187@gmail.com)

## NANCY McPeak

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**From:** ANDREW THOMAS  
**Sent:** Monday, October 08, 2018 10:22 AM  
**To:** NANCY McPeak  
**Subject:** Fwd: Monday PB Workshop for proposed Marroitt Residential Hotel, HBI

FYI. For record

Sent from my iPhone

Begin forwarded message:

**From:** Reyla Graber <[reylagraber@aol.com](mailto:reylagraber@aol.com)>  
**Date:** October 8, 2018 at 10:12:21 AM PDT  
**To:** <[dburton@alamedaca.gov](mailto:dburton@alamedaca.gov) [rcurtis@alamedaca.gov](mailto:rcurtis@alamedaca.gov) [jcavanaugh@alamedaca.gov](mailto:jcavanaugh@alamedaca.gov) [asaheba@alamedaca.gov](mailto:asaheba@alamedaca.gov) [dmitchell@alamedaca.gov](mailto:dmitchell@alamedaca.gov) [ssullivan@alamedaca.gov](mailto:ssullivan@alamedaca.gov) [ateague@alamedaca.gov](mailto:ateague@alamedaca.gov)>  
**Subject:** Monday PB Workshop for proposed Marroitt Residential Hotel, HBI

Re: Proposed Marriott Residential Inn

Dear Planning Board President David Mitchell, Vice Chair Sandy Sullivan and Board Members

I've just learned of this proposal, and am looking forward to learning more at Monday's workshop.

Online, there is a big variety of photos of Marriott Residence Hotels in the Bay Area. They vary from the bland, uniform, boxy, really sort of cheap looking, to very nice "residential" architecture; interesting and welcoming.

1. I, and many other residents, think its very important that any Hotel in this sensitive, controversial area, next to residential homes, and the beloved and well used Shoreline Trail, incorporate a residential "feel". There will likely be more community acceptance and less objection if you go this residential architectural route rather than the boxy office style architectural route.

Please see the SF Marriott Residential Inn at Oyster Point and Fremont Silicon Valley Residential; San Ramon Residential Inn as possible good looking examples.

Contrast that to the uniform, boxy and cheap looking Residential Inn in Redwood City.

2. Sorry to be blunt, but many residents and walkers truly dislike the look of the McGuire Hester building

I thing it would be a big mistake to go for a similar office look.

Community acceptance and good will is important here.

3. 4 or 5 stories is way too high. The Esplanade zoning or plan is for 38 foot height limit.

4. Additionally, the Esplanade Plan calls for office buildings, not hotels.

5. I believe the entire Esplanade Plan calls for approximately 100,000 square feet for 10 office buildings. This Hotel alone calls for 113,000 square feet(?) If so, this is way too large for this sensitive area next to our beloved Shoreline Trail.

6. Yes, 35 foot setback is the minimum requirement. However, why should this City always go for the minimum? Given the size of the building, the City, the Planning Board should do the right thing and ask for larger setbacks on all sides with nice landscaping.

7. BCDC must be involved with this process, just like the former proposed hotel (Patel) was.

8.. I have heard that the Corica golf course management is interested in building a boutique hotel for the golf course which is being credited for PGA and will (hopefully) be attracting more golfers and people in the near future.

This golf course idea sounds quite interesting incorporating a boutique hotel with conference room on/near the golf course than attempting to wind customers through the ferry parking lot or through residential streets or the narrow Adelphian Way, to get to the Esplanade site. If the Golf Course is really interested in a hotel, what about putting the Marriott Residence Hotel near the Golf Course?

The City has done some unusual things in the past, like putting its jail on the South Shore beach. Perhaps, in the 21st century, locating a Marriott Hotel in a more central location may be ultimately more practical and profitable for everyone in the long term.

Thank you,

Sincerely, Reyla Graber  
178 Basinside Way  
Alameda, Calif.

## ANDREW THOMAS

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**From:** Reyla Graber <reylagraber@aol.com>  
**Sent:** Sunday, November 18, 2018 8:32 PM  
**To:** ANDREW THOMAS  
**Subject:** The 11//26 meeting

Hello Andrew,

I hope the fact that the 11/26 meeting has not been posted, means that either the entire meeting, and or, at least, the Marriott Hotel proposal has been delayed and that you will announce that tomorrow. I understand that you told Brian Tremper, at that last meeting that you would have the 11/26 Agenda posted this last Thursday as he was concerned about getting info timely. He past that info on, to a lot of residents, including me, so I was became concerned that in fact it was not posted on Thursday.

Andrew, I know by law you only need 7 days to post, however, since residents had been told it would be posted early( which I've noticed is what your office usually does) and since this issue is very complicated, and many residents are trying to get a handle on it and get and understand all the documents and do their research; and since this week is extra short, and the City is only open 3 days, and only 2 days if we get the Agenda tomorrow , I just hope the City will do the right thing this time and cancel that controversial Marriott agenda item for 11/26.

Otherwise, it will not really be fair nor just to many residents, and I'm sure the Sunshine ordinance was created for fairness and letting residents have opportunities to absorb necessary info, documents, and be able to research. I'm sure it was not created just to set deadlines and technicalities, right?

Additionally, I saw the Mr. Leache's plans at a meeting last week, and the only change I noticed from the Oct 8th workshop, was some more parking lot trees and different paint colors. I did not see/notice the requested landscape berms near the shoreline to hide the cars nor did I see an overall smaller building which I thought several Members had requested.

Andrew, thank you for your consideration,  
Sincerely,  
Reyla Graber

## ANDREW THOMAS

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**From:** Reyla Graber <reylagraber@aol.com>  
**Sent:** Tuesday, November 20, 2018 8:37 AM  
**To:** ANDREW THOMAS  
**Subject:** Please confirm cancellation of 11/26 PB meeting

Hi Andrew,  
I've been informed that the 11/26/18 meeting has been cancelled which is good news.  
However, this morning, the Agenda is still posted online and many people are confused regarding the posting.

Will you please confirm in writing that the meeting is in fact cancelled and is rescheduled for December 10th.

Thank you Andrew, and have a nice Holiday.  
Reyla

## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Monday, November 19, 2018 9:39 AM  
**To:** Henry Dong  
**Subject:** FW: Please do not allow the Marriott hotel to be built on our island!

-----Original Message-----

From: LARA WEISIGER  
Sent: Monday, November 19, 2018 9:38 AM  
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
Subject: FW: Please do not allow the Marriott hotel to be built on our island!

-----Original Message-----

From: Laura Hainke [mailto:lchainke@gmail.com]  
Sent: Sunday, November 18, 2018 11:39 PM  
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>  
Subject: Please do not allow the Marriott hotel to be built on our island!

Dear Ms. Weissiger,

- There are several reasons I am compelled to write to you about the proposed building of the 5 story Marriott hotel.
- Building a hotel of this size will bring too much traffic through our small town at all hours, pedestrians and cyclists risk levels would increase.
  - Our infrastructure can not support an enterprise of this size.
  - Marriott 's relationship to its labor is continuously contentious and will not bring well paying jobs to the area.
  - This endeavor does nothing to improve the lives of people living and paying taxes in this community .

Thank you for your time,

Laura Hainke

Sent from my iPhone

HARBOR BAY  
BUSINESS PARK  
ASSOCIATION



September 24, 2018

Honorable Members of the City of Alameda Planning Board  
c/o City of Alameda Community Development Department  
Alameda City Hall, 2263 Santa Clara Avenue, Room 190  
Alameda, California 94501-4477

**RE: Planning Board Meeting of October 8, 2018  
Comments of the Harbor Bay Business Park Association Regarding  
Proposed New Hotel Development at 2900 Harbor Bay Parkway**

At the Annual Meeting of the Members of the Harbor Bay Business Park Association held on August 21, 2018, the Members received a presentation from Robert Leach of West River, Inc. about a proposed new hotel development for a parcel at 2900 Harbor Bay Parkway located between the Harbor Bay Ferry Terminal and the McGuire & Hester Building at 2810 Harbor Bay Parkway. His presentation involved PowerPoint oversized graphics of site plans and elevations, as well as handouts about the architectural features and the planned facilities and programs of a Residence Inn by Marriott, including a free-standing waterfront restaurant and a café and offering WETA 125 additional parking spaces for overflow ferry terminal parking.

The Members of our Association expressed very positive interest in this proposed new hotel project, citing the desperate need for more quality hotel rooms to support their business operations. Many Members, especially representatives of the larger employers in the Business Park, expressed support for the food and drink service in the free-standing restaurant and café that would be available for business meetings and business visitors, with comments that this new hotel would promote the retention of existing businesses and the attraction of new quality businesses into the Harbor Bay Business Park. Also, the proposed development has the potential to bring more night and weekend visitors to the Business Park, increasing the prospect of getting more needed food service providers.

Also, Members of our Association expressed support for the new hotel providing WETA with 125 parking spaces for overflow parking for the Harbor Bay Ferry Terminal. The Association is strongly in favor of expanded ferry service that would connect the businesses in the Harbor Bay Business Park with businesses on the Peninsula and that would facilitate additional businesses choosing to locate to Harbor Bay Business Park. The proposed new hotel with a free-standing restaurant and café adjacent to the Harbor Bay Ferry Terminal will be an amenity for ferry service passengers and help encourage more ferry ridership to and from the Harbor Bay Business Park.

The Harbor Bay Business Park Association is solidly in favor of this proposed new hotel development in the Harbor Bay Business Park, and our Board of Directors has authorized this letter on behalf of our Association strongly recommending that the City of Alameda approve this proposed new hotel development at this location.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Rose".

Michael Rose  
Vice President, Harbor Bay Business Park Association

## Henry Dong

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**From:** John Jacobs <JohnJacobs@bankofmarin.com>  
**Sent:** Friday, November 16, 2018 9:59 AM  
**To:** ANDREW THOMAS; Henry Dong; NANCY McPeak  
**Cc:** becca@voxpathulipr.net  
**Subject:** RE: Harbor Bay Residence Inn by Marriott

Dear Planning Board Members:

I support the proposal by Marriott to build a hotel and restaurant along the water in the Harbor Bay Business Park.

Thank you!

John Jacobs  
Alameda Resident

## Henry Dong

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**From:** John Jacobs <JohnJacobs@bankofmarin.com>  
**Sent:** Monday, November 26, 2018 6:04 PM  
**To:** ANDREW THOMAS; Henry Dong; NANCY McPeak; Becca Perata  
**Subject:** RE: Harbor Bay Residence Inn by Marriott

Dear Planning Board Members:

I support the proposal by Marriott to build a hotel and restaurant along the water in the Harbor Bay Business Park.

I urge the Planning Board to approve this proposal.

Thank you!

John Jacobs  
3<sup>rd</sup> Generation Alameda Resident

## Henry Dong

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**From:** Jennifer Jeffers <jennifer.r.jeffers@gmail.com>  
**Sent:** Tuesday, November 20, 2018 10:08 AM  
**To:** ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulipr.net  
**Subject:** RE: I support the Marriott Residence Inn at Harbor Bay!

Dear Planning Board:

The Marriott Residence Inn offers many benefits to Alameda residents, including shoreline improvements with bike-ped access, shared public open space, a new restaurant with a bar and a coffee house, and conference space for the community and business park - all with sweeping views of the Bay! The City has rejected other proposals to redevelop this property and this plan meets all of the zoning and other requirements and is a much better use of the space than more office. I appreciate the developer has listened to the community and has allowed more time for review and feedback.

Please vote to move this plan forward on Monday, December 10th.

Thank you!  
Jennifer Jeffers

## ANDREW THOMAS

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**From:** Marie Kane <mariekane94502@gmail.com>  
**Sent:** Sunday, November 18, 2018 9:54 AM  
**To:** ANDREW THOMAS  
**Cc:** NANCY McPeak  
**Subject:** Planning Board Meeting re: Hotel

Dear Andrew,

Due to the holiday week coming up providing limited time for communication on the issue, I am hoping you will not put the Marriott Hotel discussion on your agenda for the 11/26/18 meeting. The agenda was not posted last week as you had promised it would be.

As a resident of Harbor Bay Isle, and a Bay Isle Pointe Board member, I feel this matter needs time for a careful study and input from the residents.

Thank you,  
Marie Kane

Sent from my iPhone

## Henry Dong

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**From:** Jen Koppin <jenkoppin@yahoo.com>  
**Sent:** Wednesday, November 14, 2018 11:06 AM  
**To:** Henry Dong  
**Subject:** Re: Marriott meeting on 11/26

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

Mr. Dong

I am writing to you regarding the Marriott Hotel proposal to be built on Bay Farm Island. As a member of the community and home owner, I chose Alameda for its small town community commitments and ability to have my children feel safe.

This project is a shock to me. I do believe that it will have a negative impact on our quality of life due to increased traffic, noise and public safety concerns.

I also just became aware of a meeting that is happening on Nov 26th, that I urge you to postpone to a later date so there is time to fully understand the positive and negative outcome of this development. I recall there being a senior living project that was, for some reason, not passed. This would have made more sense for our community.

Please let me know if it is possible to postpone the meeting date and what the new date will be.

Sincerely,  
Jennifer Koppin

## ANDREW THOMAS

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**From:** Julia Kripke <julia.kripke@gmail.com>  
**Sent:** Tuesday, November 20, 2018 10:26 AM  
**To:** ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulipr.net  
**Subject:** RE: I support the Marriott Residence Inn at Harbor Bay!

Dear Planning Board:

The Marriott Residence Inn offers many benefits to Alameda residents, including shoreline improvements with bike-ped access, shared public open space, a new restaurant with a bar and a coffee house, and conference space for the community and business park - all with sweeping views of the Bay! The City has rejected other proposals to redevelop this property and this plan meets all of the zoning and other requirements and is a much better use of the space than more office. I appreciate the developer has listened to the community and has allowed more time for review and feedback.

As someone who commutes daily via the Harbor Bay Ferry, I strongly support this proposal. The developer is going to make parking spots available for ferry commuters, thus helping to solve a serious problem. More parking spots will help prevent street parking, keeping neighborhood parking available for residents. And it will help relieve terrible congestion on other transportation routes (namely, the roads) for commuters heading into the city.

Please vote to move this plan forward on Monday, December 10th.

Thank you!

Julia Kripke

[julia.kripke@gmail.com](mailto:julia.kripke@gmail.com)

## ANDREW THOMAS

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**From:** Tom Krysiak <tsitjk@gmail.com>  
**Sent:** Sunday, November 18, 2018 12:08 PM  
**To:** ANDREW THOMAS  
**Subject:** The Proposed Marriott Hotel on The HBI Esplanade

Dear Andrew,

Harbor Bay neighbors were alarmed to suddenly hear that construction approval for a five story hotel building may be granted very soon at the Esplanade site.

You are strongly encouraged to delay the final planning board approvals meeting on Nov 26 until the nearby residents and HOA's have more time to review and challenge the traffic impacts, building size, bay shore setback distances and the updated remarks from BCDC.

It is assumed that some type of structure will eventually be built on the Esplanade but a smaller sized, two story commercial building which looks similar to the Stacey & Witbeck office is better suited for this site. It is known that several smaller-sized structures were previously approved by the planning commission in 2008. Why change now to one large and imposing five story building?

Please elevate these comments and concerns to the Planning Commission. It's obvious that more time and nearby community input is needed to properly develop this site.

Thank you for listening.

Best Regards,

Tom Krysiak  
Sweet Road

## Henry Dong

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**From:** Emma Kung <esheely@mail.com>  
**Sent:** Monday, November 12, 2018 9:25 AM  
**To:** Henry Dong  
**Subject:** Harbor Bay Pkwy Hotel

Emma Kung

12 Britt Ct.  
Alameda, CA 94502  
650-787-3868  
[esheely@mail.com](mailto:esheely@mail.com)

November 8, 2018

Community Development, City of Alameda, City Hall  
2263 Santa Clara Ave, Rm. 190  
Alameda, CA 94501

To Whom it May Concern,

I am writing in regard to project PLN18-0381-2900 Harbor Bay Parkway, Harbor Bay Hospitality, LLC. As a homeowner in the Freeport development of Harbor Bay, I recently attended a discussion session with Robert Leach of West River regarding the proposed Marriott's Residence Inn at Harbor Bay. After viewing the plans and listening to the discussion, I would like to register my opposition to the proposed hotel.

I am opposed to this project for several reasons:

1. It is overwhelmingly large compared to all other buildings in the area. It is not an attractive luxury hotel, but an unsightly business commuter hotel. It will not enhance the aesthetics or value of our neighborhood, only block the natural coastline and cheapen area.
2. It is already depressing our property values. Two homes on MacDonell have been unable to sell. One of the homeowners at the November 7 meeting told us despite giving out 13 disclosure packets, no one decided to make an offer, specifically because of this project.
3. The offer of ferry boat parking is disingenuous. Mr. Leach told us ferry boat riders will be able to pay for parking spots not being used by the hotel, but if the spaces fill up, there could be very little or no parking. There is no guarantee of any parking. If the city council is serious about improving the environment, they would use eminent domain to purchase some of the land and have dedicated ferry parking.
4. I am concerned about such a tall building directly in the flight path. We witness airplanes flying very low on a daily basis, but especially during rerouting for weather. Will more low flying airplanes be rerouted over our houses during inclement weather? Is the hotel offering too pay for soundproofing of our houses for increased noise pollution? Has Oakland Airport studied how this building will affect flights?
5. It will create a lot of additional traffic through our residential neighborhood where children are playing, walking and biking. It will create a lot of additional traffic on Harbor Bay Parkway, where our children walk and bike to Alameda Martial Arts and G9 Academics Tutoring. Hundreds of guests, employees,

deliveries, shuttles and Ubers will be driving through our residential neighborhood 24 hours a day. There is already a problem exiting the Freeport development during Ferryboat arrival times.

Many residents were unaware of this project until recently. Most of us were told by our realtors when we purchased our homes that the parcel was zoned for two story office buildings with view corridors. We feel betrayed that we are now being told this is not true, and that this detrimental project is set to be approved only a few short weeks away, on the day after the Thanksgiving holiday, when many residents will be unable to attend. I sincerely ask that you vote no on this project.

Sincerely yours,

Mrs. Emma Kung

## Henry Dong

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**From:** NANCY McPeak  
**Sent:** Monday, November 26, 2018 9:56 AM  
**To:** Henry Dong  
**Subject:** FW: Please DO NOT Approve the 5-Story Hotel at the Waterfront

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

FYI

Nancy McPeak  
City of Alameda  
Community Development Department  
2263 Santa Clara Avenue  
Alameda, Ca 94501  
510-747-6854

-----Original Message-----

From: P Lam [mailto:plam2001hb@gmail.com]  
Sent: Monday, November 26, 2018 9:18 AM  
To: NANCY McPeak <NMcPeak@alamedaca.gov>  
Subject: Please DO NOT Approve the 5-Story Hotel at the Waterfront

Dear Planning Broad Members,

A 5-story hotel right at our backyards has huge NEGATIVE impacts in our community in ways of lives, traffics, and most importantly safety issues. The financial benefits the city will gain from the hotel will hugely overshadowed by the declines in property value, costs of handling the added safety issues, and the irreversible way of lives here in Harbor Bay.

This project doesn't just affect the residents at the neighboring developments. If approved, it will set a precedent for future developments as well. With huge big buildings scattered in the community, Harbor Bay is not Harbor Bay any more.

The families as well as a community as a whole here in Harbor Bay have too much to loose from these project. Therefore, please DO NOT APPROVE this project.

Also, please give the neighbors and community more time to address this project. It is not right to sneak in and rush a large project with such HUGE negative impacts in such a short time frame.

P. Lam  
Home owner & resident at Freeport

## ANDREW THOMAS

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**From:** Myra Lim <myl8898@yahoo.com>  
**Sent:** Monday, November 19, 2018 8:47 AM  
**To:** ANDREW THOMAS  
**Cc:** NANCY McPeak  
**Subject:** Re: Hotel to be built adjacent to the Harbor Bay Ferry

Dear Mr. Thomas,

It has come to my attention that the Marriott plans to build a 5 story hotel adjacent to the Harbor Bay Ferry. I ask that the Marriott Hotel be delayed as the agenda was not posted on 11/12/18 as it should have been.

This massive hotel should not be located right next to a residential areas, with limited access on a narrow road. This is a traffic, safety and noise concern for the entire area. The roadway is narrow, a traffic nightmare, but also a dangerous safety issue should there be an emergency and an evacuation necessary. Lights and noise from the hotel would affect not only the resident neighbors but the marine life and the peaceful serene area along the shoreline. Do Alameda residents want this massive structure to mar the beauty of Alameda? No!

Alameda Resident,  
Myra Lim

## Henry Dong

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**From:** helen liu <liu\_helen@yahoo.com>  
**Sent:** Monday, October 15, 2018 11:41 AM  
**To:** Henry Dong  
**Subject:** Project at 2900 Harbor Bay Parkway

Helen Liu  
107 Montego Bay  
Alameda, CA 94502

Henry Dong, Planner III  
Community Development Center, City of Alameda, City Hall  
2263 Santa Clara Ave., Room 190  
Alameda, CA 94501

Dear Mr. Dong,

I am writing in regards to the planning application PLN18-0381, 2900 Harbor Bay Parkway. I wish to object to this proposal of building a 5 story hotel at this location.

This proposal of building a 5 story hotel conflicts with the existing aesthetic of the neighborhood, as most existing structures are currently 2-3 stories tall. If approved, this project would alter the shoreline and skyline of the neighborhood and well as the character of the island. It would also result in a significant increase in noise and traffic. Furthermore, since this is a hotel open at all hours, local community residents will be exposed to this increased noise and traffic 24 hrs/day, 7 days a week, whereas the existing buildings in that immediate neighborhood are office buildings, resulting in minimal impact on local community residents during weekends/non-business hours. Please note that I am not opposed to commercial development. Restaurants, cafes, small locally-owned stores would enhance the community's living quality on BayFarm. But a hotel only serves outsiders and is not particularly beneficial to the local community. Thank you for your consideration.

Sincerely,

Helen Liu

## ANDREW THOMAS

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**From:** Kathy <kathymoehring@gmail.com>  
**Sent:** Tuesday, November 20, 2018 1:40 PM  
**To:** ANDREW THOMAS; +hdong@alamedaca.gov; NANCY McPeak;  
+becca@voxpathulpr.net  
**Subject:** RE: Harbor Bay Residence Inn by Marriott

Dear Planning Board Members:

I support the proposal by Marriott to build a hotel and restaurant along the water in the Harbor Bay Business Park.

The Marriott Residence Inn at the Harbor Bay Esplanade is immediately adjacent to the ferry terminal in an appropriate, properly-zoned location. The hotel, a welcome addition to Alameda's deficient lodging, also will provide much needed conference space for businesses and local non-profit organizations, as well as a free-standing restaurant, coffee house, open space, and bike-walk paths - all open to the public!

The thoughtful plan follows several failed attempts to transform this underutilized property and takes into consideration constructive comments from this board, including shared parking with morning ferry commuters.

Alameda is a beautiful island that unfortunately doesn't take full advantage of its waterfront. This hotel will transform a blighted vacant lot into a chance for all residents, and our visitors, to enjoy the Bay.

I urge the Planning Board to approve this proposal.

Thank you!

Kathy Moehring  
510.813.8225

## Henry Dong

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**From:** NANCY McPeak  
**Sent:** Monday, October 08, 2018 1:40 PM  
**To:** Henry Dong  
**Subject:** FW: Comments on proposed hotel at Harbor Bay

FYI

*Nancy McPeak*

City of Alameda  
Community Development Department  
2263 Santa Clara Avenue  
Alameda, Ca 94501  
510-747-6854

**From:** Kris Motola [mailto:krismotola@gmail.com]  
**Sent:** Monday, October 08, 2018 12:38 PM  
**To:** NANCY McPeak <NMcPeak@alamedaca.gov>  
**Subject:** Comments on proposed hotel at Harbor Bay

Ms. McPeak,

As a former daily ferry commuter who had to reduce the number of days due to lack of certainty around parking (especially once our kids started Kindergarten), I am strongly in favor of adding any possible additional parking, even paid parking at the hotel. When the homeowners purchased lots beyond the proposed building site they knew that was a commercially zoned property that would impact their views when they purchased. It seems like the developer has been very conscientious of their concerns but the fact is they will complain about any development in an effort to delay the inevitable construction that will occur at that site. In the meantime the city of Alameda has done next to nothing to expand parking after removing several hundred parking spots. If the city really wants people to be environmentally conscious they should be helping commuters not making it more difficult. Also, for those of us with after work activities or school errands, the bus and bike is not practical.

Thanks,

Kris Motola

## ANDREW THOMAS

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**From:** Susan <sue13dives@comcast.net>  
**Sent:** Monday, November 19, 2018 8:57 AM  
**To:** ANDREW THOMAS  
**Subject:** 11/26 planning board meeting

Hello,  
I live in Bay Colony and only just found out last week about the 5 story hotel slated to be built next to the ferry terminal behind our homes.

Most of our neighbors are unaware of this and we'd like the time to inform them and have discussions about the project. It will have a huge impact on our neighborhood and we'd just like the time to research & have informative discussions with all parties involved.

Is there anyway to move this agenda item until a later date?

The Monday after thanksgiving or anytime around the holidays is really difficult.

Thank you for your consideration and help in this matter.

Susan Natt  
Bay Colony Home Owner

## Henry Dong

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**From:** NANCY McPeak  
**Sent:** Wednesday, November 14, 2018 11:21 AM  
**To:** Henry Dong  
**Subject:** FW: Proposed hotel at the Esplanade project

FYI

*Nancy McPeak*

City of Alameda  
Community Development Department  
2263 Santa Clara Avenue  
Alameda, Ca 94501  
510-747-6854

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**From:** LARA WEISIGER  
**Sent:** Wednesday, November 14, 2018 10:09 AM  
**To:** NANCY McPeak <NMcPeak@alamedaca.gov>  
**Subject:** FW: Proposed hotel at the Esplanade project

FYI

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**From:** Kosty Oreshkov [<mailto:kosty1967@yahoo.com>]  
**Sent:** Wednesday, November 14, 2018 9:59 AM  
**To:** LARA WEISIGER <[LWEISIGER@alamedaca.gov](mailto:LWEISIGER@alamedaca.gov)>  
**Subject:** Proposed hotel at the Esplanade project

Dear Lara,

I need to share my concerns regarding five story 172-room hotel and 8000 sq.ft. restaurant with coffee shop, located at the Esplanade site.

This is massive project which, if approved, will have a significant and lasting impact on our local community in terms of traffic, noise, light, etc. The size and design of this particular project is at odds with the existing aesthetic of our neighborhood. A large 5 story hotel would sit oppressively over the neighboring 2 story homes and office buildings. This project demands a thorough and thoughtful review process to determine if it is an appropriate project for this neighborhood, and for the city of Alameda.

Thank you for your consideration.

Kosty Oreshkov  
510-919-2399  
Freeport resident and property owner.



October 23, 2018

Andrew Thomas  
City Planner  
City of Alameda

By email only: [athomas@alamedaca.gov](mailto:athomas@alamedaca.gov)

Dear Mr. Thomas,

**RE: Support for Marriot Residence Inn Proposal at Harbor Bay Esplanade**

I write as the CEO of Penumbra, Inc., to express my full support for the proposed development application to construct a Marriott Residence Inn on the land immediately adjacent to the ferry terminal in the Harbor Bay Business Park. The proposed development, including the independent restaurant and café, will provide the Business Park with much-needed hotel rooms and amenities.

Penumbra is a global healthcare company headquartered in Alameda. We are recognized as one of the largest private employers in the city of Alameda with over seventeen hundred employees. Penumbra frequently hosts guests from out of town who wish to stay close to Penumbra's headquarters in Harbor Bay Business Park. Currently, there is only one hotel within the Business Park and it can often be fully booked. Another hotel located in the Business Park and with easy accessibility to San Francisco would greatly support Penumbra's business operations, and the operations of other businesses within the area. The development's proposed inclusion of meeting rooms and a restaurant would also be welcomed as there are no similar amenities within the Business Park.

I encourage the City of Alameda to approve this important development proposal. I believe it will help attract and retain businesses to Harbor Bay Business Park.

Please telephone me if you have any questions.

Regards,



Adam Elsesser  
CEO Penumbra, Inc.

CC:

Henry Dong: [hdong@alamedaca.gov](mailto:hdong@alamedaca.gov)

Nancy McPeak: [nmcpeak@alamedaca.gov](mailto:nmcpeak@alamedaca.gov)

Becca Perata: [becca@voxpathulipr.net](mailto:becca@voxpathulipr.net)

**Penumbra, Inc.**  
One Penumbra Place  
Alameda, CA 94502

T 1.510.748.3200  
F 1.510.814.8303

[www.penumbrainc.com](http://www.penumbrainc.com)

## Henry Dong

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**From:** Rosemary Reilly <reilly129@sbcglobal.net>  
**Sent:** Monday, November 19, 2018 5:36 PM  
**To:** ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpulpr.net  
**Subject:** RE: I support the Marriott Residence Inn at Harbor Bay!

Dear Planning Board:

The Marriott Residence Inn offers many benefits to Alameda residents, including shoreline improvements with bike-ped access, shared public open space, a new restaurant with a bar and a coffee house, and conference space for the community and business park - all with sweeping views of the Bay! The City has rejected other proposals to redevelop this property and this plan meets all of the zoning and other requirements and is a much better use of the space than more office. I appreciate the developer has listened to the community and has allowed more time for review and feedback.

Please vote to move this plan forward on Monday, December 10th.

I have lived and worked in Alameda all of my life and want to see only quality building by a developer with integrity. This qualifies!  
Thank you!

Rosemary Reilly  
Sent from my iPad

## Henry Dong

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**From:** Carole Robie <crobie@sbcglobal.net>  
**Sent:** Monday, November 19, 2018 3:58 PM  
**To:** ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulipr.net  
**Subject:** RE: Harbor Bay Residence Inn by Marriott

Dear Planning Board Members:

I strongly support the proposal by Marriott to build an upscale hotel and restaurant along the water front at the Business Park on the Harbor Bay. The proposed Marriott Residence Inn at the Harbor Bay Esplanade will be immediately adjacent to the ferry terminal in location that is zoned for such use.

As a resident of Harbor Bay, I believe the hotel will be a welcome addition to our community which currently does not have a hotel that I can recommend to family or friends. In addition this hotel will provide much needed conference space for businesses and local non-profit organizations that currently often leave the City to find a venue for their meetings and fund raising activities. The planned free-standing restaurant and coffee house provides additional options for the residents of Harbor Bay. The open space, and the biking and walking paths will be open to the public provide for continued use of the open space along the bay.

Alameda is a beautiful island that has not yet taken full advantage of its waterfront and this project provides that opportunity.

This hotel will transform a blighted vacant lot into a chance for all residents, and visitors, to enjoy the Bay water front. I urge the Planning Board to approve this proposal. Thank you!

Carole Robie

## ANDREW THOMAS

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**From:** Mark Sorensen <Mark@alamedachamber.com>  
**Sent:** Tuesday, November 20, 2018 1:11 PM  
**To:** ANDREW THOMAS; +hdong@alamedaca.gov; NANCY McPeak;  
+becca@voxpathulpr.net  
**Subject:** RE: Harbor Bay Residence Inn by Marriott

Dear Planning Board Members:

I support the proposal by Marriott to build a hotel and restaurant along the water in the Harbor Bay Business Park.

The Marriott Residence Inn at the Harbor Bay Esplanade is immediately adjacent to the ferry terminal in an appropriate, properly-zoned location. The hotel, a welcome addition to Alameda's deficient lodging, also will provide much needed conference space for businesses and local non-profit organizations, as well as a free-standing restaurant, coffee house, open space, and bike-walk paths - all open to the public!

The thoughtful plan follows several failed attempts to transform this underutilized property and takes into consideration constructive comments from this board, including shared parking with morning ferry commuters.

Alameda is a beautiful island that unfortunately doesn't take full advantage of its waterfront. This hotel will transform a blighted vacant lot into a chance for all residents, and our visitors, to enjoy the Bay.

I urge the Planning Board to approve this proposal.

Thank you!

## ANDREW THOMAS

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**From:** Chuck <wirelessquotes@yahoo.com>  
**Sent:** Sunday, November 18, 2018 12:12 PM  
**To:** Tom Krysiak; ANDREW THOMAS  
**Subject:** Re: The Proposed Marriott Hotel on The HBI Esplanade

Andrew,

Why does this keep happening, obviously that site is not right for a 5 story building.

Stop this crap,

Chuck Thomposon  
257 Creedon Circle

On Sunday, November 18, 2018 12:08 PM, Tom Krysiak <tsitjk@gmail.com> wrote:

Dear Andrew,

Harbor Bay neighbors were alarmed to suddenly hear that construction approval for a five story hotel building may be granted very soon at the Esplanade site.

You are strongly encouraged to delay the final planning board approvals meeting on Nov 26 until the nearby residents and HOA's have more time to review and challenge the traffic impacts, building size, bay shore setback distances and the updated remarks from BCDC.

It is assumed that some type of structure will eventually be built on the Esplanade but a smaller sized, two story commercial building which looks similar to the Stacey & Witbeck office is better suited for this site. It is known that several smaller-sized structures were previously approved by the planning commission in 2008. Why change now to one large and imposing five story building?

Please elevate these comments and concerns to the Planning Commission. It's obvious that more time and nearby community input is needed to properly develop this site.

Thank you for listening.

Best Regards,

Tom Krysiak  
Sweet Road

## ANDREW THOMAS

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**From:** Cari Trease <caritrease@gmail.com>  
**Sent:** Thursday, November 15, 2018 2:30 PM  
**To:** ANDREW THOMAS; +hdong@alamedaca.gov; NANCY McPeak;  
+becca@voxpathulpr.net  
**Subject:** RE: Harbor Bay Residence Inn by Marriott

Dear Planning Board Members:

I support the proposal by Marriott to build a hotel and restaurant along the water in the Harbor Bay Business Park.

The Marriott Residence Inn at the Harbor Bay Esplanade is immediately adjacent to the ferry terminal in an appropriate, properly-zoned location. The hotel, a welcome addition to Alameda's deficient lodging, also will provide much-needed conference space for businesses and local non-profit organizations, as well as a free-standing restaurant, coffee house, open space, and bike-walk paths - all open to the public!

The thoughtful plan follows several failed attempts to transform this underutilized property and takes into consideration constructive comments from this board, including shared parking with morning ferry commuters.

Alameda is a beautiful island that unfortunately doesn't take full advantage of its waterfront. This hotel will transform a blighted vacant lot into a chance for all residents, and our visitors, to enjoy the Bay.

I urge the Planning Board to approve this proposal.

Thank you!

Cari Trease  
Alameda resident

## NANCY McPeak

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**From:** Brian Tremper <brian.g.tremper@gmail.com>  
**Sent:** Monday, October 29, 2018 1:39 PM  
**To:** NANCY McPeak  
**Subject:** FINAL DEVELOPMENT PLAN AND DESIGN REVIEW - NEW FIVE STORY 172-ROOM HOTEL AND 8000 SQ FT RESTAURANT WITH COFFEE SHOP.

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

### Applicant:

HARBOR BAY HOSPITALITY  
191 NORTH TULLY ROAD  
TURLOCK, CA, 98530  
[JWOO@TYLLYHOTELS.COM](mailto:JWOO@TYLLYHOTELS.COM),  
[LEACHHOTELS@GMAIL.COM](mailto:LEACHHOTELS@GMAIL.COM)

### Project Description:

FINAL DEVELOPMENT  
REVIEW - NEW FIVE  
HOTEL AND 8000 SQ  
WITH COFFEE SHOP.

### Owner:

2900 HARBOR BAY PARKWAY LLC  
SRMERNST DEVT PARTNE  
OAKLAND CA 946065217

I would like to make some comments about the above project. I live in Freeport. This is the third plan for the property here. In the other two I have not opposed but only asked for certain modifications that would make for a better neighbor to neighbor relationship.

These are my concerns. There will be a restaurant and conference rooms planned here. I am not opposed to a restaurant or conference rooms, but I would be opposed to any outside amplified sound permits. I would be opposed to live music that would be heard outside the conference rooms or restaurants. I would be opposed to events help outside of the hotel and restaurant. Though the builders say that they will be good neighbors, I think that the current neighbors would want something in writing. We are also concerned about trucks coming and going at all hours of the day and night to service a restaurant. The garbage will have to be picked up more often than a commercial property. We would like to see a proposal where trucks do not have to back up, causing more noise pollution.

As a retired police officer I have seen what can happened to remote restaurants when they do not get enough business. They rent themselves out for parties. Those parties are usually done by promoters with no ties to the city. Even successful restaurants and conference rooms can rent out to parties where noise is an issue for residential neighborhoods.

We are also concerned with light pollution.

I have spoke to other residents of Freeport and they share my concerns. Some of the residents are concerned with the height of the project.

I would be happy to meet with a representative of either the builder, owner, city or any combination to express my concerns and see what can be done to mitigate the neighbors concern while allowing the project to move ahead.

Brian Tremper  
232 McDonnell Rd  
Alameda, CA 94502

## Henry Dong

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**From:** NANCY McPeak  
**Sent:** Tuesday, November 13, 2018 8:35 AM  
**To:** Henry Dong  
**Subject:** FW: Final Development Plan and Design Review - New Five Story 172-Room Hotel and 8000 Sq. Ft. Restaurant with Coffee Shop, located at the Esplanade site.

FYI for 2900 HBP KY I will forward it to the Planning Board.

*Nancy McPeak*

City of Alameda  
Community Development Department  
2263 Santa Clara Avenue  
Alameda, Ca 94501  
510-747-6854

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**From:** Brian Tremper [mailto:brian.g.tremper@gmail.com]  
**Sent:** Monday, November 12, 2018 8:11 AM  
**To:** NANCY McPeak <NMcPeak@alamedaca.gov>  
**Cc:** Trish Spencer <TSpencer@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Frank Matarrese <FMatarrese@alamedaca.gov>; Jim Oddie <JOddie@alamedaca.gov>  
**Subject:** Final Development Plan and Design Review - New Five Story 172-Room Hotel and 8000 Sq. Ft. Restaurant with Coffee Shop, located at the Esplanade site.

Ms. McPeak,

Would you please forward this email to all of the Planning Board members.

November 12, 2018

Alameda Planning Board  
2263 Santa Clara Ave.  
Alameda, CA 94501

Dear Planning Board Members,

As President of the Board of the Freeport Homeowners' Association I am writing this letter to express our opposition of the Final Development Plan and Design Review - New Five Story 172-Room Hotel and 8000 Sq. Ft. Restaurant with Coffee Shop, located at the Esplanade site.

We are requesting more time to have a dialogue with the planning board to express our concerns. The community of Harbor Bay Isle was only made aware of the proposal a couple of weeks ago and many of our neighbors were made aware of the proposal a few days ago. To have the matter considered right after a holiday, not even a month after most of the neighbors were made aware of the development, is not fair to the neighborhoods. As neighbors we have not been NIMBYs. We worked with Joe Earnst of SRM Ernst when he first developed the Esplanade plan. We worked with him to mitigate the negative impacts on our neighborhood. We did not as a community oppose the original project. When a retirement home was proposed, we also as a community did not oppose the project but wanted certain mitigations written down and made part of the proposal. This hotel project, however, is different. We believe this project will have a greater impact on our quality of life due to increased traffic, noise and public safety concerns. We also believe the project will have a negative impact on our property values. This is evidenced by neighbors that have been unable to sell their homes because potential buyers are being made aware of a hotel

being built right next door to a residential neighborhood. We did not have this problem when it was revealed that an office building could be built right next to our neighborhood.

We recently had a community meeting where we invited the developer to present the plan. When he asked if anyone was in favor of a hotel on this site, no one raised their hand in support. There were about 60 homeowners present at the meeting. Regardless of what was being built on the site that did not conform to the original Esplanade plan, be it an office building or a hotel, we would want more time to review the proposed project and how we could work with the developer to mitigate the negative impacts on our neighborhoods. This hotel is a radical departure from the plan presented to us for the Esplanade and deserves a thorough review and discussion with the Planning Board and developer so that we as a community can make an informed decision that benefits all parties involved.

Sincerely yours,

Brian Tremper

President

Freeport Homeowners' Association

October 23, 2018

President David Mitchell  
Alameda Planning Board  
City of Alameda  
2263 Santa Clara Avenue  
Alameda, CA 94501

Re: Marriott Residence Inn, Harbor Bay Esplanade, Alameda CA

Dear President Mitchell:

On behalf of the San Francisco Bay Area Water Emergency Transportation Authority (WETA), I am writing to request that the above referenced development proposal be conditioned to provide parking exclusively for ferry riders in the morning peak hours, consistent with the attached letter.

Provided that the City of Alameda is comfortable with applying this condition and the concerns of the community are addressed, WETA supports the proposed hotel development as a compatible use adjacent to the Harbor Bay Ferry Terminal.

Sincerely,



Nina Rannells  
Executive Director  
Water Emergency Transportation Authority

cc: A. Thomas  
J. Del Bono

## Henry Dong

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**From:** ERIN GARCIA  
**Sent:** Monday, November 19, 2018 8:21 AM  
**To:** Henry Dong  
**Subject:** FW: Oppose to 5 story hotel-unsave for our children walking to school on their own

-----Original Message-----

From: LARA WEISIGER  
Sent: Monday, November 19, 2018 8:18 AM  
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>  
Subject: FW: Oppose to 5 story hotel-unsave for our children walking to school on their own

-----Original Message-----

From: Erika Yip [mailto:erikayip@gmail.com]  
Sent: Sunday, November 18, 2018 4:05 PM  
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>  
Subject: Oppose to 5 story hotel-unsave for our children walking to school on their own

210 Chinaberry Lane

Sent from my iPhone