

Henry Dong

From: DAVID ANDERSON <andersondave@sbcglobal.net>
Sent: Sunday, December 02, 2018 7:26 PM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; dburton@alamedaca.gov; Ronald Curtis; Jeffrey Cavanaugh; Asheshh Saheba; David Mitchell; Sandy Sullivan; Alan Teague
Subject: Proposed Marroitt on Bay Farm

I find it hard to believe that it has actually coming to a vote but as the owner of 2 properties on Bay Farm Island I hope common sense prevails and the proposed Marriott is rejected out of hand.

As a new owner near the Bay Farm ferry building I can't imagine a 5 story monstrosity polluting on wonderful bay view. Obviously purely as a property owner I am horrified by the loss in value to my home but additionally I understand there was no traffic studies done anywhere other than Harbor Bay Parkway and anyone honest in their assessment would take the main arteries of Mecartney, Auginbaugh, and Robert Davy Jr. Drive into consideration. I have 2 kids that ride their bikes and as it is a hotel people leaving these hotels would be leaving right as all the kids are heading to school. Note anyone staying there but driving to or from the city WOULD NOT be taking Harbor Bay Parkway.

Alameda is a wonderful community, I can't say I have lived here my whole life (only 2 decades) but I can say I wish I did live here my whole life. Some things are more important than a pure cash grab this appears to be. I understand "progress" is sometime inevitable, but a 5 story building on the waterfront is not something anyone I know would want or tolerate. The water views and bike path around Bay Farm is what we have all have loved for years. Please don't ruin it for all of us with this short sighted opportunity.

Sincerely

David Anderson
A concerned Bay Farm Citizen

Henry Dong

From: Melissa Anderson <mizmanderson@gmail.com>
Sent: Wednesday, December 05, 2018 1:10 PM
To: Henry Dong; ANDREW THOMAS; NANCY McPeak; dburton@alamedaca.gov; Ronald Curtis; David Mitchell; Sandy Sullivan; Alan Teague; Jeffrey Cavanaugh; Asheshh Saheba
Subject: Concerns regarding Marriott Hotel proposal

Dear Members of the Alameda Planning Board,

I am writing to express my opposition to the proposed Marriott Residence Inn Hotel on Bay Farm Island, adjacent to the Harbor Bay Ferry Terminal.

Please note that I am not opposed to commercial development for our community. I am, however, in favor of development that will benefit our community without imposing undue and excessive strain on local infrastructure and residents in terms of traffic, noise, safety, and aesthetic.

My concerns regarding this proposed hotel are numerous, and I am asking you to vote AGAINST this hotel.

My concerns include:

1. The size, inappropriate design and poor fit within the community. This massive hotel, if approved, would sit oppressively over the existing neighborhood, which consists primarily of 2 story dwellings and an occasional 3 story structure in the business park. There are NO buildings currently on Bayfarm that exceed 3 stories, let alone 5 stories. This proposed structure would drastically alter the coastline and skyline, and is simply too tall for this residential neighborhood. The proposed hotel is nearly TWICE as tall as the recently built McGuire-Hester building on the adjacent lot! This is not about neighbors "losing their view." If this 5 story hotel is approved, nearby neighbors would not be able to see the *sky* from their homes, let alone the water. This is about a building that is grotesquely out of proportion with the neighborhood in terms of scale and size, and aesthetic.

2. Inadequate traffic studies. The developer has provided one traffic study for this project, and I urge every board member to examine that report closely. This traffic study ONLY provides an assessment of traffic on Harbor Bay Parkway, and even with that data, 4 out of 10 data analyses were given a score of an "F" ("Operation with extreme congestion, with very high delays and long queues unacceptable to most drivers"). The traffic report contains literally **NO information** regarding the impact that this hotel traffic will have on the residential streets of Bay Farm and on the Bay Farm bridge. This seems very inadequate. The residents of Bayfarm have a right to know this information BEFORE this project should even be considered for approval. There are hundreds of children that bike and ride to school daily on these streets. Thus, I am respectfully requesting a more thorough and comprehensive traffic analysis of the residential streets of the Bayfarm community, including Mecartney Drive, Island Drive, Robert Davey Jr, and the Bayfarm Bridge, at a minimum.

Furthermore, the developer, Mr. Leach, has stated that most of the hotel traffic will only be traveling to/from the Oakland airport. This is not accurate. This proposal is for an *extended stay hotel*, where occupants are anticipated to stay longer than 1 or 2 nights on average, resulting in guests needing to drive their cars and/or Ubers to access local amenities such as restaurants and/or to get supplies for their hotel room kitchenettes, etc. Ubers will draw traffic from all over the surrounding areas, including the main island of Alameda, which

requires the use of local neighborhood roads, **not** the Harbor Bay Parkway. It should also be noted that Google maps and Waze routes drivers directly through the Bayfarm community, not on the Harbor Bay Parkway.

3. Empty promises of parking. No one disputes the need for more parking for ferry riders. This developer, however, has made no firm commitments regarding how much additional ferry parking will be available to members of our community. Their proposal states that "as many as 100 parking spaces may be vacant," however there is no guarantee. The developer has stated that parking priority will be given to hotels and conference center guests, and if parking is full, then those spaces will not be available to ferry riders to lease for the day.

4. Noise impact. The noise level associated with a project of this magnitude and size will pose a significant burden to the local neighborhoods. The businesses on adjacent lots are currently 9-5 operations, whereas this hotel is a 24/7 operation, resulting in 24/7 noise, from the guests to the numerous and daily delivery and service trucks, to the very real possibility of hotel union strike activity in the future, as they recently did on Hegenberger.

5. Question of demand for more hotels. It is rumored that there are at least 2 other additional hotel proposals on Bayfarm, with at least one currently being built. With several local businesses planning to leave the business park, including the North Face and the Raiders, it is imperative to examine the level of demand for so many more hotels. Furthermore, the developer has stated that the 2 other hotels in the neighborhood (Hawthorne Suites and Extended Stay America) are always booked to capacity and rooms are rented for \$600/night. This is not true. Both hotels have had ample vacancies during numerous recent searches online, with rates of \$189 and \$125/night. I am asking the board to seriously consider whether there is demand for another 3 star hotel on Bay Farm.

Much of the Bayfarm community has been alarmed at how quickly this hotel proposal has been pushed through the review process. There has been inadequate and tardy information disseminated to the local residents, with many people only learning about this proposed project within the past month. Some of the information put forth by the developer has not been true. Many of our local HOAs are against this project. It is imperative that all of these concerns be closely examined before considering approving such a massive project that will undoubtedly have significant implications on the local community. I am asking for you to please vote against this hotel proposal: it is not the right project for this piece of land and neighborhood.

Thank you for your time and consideration,

Melissa Anderson

Henry Dong

From: Anita <anitainca@yahoo.com>
Sent: Tuesday, November 20, 2018 9:49 AM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulpr.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.

>> I recommend that the primary access be designed for entrance to/from Harbor Bay Parkway to somewhat satisfy nearby neighbors and reduce *neighborhood* traffic. If possible, work with Google Maps and other map apps to ensure a primary route reflects the plan. This new technology seems to often work against the best laid planning.

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

Thank you!

Sent from my iPhone

Henry Dong

From: NANCY McPeak
Sent: Wednesday, December 05, 2018 2:17 PM
To: Henry Dong
Subject: FW: Marriott Hotel

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

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

From: LARA WEISIGER
Sent: Wednesday, December 05, 2018 2:17 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: FW: Marriott Hotel

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

From: Patricia Baer [mailto:2baers@att.net]
Sent: Wednesday, December 05, 2018 2:08 PM
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>
Subject: Marriott Hotel

Hello Planning Board Members,

I would like to register my opinion on the proposed hotel which I find out of scale for a residential neighborhood. Other than its negative aesthetic, the traffic and noise impacts on an existing residential neighborhood are inappropriate.

Patsy Baer



November 19, 2018

Alameda City Planning Board
2263 Santa Clara Avenue
Alameda, CA 94501

RE: Harbor Bay Marriott Residence Inn

Dear Alameda Planning Board members,

The Bay Area Council supports the Harbor Bay Marriott Residence Inn.

The Bay Area Council is a business-sponsored, public policy advocacy organization for the nine-county Bay Area. The Council proactively advocates for a strong economy, a vital business environment, and a better quality of life for everyone who lives here.

The Harbor Bay Marriott Residence Inn would add 172 much needed hotel rooms for residents and out of town guests with panoramic views of the Bay. This hotel is estimated to generate \$1.5 Million in tax revenue to the City of Alameda, along with 85 new permanent jobs, and 250 construction jobs. The hotel will improve the community by including a restaurant and coffee shop, as well as green space for the public to access. The Bay Area Council is excited to see that Harbor Bay Marriott will be utilizing modular off-site construction to cut down wasted materials, noise, and time to build.

The Bay Area Council encourages you to support this project which will improve the economic vitality of Alameda. Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Matt Regan'.

Matt Regan
Senior Vice President, Public Policy
Bay Area Council

San Francisco Bay Conservation and Development Commission

455 Golden Gate Avenue, Suite 10600, San Francisco, California 94102 tel 415 352 3600 fax 415 352 3606

September 25, 2018

Robert Leach, Lead Developer
Harbor Bay Hospitality, LLC
191 N.Tully Rd
Turlock, CA 98530

AND

James Woo, Managing Member
Harbor Bay Hospitality, LLC
191 N.Tully Rd
Turlock, CA 98530

SUBJECT: Proposed Marriot Hotel, 2900 Harbor Bay Parkway in Harbor Bay Business Park;
BCDC Legal Inquiry File MC.MC.7402.451.6

Dear Sirs:

We received the Conceptual Site Plan you submitted for the proposed Marriot Hotel and restaurant/café within the Harbor Bay Business Park, on Bay Farm Island, in the City of Alameda, Alameda County. The site plan is entitled "Marriot Residence Inn Alameda" ("Conceptual Site Plan"), and is dated September 20, 2018, prepared by HRGA Architecture. We also received a digital copy of the Preliminary Landscape Plans dated September 12, 2018, prepared by Wilson Design Studio.

Based on our review of the Conceptual Site Plan, we have determined that the plan, in concept, is generally consistent with the development standards contained in Section 6.B.2 ("Soft-Urban Landscape Area") of the Third Amendment to the Third Supplementary Agreement ("TSA"), Harbor Bay Isle Shoreline, Harbor Bay Business Park — Phase III, Alameda, California, dated March 15, 2013, and with the public access and landscape improvement plans dated November 13, 1990, and with the public access and landscape improvement plans approved for this area, titled "Landscape Improvement Plans, Alameda Shoreline Park, Tract 5905 & Tract 4500 — Phase 3B," dated October 1, 1989 and approved by our office on November 21, 1990.

Although we have applied to your project the development standards for the "Soft-Urban Landscape Area" contained in the TSA and in plans approved by the BCDC under the terms of the TSA, it remains a matter of concern to BCDC that Harbor Bay Hospitality, LLC is not a party to the TSA. We are allowing Harbor Bay Hospitality, LLC. to avail itself of the benefit of the TSA (in the form of an exemption from the otherwise applicable permit requirements of the McAteer-Petris Act) and in exchange for that allowance we expect Harbor Bay Hospitality, LLC, in lieu of applying for and obtaining a BCDC permit, to be willing to enter into a contractual arrangement with BCDC. Through this contract, the development standards in the TSA would become legally binding on Harbor Bay Hospitality, LLC and its successors, and the exemption provided by the TSA would terminate upon the initial buildout of the property to which the TSA pertains, including but not limited to the property on which you are constructing your project.

As part of a previous proposal for this site (the senior living center,) we discussed with HBIA and its counsel a contractual mechanism that will achieve these results. If and when we have a draft contractual document designed for these purposes, we will forward it to you for your consideration and eventual execution. Again, execution of such contract is necessary in order for Harbor Bay Hospitality, LLC to enjoy the benefit of the exemption from BCDC's permitting requirements, which the TSA affords.

If you have any questions, please do not hesitate to contact me at 415-352-3643 or andrea.gaffney@bcdca.gov.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'AG' in a stylized, cursive font.

ANDREA GAFFNEY
Bay Design Analyst

AEG/gg

cc: HBIA, c/o Dr. Daniel Reidy, Henry Dong, City of Alameda

Robert Leach and James Woo
September 20, 2018
Page 3

HBIA, c/o Dr. Daniel Reidy
3701 Sacramento Street, #386
San Francisco, CA 94118

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

Henry Dong

From: Roberta Bobba <rebobba@att.net>
Sent: Saturday, December 01, 2018 11:53 AM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulpr.net
Subject: I Support the Proposal for 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. ALAMEDA,CA

Henry Dong

From: lrcarey <lrcarey@sbcglobal.net>
Sent: Thursday, December 06, 2018 8:50 AM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulpr.net
Subject: I Support the Proposal for 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!

Ron Carey

Sent from my Verizon, Samsung Galaxy smartphone

Henry Dong

From: NANCY McPeak
Sent: Tuesday, November 27, 2018 10:01 AM
To: Henry Dong
Subject: FW: Esplanade plan in Alameda - Objection to build hotel in front of waterfront

Nancy McPeak

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

From: BECKY CHI [mailto:becky4jhc@gmail.com]
Sent: Monday, November 26, 2018 5:14 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>
Subject: Esplanade plan in Alameda - Objection to build hotel in front of waterfront

Dear planning board,

I am just aware of the hotel project is proposed to build in front of waterfront at harbor bay area in Alameda.

I am the owner at the McDonald road, CA94502 in Alameda..I bought the house since 1997 and the reason I bought this area due to the environment and excellent security.

If the planning board approved the hotel project, it will create massive negative impact on our neighborhood based on the increased traffic, noise and public safety concerns.

Please kindly consider our request to disapprove of this hotel project.

Thank you for your attention.

Best regards,
Becky , resident at McDonnel Road

Henry Dong

From: Nik Dehejia <ndehejia@gmail.com>
Sent: Friday, November 30, 2018 9:22 PM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulpr.net
Subject: I Support the Proposal for Marriott Residence Inn at Harbor Bay

Dear Planning Board:

I am an Alameda resident and when my family comes to stay I would prefer to have them stay in Alameda as opposed to Oakland. Please do the right thing by approving this project and don't let the few get in the way of something that is needed in Alameda.

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!

Nik Dehejia

Please excuse typos. Sent from my iPhone

Henry Dong

From: Robert Doud <rdoud@mholdingco.com>
Sent: Wednesday, December 05, 2018 10:29 AM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpulpr.net
Subject: I Support the Proposal for Marriott Residence Inn at Harbor Bay

Dear Planning Board:

I've been a resident in Alameda for 25 years. And a business owner in Alameda for 4 years starting when we built our office building adjacent to this proposed site. Full disclosure, our company owns a percentage of the property being sold to the hotel developer. I've attended prior meetings when the two office buildings were being planned and when the senior assisted living was trying to purchase and develop the property. I've listened to all the NIMBY's talk about the rabbits living on this property all the way "back to the time of the Indians", without realizing that this property was land fill and was 6' under water "back to the time of the Indians". The rabbits most likely came from the land when these same individuals built their homes in Harbor Bay. I've heard how the development would destroy the view of the homes located directly behind this property on the other side of the lagoon. All of these home owners were notified when they purchased their home that this property would be developed. The proposed hotel actually allows for more view space than the office complex buildings that was originally proposed. And I've heard of all the people complain that it will destroy their peaceful work along the public path. The public path was built by the developer over 30 years ago with the agreement that this property would be developed. The two office buildings that have been built and the landscape they have installed is far better a view than the weed invested, trash littered property that was once there.

I urge you to vote to move the Marriott Residence Inn plan forward. Not only will it provide much needed revenue to the City, the bunnies will still survive, the views will still be there and best of all, the Hotel management will keep the property and landscape well maintained eliminating the discarded trash from so many people that simply don't care.

Sincerely

Robert Doud

25 year Alameda resident and 4 year Alameda business owner.

Henry Dong

From: ERIN GARCIA
Sent: Thursday, December 06, 2018 4:09 PM
To: Henry Dong
Subject: FW: Opposition to the Mega Hotel

From: LARA WEISIGER
Sent: Thursday, December 06, 2018 4:04 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: Fwd: Opposition to the Mega Hotel

Begin forwarded message:

From: Raymond Fong <rayfong.89889@gmail.com>
Date: December 5, 2018 at 10:24:50 PM PST
To: "lweisiger@alamedaca.gov" <lweisiger@alamedaca.gov>
Subject: Opposition to the Mega Hotel

Greetings,

I have strong feelings in opposition to the hotel you are proposing in the Harbor Bay area of Alameda. I've been a resident in Alameda for just under 40 years. Free of traffic congestion, preservation of the bay trail, and unobstructed views of the shoreline are only a few good reasons to keep the project off the island. The city only allows for no more than 2 story buildings be built. It's in Alameda's best interest to not build the hotel here.

Thank you for the opportunity to share my ideas and I appreciate your time. Feel free to contact me with comments or questions you may have!

Best,

Raymond Fong

510-517-9341

Sent from [Mail](#) for Windows 10

Henry Dong

From: Amelia Foos <ameliafoos@gmail.com>
Sent: Tuesday, December 04, 2018 10:05 PM
To: Henry Dong; ANDREW THOMAS; NANCY McPeak; dburton@alamedaca.gov; Ronald Curtis; Jeffrey Cavanaugh; Asheshh Saheba; David Mitchell; Sandy Sullivan; Alan Teague
Subject: Important concerns regarding Marriott Hotel proposal

Dear Members of the Alameda Planning Board,

We have been Bayfarm residents for nearly 9 year, and are writing to express our strong opposition to the proposed Marriott Residence Inn Hotel on Bayfarm Island, adjacent to the Bayfarm ferry terminal.

Please note that we am not opposed to commercial development for our community. We are, however, in favor of development that will benefit our community without imposing undue and excessive strain on local infrastructure and residents in terms of traffic, noise, safety, and aesthetic.

Our concerns regarding this proposed hotel are numerous, and we are asking you to vote AGAINST this hotel.

Our concerns include:

1. The size, inappropriate design and poor fit within the community. This massive hotel, if approved, would sit oppressively over the existing neighborhood, which consists primarily of 2 story dwellings and an occasional 3 story structure in the business park. There are NO buildings currently on Bayfarm that exceed 3 stories, let alone 5 stories. This proposed structure would drastically alter the coastline and skyline, and is simply too tall for this residential neighborhood. The proposed hotel is nearly TWICE as tall as the recently built McGuire-Hester building on the adjacent lot! This is not about neighbors "losing their view." If this 5 story hotel is approved, nearby neighbors would not be able to see the *sky* from their homes, let alone the water. This is about a building that is grotesquely out of proportion with the neighborhood in terms of scale and size, and aesthetic.

2. Inadequate traffic studies. The developer has provided one traffic study for this project, and we urge every board member to examine that report closely. This traffic study ONLY provides an assessment of traffic on Harbor Bay Parkway, and even with that data, 4 out of 10 data analyses were given a score of an "F" ("Operation with extreme congestion, with very high delays and long queues unacceptable to most drivers"). The traffic report contains literally **NO information** regarding the impact that this hotel traffic will have on the residential streets of Bayfarm and on the Bayfarm bridge. We find this appalling and woefully inadequate. The residents of Bayfarm have a right to know this information BEFORE this project should even considered for approval. There are hundreds of children that bike and ride to school daily on these streets. Thus, we are respectfully requesting a more thorough and comprehensive traffic analysis of the residential streets of the Bayfarm community, including Mecartney Drive, Island Drive, Robert Davey Jr, and the Bayfarm Bridge, at a minimum.

Furthermore, the developer, Mr. Leach, has stated that most of the hotel traffic will only be traveling to/from the Oakland airport. This is not accurate. This proposal is for an *extended stay hotel*, where occupants are anticipated to stay longer than 1 or 2 nights on average, resulting in guests needing to drive their cars and/or Ubers to access local amenities such as restaurants and/or to get supplies for their hotel room kitchenettes, etc. Ubers will draw traffic from all over the surrounding areas, including the main island of Alameda, which

requires the use of local neighborhood roads, **not** the Harbor Bay Parkway. It should also be noted that Google maps and Waze routes drivers directly through the Bayfarm community, not on the Harbor Bay Parkway.

3. Empty promises of parking. No one disputes the need for more parking for ferry riders. This developer, however, has made no firm commitments regarding how much additional ferry parking will be available to members of our community. Their proposal states that "as many as 100 parking spaces may be vacant," however there is no guarantee. The developer has stated that parking priority will be given to hotels and conference center guests, and if parking is full, then those spaces will not be available to ferry riders to lease for the day.

4. Noise impact. The noise level associated with a project of this magnitude and size will pose a significant burden to the local neighborhoods. The businesses on adjacent lots are currently 9-5 operations, whereas this hotel is a 24/7 operation, resulting in 24/7 noise, from the guests to the numerous and daily delivery and service trucks, to the very real possibility of hotel union strike activity in the future, as they recently did on Hegenberger.

5. Question of demand for more hotels. It is rumored that there are at least 2 other additional hotel proposals on Bayfarm, with at least one currently being built. With several local businesses planning to leave the business park, including the North Face and the Raiders, it is imperative to examine the level of demand for so many more hotels. Furthermore, the developer has stated that the 2 other hotels in the neighborhood (Hawthorne Suites and Extended Stay America) are always booked to capacity and rooms are rented for \$600/night. This is not true. Both hotels have had ample vacancies during our numerous recent searches online, with rates of \$189 and \$125/night. We are asking the board to seriously consider whether there is demand for another 3 star hotel on Bayfarm.

Much of the Bayfarm community has been alarmed at how quickly this hotel proposal has been pushed through the review process. There has been inadequate and tardy information disseminated to the local residents, with many people only learning about this proposed project within the past month. Some of the information put forth by the developer has not been true. Many of our local HOAs are against this project. It is imperative that all of these concerns be closely examined before considering approving such a massive project that will undoubtedly have significant implications on the local community. We are asking for you to please vote against this hotel proposal: it is not the right project for this piece of land and neighborhood.

Thank you for your time and consideration,

Amelia Foos
Jonathon Foos

Henry Dong

From: NANCY McPeak
Sent: Tuesday, December 04, 2018 7:47 AM
To: Henry Dong
Subject: FW: Please don't DESTROY our Neighborhood- No HOTEL!

Nancy McPeak

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

From: Erin Geiman [mailto:erin.t.sugiyama@gmail.com]
Sent: Tuesday, December 04, 2018 12:00 AM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>; dburton@alamedaca.gov; Ronald Curtis <rcurtis@alamedaca.gov>; Jeffrey Cavanaugh <JCavanaugh@alamedaca.gov>; David Mitchell <DMitchell@alamedaca.gov>; Sandy Sullivan <SSullivan@alamedaca.gov>; Alan Teague <ateague@alamedaca.gov>
Subject: Please don't DESTROY our Neighborhood- No HOTEL!

I'm writing my strong opposition to the the planning application PLN18-0381, 2900 Harbor Bay Parkway.

The Bay Farm community is a small, primarily residential neighborhood where a large hotel development would DESTROY our neighborhood. I'm terrified of how this will affect traffic, pollution, crime and safety for our children.

What we recently discovered is that the traffic study provided by the developer ONLY provides an assessment of traffic on Harbor Bay Parkway. There is literally *NO information* regarding how this project and the resultant increase in traffic will impact the residential streets of Bay Farm.

If a senior living home was not approved how could a 5-story hotel even be considered?

Thank you for your careful consideration of how this planning application will DESTROY Alameda's small residential neighborhoods and NEGATIVELY affect the safety of our children. Do not approve this application. NO Hotel please.

Henry Dong

From: Kelly Gail Gordon <kelly8gordon@gmail.com>
Sent: Thursday, December 06, 2018 2:57 PM
To: Henry Dong; Ronald Curtis; Jeffrey Cavanaugh; David Mitchell; Sandy Sullivan; Alan Teague; LARA WEISIGER; NANCY McPeak; Asheshh Saheba
Subject: Against Proposed Marriott Residence Hotel

I have been an Alameda, Harbor Bay Isle, Bay Farm resident for over 22 years and am writing to express my **strong opposition** to the proposed Marriott Residence Inn Hotel on Bay Farm Island, adjacent to the Bay Farm Ferry Terminal.

Please note, I am not opposed to commercial development for our community. I am, however in favor of development that will benefit our community without imposing undue and excessive strain on local infrastructure and residents in terms of traffic, noise, safety, and aesthetics.

My concerns regarding this proposed hotel are numerous, and I am asking you to vote **AGAINST** this hotel.

My concerns are as follows:

1. The OVER-REACHING size, inappropriate design and poor fit within the community. This massive hotel, if approved, would sit oppressively over the existing neighborhood, which consists primarily of 2 story dwellings and an occasional 3 story structure in the business park. There are NO buildings currently on Bayfarm that exceed 3 stories, let alone 5 stories, 5.43 acres, 172 guest rooms. This proposed structure would drastically alter the coastline and skyline, and is simply too tall for this residential neighborhood. The proposed hotel is nearly TWICE as tall as the recently built McGuire-Hester building on the adjacent lot! This is not about neighbors "losing their view." If this 5 story hotel is approved, nearby neighbors would not be able to see the sky from their homes, let alone the water. This is about a building that is grotesquely out of proportion with the neighborhood in terms of scale and size, and aesthetic.

2. Building soils/seismic concerns: while supposedly some soils engineer "approved" 5 stories...are you SURE? When they built Ascend Communications campus, *they were not permitted to even consider anything over 2 stories due to soil/foundation issues*. Even if the soil test is different by the ferry, ask the folks who approved the millennial tower how THAT has worked out...that too was purportedly "ok/fine/approved". It seems like it would be important to do additional studies for this. *Do YOU want to go on record for presuming this is safe/ok*. It also stems of violating environmental agreement as the setback is required to be equal to height, including HVAC height. And what about the studies stating of the pending sea rise, 16 feet above sea level.

3. Empty promises of parking. No one disputes the need for more parking for ferry riders. This developer, however, has made no firm commitments regarding how much additional ferry parking will be available to members of our community. Their proposal states that "as many as 100 parking spaces may be vacant," however there is no guarantee. The developer has stated that parking priority will be given to hotels and conference center guests, and if parking is full, then those spaces will not be available to ferry riders to lease for the day. The parking lot size is part of ABAG's misguided agenda, which creates untenable pressure on cars without offering any viable alternative. *No matter what development happens in HBBP there will be insufficient parking by planning fiat.*

4. **Noise impact.** The noise level associated with a project of this magnitude and size will pose a significant burden to the local neighborhoods. The businesses on adjacent lots are currently 9-5 operations, whereas this hotel is a 24/7 operation, resulting in 24/7 noise, from the guests to the numerous and daily delivery and service trucks, to the very real possibility of hotel union strike activity in the future, as they recently did on Hegenberger.

5. **Question of demand for more hotels.** It is rumored that there are at least 2 other additional hotel proposals on Bayfarm, with at least one currently being built. With several local **businesses planning to leave the business park, including the North Face and the Raiders**, it is imperative to examine the level of demand for so many more hotels. Furthermore, the developer has stated that the 2 other hotels in the neighborhood (Hawthorne Suites and Extended Stay America) are always booked to capacity and rooms are rented for \$600/night. This is not true. Both hotels have had ample vacancies during our numerous recent searches online, with rates of \$189 and \$125/night. We are asking the board to seriously consider whether there is demand for another 3 star hotel on Bayfarm. *At the very least, if they must, build on the soon to be vacant Raiders practice lot/land as this is much closer to the Oakland Airport with easier access, ingress/egress to the freeway, major street access, etc. WITHOUT having to cross through the residential areas.*

Much of the Bayfarm community has been alarmed at how quickly this hotel proposal has been pushed through the review process. *There has been inadequate and tardy information disseminated to the local residents, with many people only learning about this proposed project within the past month. Some of the information put forth by the developer has been untrue. Many of our local HOAs are against this project. It is imperative that all of these concerns be closely examined before considering approving such a massive project that will undoubtedly have significant implications on the local community. We are asking for you to please vote against this hotel proposal: it is not the right project for this piece of land and neighborhood. And how was the previous hotel project denied "killed" by the State & SFBCDC even after "approval"?*

Quite simply, the project is too large for the parcel, would significantly obstruct views of the bay and substantially reduce access to the shoreline. We just don't think it belongs on this piece of land as it appears to be a monstrosity on a small strip of land that all of us currently enjoy.

Please listen to your constituents and **VOTE AGAINST THIS MARRIOTT INN HOTEL.**

Thanking you in advance for seriously considering the Community of Harbor Bay Residents concerns.

Regards,
Kelly Gordon
Freeport Board, Vice-President

--

Kelly

510-864-7364 (h/o)

510-414-4053 (mobile)

Henry Dong

From: Gregory Leslie <gregorytleslie@hotmail.com>
Sent: Thursday, November 29, 2018 8:59 PM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak
Subject: We Support the Proposal for 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!

Henry Dong

From: Sue Hansen <suehansen@heeg.com>
Sent: Monday, December 03, 2018 4:44 PM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; dburton@alamedaca.gov; Ronald Curtis; Jeffrey Cavanaugh; Asheshh Saheba; David Mitchell; Sandy Sullivan; Alan Teague
Cc: suehansen@heeg.com
Subject: Marriott Hotel-Bay Farm

Importance: High

Gentle Persons,

I have just been informed that you are planning to vote on the whether or not to approve a five story hotel right next to the Bay Farm Ferry Terminal soon.

As a longtime resident of Alameda and a longtime owner in Costa Brava, I would like to have my opinion heard as I have several concerns:

Increased Traffic

I understand that a traffic study has not been done on Island Drive, Mecartney Road, Aughinbaugh Way or Robert Davey Drive. Since my backyard backs up to Mecartney, I find it unfathomable that you would consider voting on this proposal without doing these studies. Clearly you have not been to my side of the friendly island during commute times. (Remember the study done on Island for the Harbor Bay Club relocation?) The traffic on both Island Drive and Mecartney is hazardous at best. At least Island Drive has two lanes each way....and it is still a mess. The traffic going and coming to the ferry terminal has no idea what the speed limit is on Mecartney and if one is unlucky enough to be out on the street right before a ferry leaves, watch out!

Property Values

My husband and I owned a waterfront office on Harbor Bay Parkway and paid premium dollar for a San Francisco view, just what do you think that this will do to the resale value of the businesses on Harbor Bay Parkway, especially since VF is moving out? What will the increased traffic load do to the commuters ability to park? As well as the increased traffic around my house?

By the way, is the Hampton Inn is operating at capacity.

Eye Soar

Please let me understand why you would even consider a 5 story building in Harbor Bay? Not only will it will stick out like a soar thumb, it will be inconsistent with the other structures in the business park and seriously block any bay views for those of us who own businesses out there?

While I appreciate your work on this project, I believe it is far from being done. Unless you can prove to those of us who currently own homes and/or businesses out here, that our safety, our property and our style of life will not be negatively impacted, please vote NO!

Respectfully,

Sue Hansen
106 Asby Bay

Henry Dong

From: Mike Hester <mhester@mcguireandhester.com>
Sent: Wednesday, December 05, 2018 10:56 AM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulpr.net
Subject: I Support the Proposal for Marriott Residence Inn at Harbor Bay

Dear Planning Board;

As President of a local business here on Harbor Bay and direct neighbor to this proposed Hotel Development, I am in full support of this project and encourage yours as well.

Easy access to rooms for traveling employees and clients as well as available conference room space AND A RESTAURANT (!) are great additions to this business park and the greater community. As I am sure you are well aware, the City stands to gain in many ways by approving this proposal.

This is by far the best proposal for the use of this valuable land and will enhance everything around it.

Please support this project.

Mike Hester | President
McGuire and Hester
2180 Harbor Bay Parkway
Alameda, CA 94502
Office [510-632-7676](tel:510-632-7676) Fax [510-562-5210](tel:510-562-5210)

Henry Dong

From: ERIN GARCIA
Sent: Thursday, December 06, 2018 8:34 AM
To: Henry Dong
Subject: FW: Please register our vote as: NO to the proposed Hotel adjacent to the HB Ferry
Importance: High

From: LARA WEISIGER
Sent: Wednesday, December 05, 2018 5:13 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: FW: Please register our vote as: NO to the proposed Hotel adjacent to the HB Ferry
Importance: High

From: Ron Kamangar [<mailto:ronkamangar@hotmail.com>]
Sent: Wednesday, December 05, 2018 2:44 PM
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>
Subject: Please register our vote as: NO to the proposed Hotel adjacent to the HB Ferry
Importance: High

Dear Members of the Alameda Planning Board,

We have been Bayfarm residents for over 21 years, and are writing to express our strong opposition to the proposed Marriott Residence Inn Hotel on Bayfarm Island, adjacent to the Bayfarm ferry terminal.

Please note that we am not opposed to commercial development for our community. We are, however, in favor of development that will benefit our community without imposing undue and excessive strain on local infrastructure and residents in terms of traffic, noise, safety, and aesthetic.

Our concerns regarding this proposed hotel are numerous, and we are asking you to vote AGAINST this hotel.

Our concerns include:

1. The size, inappropriate design and poor fit within the community. This massive hotel, if approved, would sit oppressively over the existing neighborhood, which consists primarily of 2 story dwellings and an occasional 3 story structure in the business park. There are NO buildings currently on Bayfarm that exceed 3 stories, let alone 5 stories. This proposed structure would drastically alter the coastline and skyline, and is simply too tall for this residential neighborhood. The proposed hotel is nearly TWICE as tall as the recently built McGuire-Hester building on the adjacent lot! This is not about neighbors "losing their view." If this 5 story hotel is approved, nearby neighbors would not be able to see the sky from their homes, let alone the water. This is about a building that is grotesquely out of proportion with the neighborhood in terms of scale and size, and aesthetic.

2. Inadequate traffic studies. The developer has provided one traffic study for this project, and we urge every board member to examine that report closely. This traffic study ONLY provides an assessment of traffic on Harbor Bay Parkway, and even with that data, 4 out of 10 data analyses were given a score of an "F" ("Operation with extreme congestion, with very high delays and long queues unacceptable to most drivers"). The traffic report contains literally NO information regarding the impact that this hotel traffic will have on the residential streets of Bayfarm and on the Bayfarm bridge. We find this appalling and woefully inadequate. The residents of Bayfarm have a right to know this information BEFORE this project should even be considered for approval. There are hundreds of children that bike and ride to school daily on these streets. Thus, we are respectfully requesting a more thorough and comprehensive traffic analysis of the residential streets of the Bayfarm community, including Mecartney Drive, Island Drive, Robert Davey Jr, and the Bayfarm Bridge, at a minimum.

Furthermore, the developer, Mr. Leach, has stated that most of the hotel traffic will only be traveling to/from the Oakland airport. This is not accurate. This proposal is for an extended stay hotel, where occupants are anticipated to stay longer than 1 or 2 nights on average, resulting in guests needing to drive their cars and/or Ubers to access local amenities such as restaurants and/or to get supplies for their hotel room kitchenettes, etc. Ubers will draw traffic from all over the surrounding areas, including the main island of Alameda, which requires the use of local neighborhood roads, not the Harbor Bay Parkway. It should also be noted that Google maps and Waze routes drivers directly through the Bayfarm community, not on the Harbor Bay Parkway.

3. Empty promises of parking. No one disputes the need for more parking for ferry riders. This developer, however, has made no firm commitments regarding how much additional ferry parking will be available to members of our community. Their proposal states that "as many as 100 parking spaces may be vacant," however there is no guarantee. The developer has stated that parking priority will be given to hotels and conference center guests, and if parking is full, then those spaces will not be available to ferry riders to lease for the day.

4. Noise impact. The noise level associated with a project of this magnitude and size will pose a significant burden to the local neighborhoods. The businesses on adjacent lots are currently 9-5 operations, whereas this hotel is a 24/7 operation, resulting in 24/7 noise, from the guests to the numerous and daily delivery and service trucks, to the very real possibility of hotel union strike activity in the future, as they recently did on Hegenberger.

5. Question of demand for more hotels. It is rumored that there are at least 2 other additional hotel proposals on Bayfarm, with at least one currently being built. With several local businesses planning to leave the business park, including the North Face and the Raiders, it is imperative to examine the level of demand for so many more hotels. Furthermore, the developer has stated that the 2 other hotels in the neighborhood (Hawthorne Suites and Extended Stay America) are always booked to capacity and rooms are rented for \$600/night. This is not true. Both hotels have had ample vacancies during our numerous recent searches online, with rates of \$189 and \$125/night. We are asking the board to seriously consider whether there is demand for another 3 star hotel on Bayfarm.

Much of the Bayfarm community has been alarmed at how quickly this hotel proposal has been pushed through the review process. There has been inadequate and tardy information disseminated to the local residents, with many people only learning about this proposed project within the past month. Some of the information put forth by the developer has not been true. Many of our local HOAs are against this project. It is imperative that all of these concerns be closely examined before considering approving such a massive project that will undoubtedly have significant implications on

the local community. We are asking for you to please vote against this hotel proposal: it is not the right project for this piece of land and neighborhood.

Sincerely,

Ron Kamangar
510.219.4186

December 6, 2018

Dear Members of the Alameda Planning Board,

I am the Vice-President of the Columbia Homeowner's Association in Harbor Bay and have lived in Alameda for 25 years. Professionally, I am the Chief Administrative Officer for ecoAmerica, an environmental NGO.

I'm writing to express my strong opposition to the Marriott Residence Inn proposed for the Esplanade site in Harbor Bay. At the same time, I'm very much in favor of Class A commercial office development for the site.

My concerns are:

- The proposed building dwarfs the surrounding built environment. It will dominate the landscape rather than enhance.
- A hotel will bring additional traffic, noise, and may bring additional crime.
- A hotel does not enhance residential property values and may actually detract from the attractiveness of living in our neighborhoods.
- Tax revenue may be considerably less than expected if occupancy and average room rates are less than forecast. Parking for ferry may or may not be available.
- A concrete nature path along the site and a coffee shop/restaurant run by a hotel will not materially enhance the neighborhood or our enjoyment of the natural resources in the area.
- The jobs created will mostly be low level positions and probably not even a subsistence wage.

Finally, there is a missed opportunity here.

- This area is adjacent to thousands of homes, and award winning elementary/middle schools. Our neighborhoods are filled with highly educated professionals raising families.
- Class A professional office space is much more in keeping with needs of our neighborhood and citizens.
- Class A commercial office space attracts top business tenants, who in turn bring educated and career minded staff to our neighborhoods. These staff raise families, support local businesses, and build material and civic value.

In sum, I would encourage the planning department and board to consider ways that the city could attract such Class A tenants, and in turn, enhance the material and civic value of our great town.

Sincerely yours,



Dirk Kincannon

208 Sweet Road, Alameda, CA 94502
510-410-2247

P.S.: A Marriott Residence Inn was recently built in Healdsburg, CA, and it seems like the planning folks really got it right. The Healdsburg economy is dominated by tourism and more hotel rooms add value. However, the city wants to preserve its historic downtown and has limited new hotel development in that part of town. The city had an undeveloped area in the north but needed a few “anchor” tenants to help build it out. Hotel Trio (Marriot’s Residence Inn in Healdsburg) seems to be a good fit. It anchored an otherwise undeveloped part of town but did so with only 100 rooms. Further, the city required the builder to construct 48 units of affordable housing (also a big problem in Sonoma County) and required to builder construct a bridge over Foss Creek and links to bike and nature paths. In this instance, there seems to be good synergies between the needs of town and business, residents and visitors.

Henry Dong

From: Jen Koppin <jenkoppin@yahoo.com>
Sent: Wednesday, December 05, 2018 10:07 PM
To: ANDREW THOMAS; NANCY McPeak; dburton@alamedaca.gov; Ronald Curtis; Jeffrey Cavanaugh; Asheshh Saheba; David Mitchell; Sandy Sullivan; Alan Teague; Henry Dong
Subject: Concerns regarding the Marriott Hotel proposal on Bayfarm

Dear Members of the Alameda Planning Board,

We have been Bayfarm residents for nearly 12 years, as I know some of you have as well. We are writing to express our strong opposition to the proposed Marriott Residence Inn Hotel on Bayfarm Island, adjacent to the Bayfarm ferry terminal.

While we are not opposed to commercial development for our community. We are, however, in favor of development that will benefit our community without imposing undue and excessive strain on local infrastructure and residents in terms of traffic, noise, aesthetic and most important to families like yours and ours - safety.

My children, like yours, walk to school. They have had cars not stopping for them during school hours, witnessed cars speeding down McCartney from the ferry, and have to navigate the morning traffic of commuters trying to make the ferry from the four-way intersection in front of the fire station. These are elementary aged children. I am highly concerned. We purchased a home on Bayfarm to avoid high traffic commercial areas and I find it disconcerting that a hotel of this size is now an option in our community.

I'm also concerned about additional taxes. A five story hotel has needs that are different than the current building sizes in the business park. Will we be paying taxes for unforeseen issues, such as new equipment for our fire station to manage a building of this size?

Our concerns regarding this proposed hotel are numerous, and we are asking you to vote **AGAINST** this hotel.

Much of the Bayfarm community has been alarmed at how quickly this hotel proposal has made its way through the review process. There has been inadequate and late information given to the local residents, with many people only learning about this proposed project within the past month, including ourselves. Some of the information put forth by the developer has not been true and reports have not been conducted thoroughly to include all surrounding impacts beyond travel to and from the airport on Harbor Bay Parkway.

We are asking for you to please vote against this hotel proposal: we welcome a better fitting project for this piece of land and our neighborhood.

Thank you for your time.
Rick and Jen Koppin

Homeowners and parents of a 4th and 6th grader

Henry Dong

From: Joseph Lam <jlam018@gmail.com>
Sent: Thursday, December 06, 2018 2:57 PM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; dburton@alamedaca.gov; Ronald Curtis; Jeffrey Cavanaugh; Asheshh Saheba; David Mitchell; Sandy Sullivan; Alan Teague
Subject: STOP Giant Hotel project on Bay Farm!

Dear Members of the Alameda Planning Board,

We have been Bayfarm residents for nearly 20 years, and are writing to express our strong opposition to the proposed Marriott Residence Inn Hotel on Bayfarm Island, adjacent to the Bayfarm ferry terminal.

Please note that we am not opposed to commercial development for our community. We are, however, in favor of development that will benefit our community without imposing undue and excessive strain on local infrastructure and residents in terms of traffic, noise, safety, and aesthetic.

Our concerns regarding this proposed hotel are numerous, and we are asking you to vote AGAINST this hotel.

Our concerns include:

1. The size, inappropriate design and poor fit within the community. This massive hotel, if approved, would sit oppressively over the existing neighborhood, which consists primarily of 2 story dwellings and an occasional 3 story structure in the business park. There are NO buildings currently on Bayfarm that exceed 3 stories, let alone 5 stories. This proposed structure would drastically alter the coastline and skyline, and is simply too tall for this residential neighborhood. The proposed hotel is nearly TWICE as tall as the recently built McGuire-Hester building on the adjacent lot! This is not about neighbors "losing their view." If this 5 story hotel is approved, nearby neighbors would not be able to see the *sky* from their homes, let alone the water. This is about a building that is grotesquely out of proportion with the neighborhood in terms of scale and size, and aesthetic.

2. Inadequate traffic studies. The developer has provided one traffic study for this project, and we urge every board member to examine that report closely. This traffic study ONLY provides an assessment of traffic on Harbor Bay Parkway, and even with that data, 4 out of 10 data analyses were given a score of an "F" ("Operation with extreme congestion, with very high delays and long queues unacceptable to most drivers"). The traffic report contains literally **NO information** regarding the impact that this hotel traffic will have on the residential streets of Bayfarm and on the Bayfarm bridge. We find this appalling and woefully inadequate. The residents of Bayfarm have a right to know this information BEFORE this project should even be considered for approval. There are hundreds of children that bike and ride to school daily on these streets. Thus, we are respectfully requesting a more thorough and comprehensive traffic analysis of the residential streets of the Bayfarm community, including Mecartney Drive, Island Drive, Robert Davey Jr, and the Bayfarm Bridge, at a minimum.

Furthermore, the developer, Mr. Leach, has stated that most of the hotel traffic will only be traveling to/from the Oakland airport. This is not accurate. This proposal is for an *extended stay hotel*, where occupants are anticipated to stay longer than 1 or 2 nights on average, resulting in guests needing to drive their cars and/or Ubers to access local amenities such as restaurants and/or to get supplies for their hotel room kitchenettes, etc. Ubers will draw traffic from all over the surrounding areas, including the main island of Alameda, which

requires the use of local neighborhood roads, **not** the Harbor Bay Parkway. It should also be noted that Google maps and Waze routes drivers directly through the Bayfarm community, not on the Harbor Bay Parkway.

3. Empty promises of parking. No one disputes the need for more parking for ferry riders. This developer, however, has made no firm commitments regarding how much additional ferry parking will be available to members of our community. Their proposal states that "as many as 100 parking spaces may be vacant," however there is no guarantee. The developer has stated that parking priority will be given to hotels and conference center guests, and if parking is full, then those spaces will not be available to ferry riders to lease for the day.

4. Noise impact. The noise level associated with a project of this magnitude and size will pose a significant burden to the local neighborhoods. The businesses on adjacent lots are currently 9-5 operations, whereas this hotel is a 24/7 operation, resulting in 24/7 noise, from the guests to the numerous and daily delivery and service trucks, to the very real possibility of hotel union strike activity in the future, as they recently did on Hegenberger.

5. Question of demand for more hotels. It is rumored that there are at least 2 other additional hotel proposals on Bayfarm, with at least one currently being built. With several local businesses planning to leave the business park, including the North Face and the Raiders, it is imperative to examine the level of demand for so many more hotels. Furthermore, the developer has stated that the 2 other hotels in the neighborhood (Hawthorne Suites and Extended Stay America) are always booked to capacity and rooms are rented for \$600/night. This is not true. Both hotels have had ample vacancies during our numerous recent searches online, with rates of \$189 and \$125/night. We are asking the board to seriously consider whether there is demand for another 3 star hotel on Bayfarm.

Much of the Bayfarm community has been alarmed at how quickly this hotel proposal has been pushed through the review process. There has been inadequate and tardy information disseminated to the local residents, with many people only learning about this proposed project within the past month. Some of the information put forth by the developer has not been true. Many of our local HOAs are against this project. It is imperative that all of these concerns be closely examined before considering approving such a massive project that will undoubtedly have significant implications on the local community. We are asking for you to please vote against this hotel proposal: it is not the right project for this piece of land and neighborhood.

Thank you for your time and consideration,

Joseph Lam/Lyn To

Henry Dong

From: ERIN GARCIA
Sent: Thursday, December 06, 2018 12:05 PM
To: Henry Dong
Subject: FW: Marriot Residence Hotel 2900 Harbor Bay Parkway -

From: LARA WEISIGER
Sent: Thursday, December 06, 2018 12:04 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: Fwd: Marriot Residence Hotel 2900 Harbor Bay Parkway -

Begin forwarded message:

From: Patricia Lamborn <patricia.lamborn@aol.com>
Date: December 6, 2018 at 11:30:14 AM PST
To: <lweisiger@alamedaca.gov>
Subject: Marriot Residence Hotel 2900 Harbor Bay Parkway -

Dear Alameda Planning Board Members,

I am writing to ask that you vote no on the Proposed Marriot Residence Hotel at 2900 Harbor Bay Parkway on Monday Dec. 10th 2018. The proposed hotel for 5 stories, 172 rooms, 275 parking spaces is too large for that location- a bayfront parcel, directly on the Shoreline Park/Bay Trail. It is a business hotel and will not afford amenities to the public. It will endanger the wildlife, particularly migratory shorebirds. There are other locations for business hotels in the Harbor Bay Business Park. There are two hotels coming to the Business Park to serve the needs of business travelers. Home 2 Suites next to the Hampton Inn is under construction and a Hilton Garden Inn is proposed in an extremely fitting location- near business offices, at Ron Cowan Parkway.

This is the wrong use/ at an oversized scale for Bay Front Land. As planners you have a responsibility to the community to use land wisely and consider the long term impact of your decisions. The developer has misrepresented the benefits this development brings in his presentations at packed community meetings where residents have questioned him and voiced their opposition to the placement of a large scale, low end, Marriot Inn at this location.

Developer False Promises:

- The developer has stated his development is endorsed or approved by BCDC-- not true to our knowledge and we have asked.
- The developer states there will be a restaurant/cafe. The Marriott is not committed to operating a restaurant- there is no guarantee they will find an operator. It is highly unlikely they will.
- The developer stated there would be meeting rooms-- but admitted publicly they will be too small for public gatherings such as weddings/events
- There is NO GUARANTEE the parking will go to ferry commuters. The Transportation study is flawed and understates the # of spaces needed for hotel guests.

- The developer describes tens of millions of dollars in taxes to the City -- The Transient Occupancy Tax is only paid when rooms are occupied. And guests staying over 30 days do not pay them. This is a Residence Inn-- that is a possibility.
- Vanity Fair- business occupying the space in front of this parcel is moving to Denver. Is there less demand then for Business Hotels? The City Planner at public meetings could not quantify or justify building more business hotels. Vacant hotel rooms do not generate taxes.
- The developer is clear in public meetings that he cannot scale down the project either in # of rooms, stories, and make the profit desired. Therefore the setback from the Bay Trail/Shoreline Park is currently at 35 feet- to fit the hotel and parking. That is a violation of Planning Baord Resolution 1203. Setbacks should be between 63 and 100 feet for buildings of this size.

Please vote no on this hotel project. The promises made are false- the damage to the shoreline will be permanent. There is a better lace for these hotels- there are better uses for this land.

Sincerely,

Patricia Lamborn
Alameda Resident
patricia.lamborn@aol.com

Henry Dong

From: NANCY McPeak
Sent: Wednesday, December 05, 2018 2:47 PM
To: Henry Dong
Subject: FW: VOTE NO / NOT IN FAVOR / AGAINST Marriott Residence Inn Hotel at the Esplanade site on Bay Farm, Alameda.

Nancy McPeak

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

From: LARA WEISIGER
Sent: Wednesday, December 05, 2018 2:44 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: FW: VOTE NO / NOT IN FAVOR / AGAINST Marriott Residence Inn Hotel at the Esplanade site on Bay Farm, Alameda.

From: Cathy Leong [<mailto:gocathyl@gmail.com>]
Sent: Wednesday, December 05, 2018 2:43 PM
To: dburton@alamedaca.gov; Ronald Curtis <rcurtis@alamedaca.gov>; Jeffrey Cavanaugh <JCavanaugh@alamedaca.gov>; David Mitchell <DMitchell@alamedaca.gov>; Sandy Sullivan <SSullivan@alamedaca.gov>; Alan Teague <ateague@alamedaca.gov>; LARA WEISIGER <LWEISIGER@alamedaca.gov>
Subject: VOTE NO / NOT IN FAVOR / AGAINST Marriott Residence Inn Hotel at the Esplanade site on Bay Farm, Alameda.

Dear Members of the Alameda Planning Board,

We have been Alameda, Harbor Bay Isle, Bay Farm residents for over 31 years. It is out of serious concern, we am writing to express **strong opposition** to the proposed Marriott Residence Inn Hotel on Bayfarm Island, adjacent to the Bayfarm ferry terminal.

Please note that while we would prefer open space/a park, we know it was at some point zoned for commercial development. As signage states on this property, "build to suit, 10,000 to 45,000 square foot building", this is **HARDLY** 10,000 - 45,000 sq feet = **TOO BIG & OVER-REACHING**.

We are; however, in favor of development that will benefit our community without imposing undue and excessive strain on local infrastructure and residents in terms of traffic, noise, safety, dropping property values and aesthetic.

Our concerns regarding this proposed hotel are numerous, and ***we are asking you to vote AGAINST this hotel.***

Our concerns include:

1. The OVER-REACHING size, inappropriate design and poor fit within the community. This massive hotel, if approved, would sit oppressively over the existing neighborhood, which consists primarily of 2 story dwellings and an occasional 3 story structure in the business park. There are NO buildings currently on Bayfarm that exceed 3 stories, let alone 5 stories, 5.43 acres, 172 guest rooms. This proposed structure would drastically alter the coastline and skyline, and is simply too tall for this residential neighborhood. The proposed hotel is nearly TWICE as tall as the recently built McGuire-Hester building on the adjacent lot! This is not about neighbors "losing their view." If this 5 story hotel is approved, nearby neighbors would not be able to see the sky from their homes, let alone the water. This is about a building that is grotesquely out of proportion with the neighborhood in terms of scale and size, and aesthetic.

2. Building soils/seismic concerns: while supposedly some soils engineer "approved" 5 stories...are you SURE? When they built Ascend Communications campus, *they were not permitted to even consider anything over 2 stories due to soil/foundation issues*. Even if the soil test is different by the ferry, ask the folks who approved the millennial tower how THAT has worked out...that too was purportedly "ok/fine/approved". It seems like it would be important to do additional studies for this. *Do YOU want to go on record for presuming this is safe/ok*. It also stems of violating environmental agreement as the setback is required to be equal to height, including HVAC height. And what about the studies stating of the pending sea rise, 16 feet above sea level.

2. Inadequate traffic studies. It is our understanding this developer has provided *one traffic study* for this project...ONE?! Please examine that report closely & with clear conscious & request additional studies to review. This traffic study ONLY provides an assessment of traffic on Harbor Bay Parkway, and even with that data, 4 out of 10 data analyses were given a score of an "F" ("Operation with extreme congestion, with very high delays and long queues unacceptable to most drivers"). The traffic report contains literally NO information regarding the impact that this hotel traffic will have on the residential streets of Bayfarm and on the Bayfarm bridge. We find this appalling and woefully inadequate. The residents of Bayfarm have a right to know this information BEFORE this project should even be considered for approval. There are hundreds of children that bike and ride to school daily on these streets. Thus, we are respectfully requesting a more thorough and comprehensive traffic analysis of the residential streets of the Bayfarm community, including Mecartney Drive, Island Drive, Robert Davey Jr, and the Bayfarm Bridge, at a minimum. By the way, have any of YOU attempted to drive off Bayfarm or any of the Island during commute times...today alone it took me 30 minutes to reach Central Avenue from Bayfarm. Now add UBER/LYFT/TAXIS/RENTALS/SHUTTLE BUSES to the mix...in the instance of an emergency, completely untenable.

Furthermore, the developer, Mr. Leach, has stated that most of the hotel traffic will only be traveling to/from the Oakland airport. This is not accurate. This proposal is for an extended stay hotel, where occupants are anticipated to stay longer than 1 or 2 nights on average, resulting in guests needing to drive their cars and/or Ubers to access local amenities such as restaurants and/or to get supplies for their hotel room kitchenettes, etc. *Ubers will draw traffic from all over the surrounding areas*, including the main island of Alameda, which requires the use of local neighborhood roads, not the Harbor Bay Parkway. It should also be noted that Google maps and Waze routes drivers directly through the Bayfarm community, not on the Harbor Bay Parkway. And checking the Uber app, you will receive confirmation that Uber travels mainly Island Drive to Maitland and Mecartney to get it's riders to and from the HB business park, the HB Ferry terminal etc. In other words, *local streets will be impacted*.

3. Empty promises of parking. No one disputes the need for more parking for ferry riders. This developer, however, has made no firm commitments regarding how much additional ferry parking will be available to members of our community. Their proposal states that "as many as 100 parking spaces may be vacant," however there is no guarantee. The developer has stated that parking priority will be given to hotels and conference center guests, and if parking is full, then those spaces will not be available to ferry riders to lease for the day. The parking lot size is part of ABAG's misguided agenda, which creates untenable pressure on cars without offering any viable alternative. *No matter what development happens in HBBP there will be insufficient parking by planning fiat.*

4. Noise impact. The noise level associated with a project of this magnitude and size will pose a significant burden to the local neighborhoods. The businesses on adjacent lots are currently 9-5 operations, whereas this hotel is a 24/7 operation, resulting in 24/7 noise, from the guests to the numerous and daily delivery and service trucks, to the very real possibility of hotel union strike activity in the future, as they recently did on Hegenberger.

5. Question of demand for more hotels. It is rumored that there are at least 2 other additional hotel proposals on Bayfarm, with at least one currently being built. With several local ***businesses planning to leave the business park, including the North Face and the Raiders***, it is imperative to examine the level of demand for so many more hotels. Furthermore, the developer has stated that the 2 other hotels in the neighborhood (Hawthorne Suites and Extended Stay America) are always booked to capacity and rooms are rented for \$600/night. This is not true. Both hotels have had ample vacancies during our numerous recent searches online, with rates of \$189 and \$125/night. We are asking the board to seriously consider whether there is demand for another 3 star hotel on Bayfarm. *At the very least, if they must, build on the soon to be vacant Raiders practice lot/land as this is much closer to the Oakland Airport with easier access, ingress/egress to the freeway, major street access, etc. WITHOUT having to cross through the residential areas.*

Much of the Bayfarm community has been alarmed at how quickly this hotel proposal has been pushed through the review process. *There has been inadequate and tardy*

information disseminated to the local residents, with many people only learning about this proposed project within the past month. Some of the information put forth by the developer has been untrue. Many of our local HOAs are against this project. It is imperative that all of these concerns be closely examined before considering approving such a massive project that will undoubtedly have significant implications on the local community. We are asking for you to please vote against this hotel proposal: it is not the right project for this piece of land and neighborhood. And how was the previous hotel project denied "killed" by the State & SFBCDC even after "approval"?

Quite simply, the project is too large for the parcel, would significantly obstruct views of the bay and substantially reduce access to the shoreline. We just don't think it belongs on this piece of land as it appears to be a monstrosity on a small strip of land that all of us currently enjoy.

Please listen to your constituents and VOTE AGAINST THIS MARRIOTT INN HOTEL.

Signed: Catherine & Kevin Leong, Alameda Residents

Henry Dong

From: ERIN GARCIA
Sent: Thursday, December 06, 2018 1:17 PM
To: Henry Dong
Subject: FW: Opposed to the Marriott Residence Inn on Bay Farm

From: LARA WEISIGER
Sent: Thursday, December 06, 2018 1:10 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: Fwd: Opposed to the Marriott Residence Inn on Bay Farm

Begin forwarded message:

From: Glenn Lim <glennplim@gmail.com>
Date: December 6, 2018 at 12:59:03 PM PST
To: <lweisiger@alamedaca.gov>
Subject: Opposed to the Marriott Residence Inn on Bay Farm

I just wanted to voice my opposition to building a new Marriott Residence Inn on Bay Farm next to the ferry parking lot for the following reasons:

1. Safety - the traffic study only looked at Harbor Bay Parkway not the surrounding neighborhoods. Traffic will certainly increase along Mecartney. It's already difficult and dangerous to cross that street during busy hours. Hotel occupants will be using Uber/Lyft and many of those cars will significantly increase traffic on Meccartney.
2. Crime - A retired police officer spoke at the Master Board meeting last night and presented credible facts based on his career as a police officer that crime increases in neighborhoods near a hotel.
3. Quality of the hotel - The developer presents this hotel as a luxury hotel brand when in fact it is a brand at the bottom of Marriott hotel chains. The fact that kitchenettes are included will promote long term stays at lower room rates. This is not the profile of a hotel that professional business people stay at.
4. Size of the hotel - 5 stories is not consistent with the existing buildings long the shoreline. It will ruin the shoreline.
5. Decreasing property values - We heard cases of potential buyers not making bids on two Freeport homes specifically because of the planned hotel. This is real and shocking especially in this market. Property values will go down not just in Freeport but the other surrounding communities.
6. 24/7 operations - Unlike office buildings where there is no weekend occupancy and no activity outside of normal business hours, this hotel will be operated 24/7. This is a big disruption to the quiet residential neighborhoods that make Bay Farm a desirable place to raise families.

7. Lack of adequate notification - It is appalling that the developer and the City did not give residents adequate notification. Many residents just found out about this. The developer and the City say they met the 300 ft notification rule. There are no homes within that distance, 300 ft ends in the lagoon. It is deceitful that the developer hid behind this rule and not notify the homeowners on the other side of the lagoon and surrounding areas. Do we want a business owner like that in our City?
8. Revenue to the City - the City is justifying approval of the hotel based on the projected revenue it will generate. What we haven't heard the cost of that revenue. As the traffic study shows, increased traffic along Harbor Bay Parkway will increase the cost of maintaining it. As the study did not show, traffic and associated maintenance on Mecartney will increase. There are also costs associated with public spaces surrounding the hotel site not to mention sewer, police attention etc that will add to this cost. So residents of the City of Alameda (not just on Bay Farm) are being misled by not disclosing the actual net revenue generated and more importantly how that specific revenue will benefit our citizens.

Glenn Lim

Hotel is too big; does not fit neighborhood; hotel not good in quiet neighborhood area; traffic issues; destroy peace and quiet of area etc etc.

Henry Dong

From: ERIN GARCIA
Sent: Thursday, December 06, 2018 8:34 AM
To: Henry Dong
Subject: FW: Opposition to proposed Marriott Hotel

From: LARA WEISIGER
Sent: Thursday, December 06, 2018 8:27 AM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: FW: Opposition to proposed Marriott Hotel

From: Myra Lim [<mailto:myl8898@yahoo.com>]
Sent: Wednesday, December 05, 2018 6:34 PM
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>
Subject: re: Opposition to proposed Marriott Hotel

Dear Members of the Alameda Planning Board,

It has come to my attention that the Marriott plans to build a 5 story hotel adjacent to the Harbor Bay Ferry. I strongly oppose this hotel project as it is out of scale with the neighborhood, would bring increased traffic congestion and noise to our community.

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. Traffic to and from the hotel would not solely use Harbor Bay Parkway as the developer has stated, but utilized the city streets to access restaurant and grocery services on our island. There will be traffic from hotel staff, deliveries, maintenance, uber drivers, hotel guests and conference attendees.

Lights and noise from the hotel 24/7 would affect not only the nearby residents and citizens of Alameda but the marine life and the peaceful serene area along the shoreline. On the Residence Inn website, it states that there will be a bright atrium lobby. This lobby will be lite all day and all night, it will shine brightly even at night. I have seen huge flocks of pelicans feeding in the area, should the massive hotel be built, these animals would no longer feed in this area.

The proposed 5 story hotel is so out of scale to anything other building in Harbor Bay, it will drastically alter the skyline and coastline of Alameda. There is no other building over 3 stories in Harbor Bay.

We do not want this massive structure mar the beauty of Alameda. Please vote NO! on approving this project.

Alameda Resident,
Myra Lim

Henry Dong

From: NANCY McPeak
Sent: Thursday, December 06, 2018 10:34 AM
To: Henry Dong
Subject: FW: I Support the Proposal for Marriott Residence Inn at Harbor Bay

Nancy McPeak

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

From: Christine Lok [mailto:christinewlok@gmail.com]
Sent: Thursday, December 06, 2018 9:25 AM
To: NANCY McPeak <NMcPeak@alamedaca.gov>
Cc: ANDREW THOMAS <ATHOMAS@alamedaca.gov>
Subject: I Support the Proposal for Marriott Residence Inn at Harbor Bay

Dear Planning Board:

I hope this email finds you doing well. I write to voice my support for the proposed Marriott Residence Inn at Harbor Bay, chiefly because of the parking benefits for ferry commuters. As you already know, commuting via Harbor Bay ferry terminal is very difficult and frustrating. It has been for many years. In August 2018, Harbor Bay ferries saw over 30,000 total passengers. *Please see [October 2018 WETA Board Minutes at Attachment A](#)*. But while ridership continues to climb year over year, the extremely limited parking and bus service have a direct negative impact on ferry commuters and their families. More broadly, these limitations have a ripple effect that negatively impacts traffic congestion on the island, crossing the estuary and into San Francisco as folks scramble to engage with alternative commutes to work rather than accessing the option closest to them at Harbor Bay terminal. This needs to be fixed. We should be making transportation to San Francisco easier, not more difficult.

Marriott Residence Inn at Harbor Bay offers a creative way to lessen some of the parking demands at the terminal while offering services and amenities that benefit so many others at the same time. It is a great use of the space that is specifically zoned for this.

I understand that you have and will hear from many HOA community members who oppose the project. But, I strongly hope you to consider commuters and other people (whose numbers are many times greater) that would benefit from this project as well.

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

Thank you!

Christine Lok
Alameda Resident and Ferry Commuter

Henry Dong

From: NANCY McPeak
Sent: Wednesday, December 05, 2018 10:56 AM
To: Henry Dong
Subject: FW: No Marriott on Bay Farm

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

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

From: Sharyn Loshakoff [mailto:slosh747@gmail.com]
Sent: Wednesday, December 05, 2018 10:50 AM
To: NANCY McPeak <NMcPeak@alamedaca.gov>
Subject: No Marriott on Bay Farm

I want to go on record as being opposed to the proposed 5 story Marriott Hotel/Motel being considered for Harbor Bay Isle on Bay Farm Island. There is no need for another hotel/motel in Harbor Bay; the Extended Stay and Hampton's Inn are never at capacity and always available for my out-of-town guests. Additionally, It seems that Hampton Inn is expanding with new construction.

The Alameda Planning Board's first priority should be to the residents of Alameda, not to multi-national corporations with poor labor relations. What Alameda, especially Bay Farm Island, residents need is more parking along the Bay for the Harbor Bay Ferry. Build a parking structure where the proposed Marriott is to be. That would help more people than another motel.

Sharyn Loshakoff,
16 Danbrook Court
Alameda, CA 94502
510-521-5496

Henry Dong

From: NANCY McPeak
Sent: Wednesday, December 05, 2018 7:55 AM
To: Henry Dong
Subject: FW: Hotel

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

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

From: LARA WEISIGER
Sent: Tuesday, December 04, 2018 8:03 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: FW: Hotel

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

From: Sandra Marder [mailto:semona5485@icloud.com]
Sent: Tuesday, December 04, 2018 5:18 PM
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>
Subject: Hotel

To whom it may concern.

I am against the hotel for many reasons. I moved in Harbor Bay to be in a quiet neighborhood. A 5 story hotel doesn't belong in this spot. The noise and traffic is not going to work. Our weekends have been very quiet and this will disrupt our neighborhood. Please reconsider this 5 story building. There are no 5 story anything on Harbor Bay. The tallest is 2 story.

Thanks, Sandra Marder
312 McDonnell Road Alameda 94502
Sent from my iPhone

Henry Dong

From: NANCY McPeak
Sent: Thursday, December 06, 2018 3:57 PM
To: Henry Dong
Subject: FW: Opposition to the Marriott Hotel proposal near the ferry plaza on Harbor Bay Isle

Nancy McPeak

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

From: Carolyn Mason [mailto:carolyn.mason1@gmail.com]
Sent: Thursday, December 06, 2018 3:30 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>
Subject: Opposition to the Marriott Hotel proposal near the ferry plaza on Harbor Bay Isle

I have lived in Alameda since 1955 and on Bay Farm Island since 1975.

I am writing to oppose the proposed Marriott Hotel to be built on Bay Farm Island next to the ferry plaza. Parking is already a problem. A parking garage is desperately needed in that space, not a hotel. A hotel would generate more traffic and we are already suffering from too much traffic.

I went to the meeting last night at the Harbor Bay Community Center and I support the proposal that board presented to you.

Thank you

Carolyn Mason

Henry Dong

From: NANCY McPeak
Sent: Wednesday, December 05, 2018 10:41 AM
To: Henry Dong
Subject: FW: Marriott hotel on the esplanade

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

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

From: LARA WEISIGER
Sent: Wednesday, December 05, 2018 10:23 AM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: FW: Marriott hotel on the esplanade

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

From: Susan [mailto:sue13dives@comcast.net]
Sent: Tuesday, December 04, 2018 10:17 PM
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>
Subject: Marriott hotel on the esplanade

Hi,

I hope you can forward this to the appropriate members on the planning board before the meeting on Dec. 10th.

I'd like it noted that I'm against this project for all the same reasons you've been hearing:

Size of structure, noise, crime, traffic and a reduction in home values and an inability to sell etc.

I'd also like to add on a personal note that we feel this whole project has been handled inappropriately and we feel we are getting railroaded.

I live in Bay Colony. I and many of us on the lagoon were never notified of this project from the beginning. I just happened to see a post on "nextdoor" about a week before the originally planned 11/27 meeting. We were grateful that was postponed and have been working hard to get up to speed.

Yet we were told notices were sent that followed the legal definition of feet from the property. In a recent meeting with the developer he fully admitted that the lagoon was where that designation ended.

So while no laws may have been broken that's a pretty shady and unethical practice knowing full well there are homes just a few more feet away from this.

He also lied by stating that he had the full buy-on from BCBP which we later learned was not true.

What other lies are we being told?

We were told a traffic study was done and it will not affect us.

A review of the study, showed it only addresses HarborBay parkway and not McCartney blvd & the streets through the neighborhoods adjacent to the proposed hotel.

There is already congestion at peak hours.

The developer uses "close proximity to downtown Alameda and it's fine restaurants and shops" as part of his marketing campaign.

The only reasonable way to get downtown from this location is to go down McCartney to Island Dr. to Otis etc.

The study did not include these streets and it should have.

In the last few months we had two lagoon adjacent homes go up for sale in Bay Colony. One sold but under asking with several buyers backing out once they learned of the hotel. In this area and in this market homes are not going for "under asking". The market has not turned. This was a direct result of the hotel.

The other is still listed. We were told that well over 100 people viewed the home and not one offer. Not even a low ball offer! When asked why? The reason was always the same. No one wants to live in a home where their yard looks at the back side of a 5 story hotel.

Speaking of back side. According to the diagram my yard will be right behind the restaurant and coffee shop.

The entrance to these places is on the bay side. It's reasonable to assume all deliveries and trash bins will be handled and kept at the rear of these establishments.

Therefore as I sit in my yard or look out the kitchen window I will now see industrial sized garbage bins full of rotting food bits.

No matter how impeccable they may keep this area it will still attract rodents and raccoons (& we already have enough issues with those attacking people and pets).

The lot may be zoned for commercial but it's in a residential neighborhood.

All we are asking is that something reasonable be built there.

A 2 story office building is reasonable. They are not there 24/7. They are not a commercial/public restaurant, bar, coffee shop.

Extending the ferry parking lot is reasonable.

This 5 story hotel is not reasonable.

This is not about our views being blocked.

This is not about just the a few homes on the lagoon crying about their views. These issues will affect the whole area.

If the hotel goes up then I'd actually like a fence put up too.

I'd rather the view from my yard be of the lagoon, walking path and road and then fence. With the hotel and restaurant, bar, coffee shop behind that fence.

At least that way we won't have to look at stinky overflowing garbage cans all day.

Thank you for your consideration.

Susan Natt

318 McDonnel Rd

Henry Dong

From: NANCY McPeak
Sent: Tuesday, December 04, 2018 1:26 PM
To: Henry Dong
Subject: FW: no Marriott on Bay Farm

Nancy McPeak

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

From: LARA WEISIGER
Sent: Tuesday, December 04, 2018 1:12 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: FW: no Marriott on Bay Farm

From: Wendi L. Poulson [<mailto:wlp1272@yahoo.com>]
Sent: Tuesday, December 04, 2018 12:40 PM
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>
Subject: no Marriott on Bay Farm

Hi Laura - this email is in opposition to the ridiculous and offensive monstrosity proposed by Marriott to build on Bay Farm. The Developer nor the project are what they purport to be - a horrible and hideous injustice. The detrimental effect this will have on the home values and quality of life on Bay Farm would be unsurmountable. I'm sure you are aware the Developer continues to push lies (i.e. has the approval of the BCDC -- FALSE and also will provide extra parking for the ferry riders CANNOT BE GUARANTEED, etc etc etc)

No Marriott on Bay Farm!!!

Thank you,

Wendi L. Poulson
108 Bannister Way
Alameda, CA 94502
(415) 420-1978

Henry Dong

From: Nancy Wendt <nanrideout2@gmail.com>
Sent: Friday, November 30, 2018 5:00 PM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulpr.net
Subject: I Support the Proposal for 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!

Nan Rideout
64 Steuben Bay
Alameda, CA 94502

nanrideout2@gmail.com
510-748-6565

Henry Dong

From: Nancy Wendt <nanrideout2@gmail.com>
Sent: Friday, November 30, 2018 5:22 PM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulipr.net
Subject: Support for the Residence Inn Project
Attachments: Nextdoor names removed.docx; ATT00001.htm; RESIDENCE INN LTR.docx; ATT00002.htm

Dear Alameda Planning Officials,

We are writing to let you know that many people on Harbor Bay... and in greater Alameda... are in favor of the proposed Residence Inn.

Attached are 2 documents in support of this:

- A letter from numerous local citizens, many of whom have been actively involved in projects to better Alameda— Building and funding the Library, Projects for the Handicapped, getting a Universal Design Ordinance, & leaders of civic organizations. These citizens have the best interest of Alameda as a whole at heart in their support of this Residence Inn project.
- The responses to my posting in Nextdoor (with names removed since they have not given permission to be identified). Since this is a Harbor Bay group, open to all who live here, I was surprised by the many supportive comments.

**PLEASE NOTE THAT THESE COMMENTS ARE FOR PLANNING AND CITY OFFICIALS ONLY
SINCE NOT EVERYONE HAS GIVEN PERMISSION FOR NAMES TO BE MADE PUBLIC!**

Thank you for balancing the loud negative NIMBY voices with the quieter ones who feel that this project offers benefits for us all.

Truly yours,

Nan Rideout

Nan nanrideout2@gmail.com
919-349-0372

Henry Dong

From: Nancy Wendt <nanrideout2@gmail.com>
Sent: Friday, November 30, 2018 5:22 PM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulpr.net
Subject: Support for the Residence Inn Project
Attachments: Nextdoor names removed.docx; ATT00001.htm; RESIDENCE INN LTR.docx; ATT00002.htm

Dear Alameda Planning Officials,

We are writing to let you know that many people on Harbor Bay... and in greater Alameda... are in favor of the proposed Residence Inn.

Attached are 2 documents in support of this:

- A letter from numerous local citizens, many of whom have been actively involved in projects to better Alameda— Building and funding the Library, Projects for the Handicapped, getting a Universal Design Ordinance, & leaders of civic organizations. These citizens have the best interest of Alameda as a whole at heart in their support of this Residence Inn project.
- The responses to my posting in Nextdoor (with names removed since they have not given permission to be identified). Since this is a Harbor Bay group, open to all who live here, I was surprised by the many supportive comments.

**PLEASE NOTE THAT THESE COMMENTS ARE FOR PLANNING AND CITY OFFICIALS ONLY
SINCE NOT EVERYONE HAS GIVEN PERMISSION FOR NAMES TO BE MADE PUBLIC!**

Thank you for balancing the loud negative NIMBY voices with the quieter ones who feel that this project offers benefits for us all.

Truly yours,

Nan Rideout

Nan nanrideout2@gmail.com
919-349-0372

Letter to Alameda Officials (NOT for publication in news media/papers)

Dear Alameda Officials,

We are long term Alameda residents and we write you in support of the proposed Residence Inn at the Ferry Terminal.

Many aspects of this project will benefit current residents of Alameda as a whole:

Hotel, restaurant and sales tax revenue; additional parking for the Ferry; the availability of conference rooms for community groups; availability of a quality hotel for our guests and grandparents, and most importantly, perhaps added clout to encourage WETA to add weekend and midday Ferry service.

This is a location which not in a high traffic area and which will draw most customers from the Oakland airport along Harbor Bay parkway — not residential streets.

We urge your support of this needed amenity which will enhance our city and provide options for all residents of Alameda. Please consider the many advantages for all Alameda residents as well as the considerable tax income, and support this project.

Truly yours.....For a well planned, vibrant Alameda,

Nan Rideout
Richard Rideout
Audrey Lord Hausman
Richard Hausman
Elizabeth Rogers
Donna Vaughn
Peggie Dorrance
Ken Dorrance
Karen Kenny
The Andy Cohen Family
Arlene Saidman
Larry Saidman
Penny Washbourn
Jan Dietz
Joan Searles
Honora Murphy
Li Volin
Herbert R. Volin
Kate Quick
Marion McKee
Luann Dewitt

Contact:
Richard & Nan Rideout
64 Steuben Bay
Alameda, CA 94502
510-748-6565

Letter to Alameda Officials (NOT for publication in news media/papers)

Nan Rideout
Richard Rideout
Audrey Lord Hausman
Richard Hausman
Elizabeth Rogers
Donna Vaughn
Peggie Dorrance
Ken Dorrance
Karen Kenny
The Andy Cohen Family
Arlene Saidman
Larry Saidman
Penny Washbourn
Jan Dietz
Joan Searles
Honora Murphy
Li Volin
Herbert R. Volin
Kate Quick
Marion McKee
Luann Dewitt

Henry Dong

From: Rideout Richard <richardfrideout@aol.com>
Sent: Friday, November 30, 2018 4:58 PM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulpr.net
Subject: I Support the Proposal for 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!

Richard Rideout

rfr6@cornell.edu

919-349-3981 cell

64 Steuben Bay
Alameda, Ca, 94502
510-748-6565

Henry Dong

From: Becca Perata <becca@voxpathulpr.net>
Sent: Monday, December 03, 2018 10:21 AM
To: Henry Dong; NANCY McPeak; ANDREW THOMAS
Subject: Fwd: I Support the Proposal for Marriott Residence Inn at Harbor Bay

FYI

Begin forwarded message:

From: Vicki Sedlack <vsedlack@gmail.com>
Subject: Fwd: I Support the Proposal for Marriott Residence Inn at Harbor Bay
Date: December 3, 2018 at 10:17:34 AM PST
To: Becca Perata-Rosati <becca@voxpathulpr.net>

Hey Becca,

I just checked my inbox and found that the emails to N McPeak and H Dong were undeliverable because the "address couldn't be found or is undeliverable." ??

Vicki

----- Forwarded message -----

From: Vicki Sedlack <vsedlack@gmail.com>
Date: Sat, Dec 1, 2018 at 7:21 AM
Subject: I Support the Proposal for Marriott Residence Inn at Harbor Bay
To: <athomas@alamedaca.gov>, <+hdong@alamedaca.gov>, <+nmcpeak@alamedaca.gov>, <+becca@voxpathulpr.net>

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 a Harbor Bay resident, I really look forward to having more amenities on Bay Farm, particularly a restaurant, bar, and coffee house.

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

Thank you!

Vicki Sedlack

--

Vicki Sedlack

vsedlack@gmail.com

Henry Dong

From: NANCY McPeak
Sent: Wednesday, December 05, 2018 4:14 PM
To: Henry Dong
Subject: FW: VOTE NO / NOT IN FAVOR / AGAINST Marriott Residence Inn Hotel at the Esplanade site on Bay Farm, Alameda

Importance: High

Nancy McPeak

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

From: Sandy Sidorsky [mailto:sandy@sidorsky.com]
Sent: Wednesday, December 05, 2018 3:25 PM
To: Ronald Curtis <rcurtis@alamedaca.gov>; Jeffrey Cavanaugh <JCavanaugh@alamedaca.gov>; David Mitchell <DMitchell@alamedaca.gov>; Sandy Sullivan <SSullivan@alamedaca.gov>; Alan Teague <ateague@alamedaca.gov>; LARA WEISIGER <LWEISIGER@alamedaca.gov>; NANCY McPeak <NMcPeak@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>
Subject: FW: VOTE NO / NOT IN FAVOR / AGAINST Marriott Residence Inn Hotel at the Esplanade site on Bay Farm, Alameda
Importance: High

My husband and I are 17 year residents in Harbor Bay. I was Project Manager for Ascend Communications when we built the 6-building Ascend Campus. Has anyone reviewed the original soils and Environmental Impact reports that were generated 15 and 20 years ago, when we were building the Ascend Campus????

Most of the development along Harbor Bay Parkway has been done tastefully. It is quite obvious that there are NO buildings higher than 2 stories. We agree with all the points noted below.

From: Cathy. Leong <gocathyl@gmail.com>
Sent: Wednesday, December 5, 2018 3:02 PM
To: undisclosed-recipients:
Subject: VOTE NO / NOT IN FAVOR / AGAINST Marriott Residence Inn Hotel at the Esplanade site on Bay Farm, Alameda

IF you please, feel free to copy/paste/email AND share with neighbors the planning board EITHER TODAY, Thursday or Friday in order for PB members to receive prior to Monday December 10th Meeting 7 p.m. City Hall Chambers.

Dear Members of the Alameda Planning Board,

We have been Alameda, Harbor Bay Isle, Bay Farm residents for over 31 years. It is out of serious concern, we are writing to express **strong opposition** to the proposed Marriott Residence Inn Hotel on Bayfarm Island, adjacent to the Bayfarm ferry terminal.

Please note that while we would prefer open space/a park, we know it was at some point zoned for commercial development. As signage states on this property, "build to suit, 10,000 to 45,000 square foot building", this is **HARDLY** 10,000 - 45,000 sq feet = **TOO BIG & OVER-REACHING**.

We are; however, in favor of development that will benefit our community without imposing undue and excessive strain on local infrastructure and residents in terms of traffic, noise, safety, dropping property values and aesthetic.

Our concerns regarding this proposed hotel are numerous, and ***we are asking you to vote AGAINST this hotel.***

Our concerns include:

1. The OVER-REACHING size, inappropriate design and poor fit within the community. This massive hotel, if approved, would sit oppressively over the existing neighborhood, which consists primarily of 2 story dwellings and an occasional 3 story structure in the business park. There are NO buildings currently on Bayfarm that exceed 3 stories, let alone 5 stories, 5.43 acres, 172 guest rooms. This proposed structure would drastically alter the coastline and skyline, and is simply too tall for this residential neighborhood. The proposed hotel is nearly TWICE as tall as the recently built McGuire-Hester building on the adjacent lot! This is not about neighbors "losing their view." If this 5 story hotel is approved, nearby neighbors would not be able to see the sky from their homes, let alone the water. This is about a building that is grotesquely out of proportion with the neighborhood in terms of scale and size, and aesthetic.
2. Building soils/seismic concerns: while supposedly some soils engineer "approved" 5 stories...are you SURE? When they built Ascend Communications campus, *they were not permitted to even consider anything over 2 stories due to soil/foundation issues*. Even if the soil test is different by the ferry, ask the folks who approved the millennial tower how THAT has worked out...that too was purportedly "ok/fine/approved". It seems like it would be important to do additional studies for this. *Do YOU want to go on record for presuming this is safe/ok*. It also stems of violating environmental agreement as the setback is required to be equal to height, including HVAC height. And what about the studies stating of the pending sea rise, 16 feet above sea level.
2. Inadequate traffic studies. It is our understanding this developer has provided *one traffic study* for this project...ONE?! Please examine that report closely & with clear conscious & request additional studies to review. This traffic study ONLY provides an assessment of traffic on Harbor Bay Parkway, and even with that data, 4 out of 10 data analyses were given a score of an "F" ("Operation with extreme congestion, with very high delays and

long queues unacceptable to most drivers"). The traffic report contains literally NO information regarding the impact that this hotel traffic will have on the residential streets of Bayfarm and on the Bayfarm bridge. We find this appalling and woefully inadequate. The residents of Bayfarm have a right to know this information BEFORE this project should even be considered for approval. There are hundreds of children that bike and ride to school daily on these streets. Thus, we are respectfully requesting a more thorough and comprehensive traffic analysis of the residential streets of the Bayfarm community, including Mecartney Drive, Island Drive, Robert Davey Jr, and the Bayfarm Bridge, at a minimum. By the way, have any of YOU attempted to drive off Bayfarm or any of the Island during commute times...today alone it took me 30 minutes to reach Central Avenue from Bayfarm. Now add UBER/LYFT/TAXIS/RENTALS/SHUTTLE BUSES to the mix...in the instance of an emergency, completely untenable.

Furthermore, the developer, Mr. Leach, has stated that most of the hotel traffic will only be traveling to/from the Oakland airport. This is not accurate. This proposal is for an extended stay hotel, where occupants are anticipated to stay longer than 1 or 2 nights on average, resulting in guests needing to drive their cars and/or Ubers to access local amenities such as restaurants and/or to get supplies for their hotel room kitchenettes, etc. *Ubers will draw traffic from all over the surrounding areas*, including the main island of Alameda, which requires the use of local neighborhood roads, not the Harbor Bay Parkway. It should also be noted that Google maps and Waze routes drivers directly through the Bayfarm community, not on the Harbor Bay Parkway. And checking the Uber app, you will receive confirmation that Uber travels mainly Island Drive to Maitland and Mecartney to get it's riders to and from the HB business park, the HB Ferry terminal etc. In other words, *local streets will be impacted*.

3. Empty promises of parking. No one disputes the need for more parking for ferry riders. This developer, however, has made no firm commitments regarding how much additional ferry parking will be available to members of our community. Their proposal states that "as many as 100 parking spaces may be vacant," however there is no guarantee. The developer has stated that parking priority will be given to hotels and conference center guests, and if parking is full, then those spaces will not be available to ferry riders to lease for the day. The parking lot size is part of ABAG's misguided agenda, which creates untenable pressure on cars without offering any viable alternative. *No matter what development happens in HBBP there will be insufficient parking by planning fiat.*

4. Noise impact. The noise level associated with a project of this magnitude and size will pose a significant burden to the local neighborhoods. The businesses on adjacent lots are currently 9-5 operations, whereas this hotel is a 24/7 operation, resulting in 24/7 noise, from the guests to the numerous and daily delivery and service trucks, to the very real possibility of hotel union strike activity in the future, as they recently did on Hegenberger.

5. Question of demand for more hotels. It is rumored that there are at least 2 other additional hotel proposals on Bayfarm, with at least one currently being built. With several local ***businesses planning to leave the business park, including the North Face and***

the Raiders, it is imperative to examine the level of demand for so many more hotels. Furthermore, the developer has stated that the 2 other hotels in the neighborhood (Hawthorne Suites and Extended Stay America) are always booked to capacity and rooms are rented for \$600/night. This is not true. Both hotels have had ample vacancies during our numerous recent searches online, with rates of \$189 and \$125/night. We are asking the board to seriously consider whether there is demand for another 3 star hotel on Bayfarm. *At the very least, if they must, build on the soon to be vacant Raiders practice lot/land as this is much closer to the Oakland Airport with easier access, ingress/egress to the freeway, major street access, etc. WITHOUT having to cross through the residential areas.*

Much of the Bayfarm community has been alarmed at how quickly this hotel proposal has been pushed through the review process. *There has been inadequate and tardy information disseminated to the local residents*, with many people only learning about this proposed project within the past month. Some of the information put forth by the developer has been untrue. Many of our local HOAs are against this project. It is imperative that all of these concerns be closely examined before considering approving such a massive project that will undoubtedly have significant implications on the local community. We are asking for you to please vote against this hotel proposal: it is not the right project for this piece of land and neighborhood. And how was the previous hotel project denied "killed" by the State & SFBCDC even after "approval"?

Quite simply, the project is too large for the parcel, would significantly obstruct views of the bay and substantially reduce access to the shoreline. We just don't think it belongs on this piece of land as it appears to be a monstrosity on a small strip of land that all of us currently enjoy.

Please listen to your constituents and VOTE AGAINST THIS MARRIOTT INN HOTEL.

Planning Board emails

rcurtis@alamedaca.gov,
jcavanaugh@alamedaca.gov,
dmitchell@alamedaca.gov,
ssullivan@alamedaca.gov,
ateague@alamedaca.gov,
lweisiger@alamedaca.gov,
nmcpeak@alamedaca.gov,
asaheba@alamedaca.gov

NANCY McPeak

From: LARA WEISIGER
Sent: Thursday, November 29, 2018 3:12 PM
To: NANCY McPeak; ERIN GARCIA
Subject: FW: Update on Proposal of the Marriott Hotel - Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

From: Helen Simpson [mailto:HSimpson@MPBF.com]
Sent: Thursday, November 29, 2018 3:10 PM
To: dburton@alamedaca.gov; Ronald Curtis <rcurtis@alamedaca.gov>; Jeffrey Cavanaugh <JCavanaugh@alamedaca.gov>; David Mitchell <DMitchell@alamedaca.gov>; Sandy Sullivan <SSullivan@alamedaca.gov>; Alan Teague <ateague@alamedaca.gov>
Cc: Trish Spencer <TSpencer@alamedaca.gov>; Frank Matarrese <FMatarrese@alamedaca.gov>; Jim Oddie <JOddie@alamedaca.gov>; LARA WEISIGER <LWEISIGER@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>
Subject: Update on Proposal of the Marriott Hotel - Opposition

Dear Planning Board Members.

First off, I would like to apologize for spelling Mr. Leach's name incorrectly in my email of November 14th.

As a resident of Harbor Bay and a frequent Harbor Bay Ferry rider, I am expressing my opposition for building a 5 story hotel on the land next to the ferry terminal.

Mr. Leech had another informal meeting on November 28th at the Community of Harbor Bay Isle Community Center. Once again, the email only went out to the Board members of each of the associations on Harbor Bay and the Bay Farm residents did not receive any notification. We were informed at the meeting that flyers are posted at the site of the proposed Marriott. Thankfully, someone posted the meeting on Next Door Neighbor and I received an email from another concerned neighbor about the meeting.

During the planning board meeting in October 2018, Mr. Leach indicated that there will be 125 "shared" parking spaces for the ferry rides. At the meeting on November 6th, he indicated there would be between 50 and 110 "shared" spaces and that there was no guarantee that there would be spaces for the ferry riders. On November 28th, Mr. Leach indicated there would be 112 "shared" spaces and the Marriott would be charging about \$5.00 a day, but he said that the city told him he should charge \$7.00 to \$10.00 a day. Once again, having additional "shared" parking spaces is not the answer for rides to get to the ferry. Once again, the question was asked to Mr. Leach about how many years will the Marriott be willing to "share" the parking with the ferry and he did not answer the question.

I am opposed to the building of the Marriott Hotel (or any hotel), not because it is a hotel, but it should not be built next to the ferry terminal and so close to residential areas. The noise level between the hotel (pool), restaurant and bar, traffic going through the neighborhoods will be a burden. What about the lighting from the parking lots going directly into the neighbors windows? If office buildings are built on that land, the traffic noise would most likely be during the day. There is a huge concern about traffic issues going through residential areas.

At the last meeting, someone requested that Mr. Leach have photographs of the hotel as a 2-story and 3-story and longer and also the 3-D image that he promised at our first meeting. At the meeting on November 28th, Mr. Leach did not have the photographs nor the 3-D image. When he was questioned about it, he didn't have an answer as to why he is not showing us.

At the meeting, Mr. Leach did have some photographs of the hotel and surrounding areas. The 5 story hotel is huge compared to the 2 story buildings, which are on part of the development now, and also compared to the surrounding houses.

Once again, Mr. Leach made it sound like the hotel is a done deal with the city and that he is only waiting on the approval from the planning board of the architect of the hotel. Please do not approve a hotel be built on this piece of property. It is a development for office buildings.

There is plenty of land, with better views of San Francisco and the water, on the base, he can build his Marriott Hotel on a piece of property on the base.

Thank you.

Helen Simpson

Henry Dong

From: Edward Sing <singtam168@att.net>
Sent: Monday, November 19, 2018 3:19 PM
To: Dawn Jaeger; wilma.chan@acgov.org; Trish Spencer; Henry Dong; NANCY McPeak
Subject: PLN18-0381 - 2900 Harbor Bay Parkway
Attachments: Ltr on Plng Bd Mtg.docx

November 19, 2018

SENT BY EMAIL:

Alameda Planning Board

Mayor of Alameda

Honorable Wilma Chan, BCDC

Dawn Jaeger, Executive Director, Community of Harbor Bay Isle Owner's Association

SUBJECT: PLN18-0381 – 2900 Harbor Bay Parkway

ALL CONCERNED:

I am a Freeport homeowner of almost 22 years and I am writing this letter in 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.

I am requesting more time for those residents affected by this project 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. Many of our neighbors directly facing the proposed project were never officially notified in writing by the Planning Board of this project! To have the matter and accompanying documentation considered right after the Thanksgiving holiday, not even a month after most of the neighbors were made aware of the development, is not fair to the neighborhoods. In addition, we will not have sufficient time to review the project documentation, only today posted on the internet.

As neighbors we have not been NIMBYs. The community worked with Joe Earnst 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 Freeport 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 (i.e. two story, smaller areal structures) 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. We also want to ensure that all applicable review process are being followed on this project, **including review by BCDC** – which to our knowledge has not yet occurred even though the project is located within its jurisdiction.

Your support of the requested delay would be greatly appreciated.

Sincerely yours,

// Edward Sing //

217 McDonnel Road Alameda, Ca.

Henry Dong

From: ERIN GARCIA
Sent: Thursday, December 06, 2018 1:17 PM
To: Henry Dong
Subject: FW: PLN18-0381 - 2900 Harbor Bay Parkway Proposed Marriott Hotel

From: LARA WEISIGER
Sent: Thursday, December 06, 2018 1:09 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: Fwd: PLN18-0381 - 2900 Harbor Bay Parkway Proposed Marriott Hotel

Begin forwarded message:

From: Edward Sing <singtam168@att.net>
Date: December 6, 2018 at 11:53:32 AM PST
To: "LWEISIGER@alamedaca.gov" <LWEISIGER@alamedaca.gov>
Cc: Henry Dong <hdong@alamedaca.gov>
Subject: PLN18-0381 - 2900 Harbor Bay Parkway Proposed Marriott Hotel

City Clerk: please forward to members of the Alameda Planning Board, Mayor and City Council Members. Thank you!

Dear Members of the Alameda Planning Board:

I have been a Bay Farm resident for nearly 22 years and am writing to express my strong opposition to the proposed Marriott Residence Inn Hotel on Bay Farm Island, adjacent to the Bay Farm ferry terminal.

Please note that I am not opposed to commercial development for our community. I am, however, in favor of development that will benefit our community without imposing undue and excessive strain on local infrastructure and residents in terms of traffic, noise, safety, and aesthetics.

My concerns regarding this proposed hotel are numerous, and I am asking you to vote **AGAINST** this hotel.

My concerns include:

1. The size, inappropriate design and poor fit of the proposed hotel within the community. This massive hotel, if approved, would sit oppressively over the existing neighborhood, which consists primarily of 1 and 2 story residences and 2 story office buildings (with an occasional 3 story structure) in the Harbor Bay Business Park. There are NO buildings currently on Bay Farm that exceed 3 stories, let alone 5 stories. This proposed structure would drastically alter the coastline and skyline, and is simply too tall for this residential neighborhood. The proposed hotel is nearly TWICE as tall as the recently built McGuire-Hester building on the adjacent lot! This is not about neighbors "losing their view." If this 5 story hotel is approved, nearby neighbors would not be able to see the sky from their homes, let alone the water. This is about a building that is grotesquely out of proportion with the adjacent residential neighborhood and the business park in terms of scale and size, and aesthetics.

2. The hotel proposal is a significant change from the development previously proposed for this lot. The previous owner of this property had worked with its residential neighbors in coordinating a development plan for this property. The plan envisioned multiple, low height (two story) office units which would be compatible with similar offices in the Harbor Bay Business Park and strived to be as unobtrusive as possible to its residential neighbors. A hotel was never envisioned for this site, let alone a restaurant.

3. Inadequate traffic studies. The developer has provided one traffic study for this project, and I urge every board member to examine that report closely. This traffic study ONLY provides an assessment of traffic on Harbor Bay Parkway, and even with that data, 4 out of 10 data analyses were given a score of an "F" ("Operation with extreme congestion, with very high delays and long queues unacceptable to most drivers"). The traffic report contains literally NO information regarding the impact that this hotel traffic will have on the residential streets of Bay Farm and on the Bay Farm bridge. We find this appalling and woefully inadequate. The residents of Bay Farm have a right to know this information BEFORE this project should even be considered for approval. There are hundreds of children that bike and ride to school daily on these streets. Thus, we are respectfully requesting a more thorough and comprehensive traffic analysis of the residential streets of the Bay Farm community, including Auginbaugh Way, Mecartney Drive, Island Drive, Robert Davey Jr, and the Bay Farm Bridge, at a minimum.

Furthermore, the developer, Mr. Leach, has stated that most of the hotel traffic will only be traveling to/from the Oakland airport. This is not entirely accurate. This proposal is for an extended stay hotel, where occupants are anticipated to stay longer than 1 or 2 nights on average, resulting in guests needing to drive their cars and/or use Ubers to access local amenities such as restaurants and/or to get supplies for their hotel room kitchenettes, etc. Ubers

will draw traffic from all over the surrounding areas, including the main island of Alameda, which requires the use of local neighborhood roads, not the Harbor Bay Parkway. It should also be noted that Google maps and Waze routes drivers destined for the main island directly through the Bay Farm community, not on the Harbor Bay Parkway.

Increased traffic due to this project through the existing Harbor Bay Ferry parking lot from the hotel and its offsite ferry parking will exacerbate an already congested, and some might say unsafe, situation there. The hotel plans show "Harbor Parkway" extending through this parking lot which, from its inception, was never intended to be a through fare. When the lot first opened, it was gated to prevent such through traffic. During the middle of the day, traffic speeds through the parking lot resulting in a dangerous situation. This will only worsen with the proposed project.

By the way, the traffic report erroneously shows the speed limit on Harbor Bay Parkway as 45 mph. The posted speed limit on the Parkway is 35 mph.

4. Empty promises of parking. No one disputes the need for more parking for ferry riders. This developer, however, has made no firm commitments regarding how much additional ferry parking will be available to members of our community. Their proposal states that "as many as 100 parking spaces may be vacant," however there is no guarantee. The developer has stated that parking priority will be given to hotels and conference center guests, and if parking is full, then those spaces will not be available to ferry riders to lease for the day.

5. Noise impact. The noise level associated with a project of this magnitude and size will pose a significant burden to the local neighborhoods. The businesses on adjacent lots are currently 9-5 operations, whereas this hotel is a 24/7 operation, resulting in 24/7 noise, from the guests to the numerous and daily delivery and service trucks, to the very real possibility of hotel union strike activity in the future, as they recently did at hotel facilities on Hegenberger Road.

6. Question of demand for more hotels on Bay farm. It is rumored that there are at least 2 additional hotel proposals on Bay Farm, with at least one currently being built. With several significant size local businesses leaving the business park in the very near future, including the North Face and the Raiders, it is imperative to examine the level of demand for this and other hotels. Furthermore, the developer has stated that the 2 other hotels in the neighborhood (Hawthorne Suites and Extended Stay America) are always booked to capacity and rooms are rented for \$600/night. This is not true. Both hotels have had ample vacancies during our numerous recent searches online, with rates of \$189 and \$125/night. We are asking the board to seriously consider whether there is demand for another hotel on Bay Farm.

7. Project Review. Much of the Bay Farm community has been alarmed at how quickly this hotel proposal has been pushed through the review process. There has been inadequate and tardy information disseminated to the local residents, with many people only learning about this proposed project within the past month. Some of the information put forth by the developer has not been entirely true. Many of our local HOAs are against this project. It is imperative that all of these concerns be closely examined before considering approving such a massive project that will undoubtedly have significant implications on the local community.

I am asking for you to please vote against this hotel proposal: it is not the right project for this location and neighborhood.

Thank you very much for your consideration of the above,

Ed Sing

Resident, Freeport Village, Harbor Bay Isle (Bay Farm Island)

Henry Dong

From: NANCY McPeak
Sent: Tuesday, November 27, 2018 1:26 PM
To: Henry Dong
Subject: FW: Proposed Marriott

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

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

From: LARA WEISIGER
Sent: Tuesday, November 27, 2018 1:25 PM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: FW: Proposed Marriott

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

From: Blair Skellie [mailto:skellieb@aol.com]
Sent: Tuesday, November 27, 2018 12:29 PM
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>
Subject: Proposed Marriott

Hi Lara. I am sending this to the Alameda City Planning Board concerning the proposed Marriott. I live in Bay Colony at 432 McDonnel Rd behind the ferry parking lot.

I am absolutely not in favor of this Marriott for a number of reasons:

1. It will affect our property values. It has already affected one on McDonnel as they have had 100 visitors and no offers and people have said it is because of the hotel.
2. If there really is a need for another hotel in the area, it should not be placed in a residential area. It should be placed at the other end of the parkway where the businesses are.
3. My understanding is that this property is zoned for a 2 story building. How is a 5 story building even being considered?
4. The hotel will definitely increase traffic, crime and noise in our nice residential area.

I am not a NIMBY and would have been fine with the nursing home going on this property. But I do NOT support this hotel going in.

Blair Skellie

Sent from my iPad

Henry Dong

From: sodaguy <sodaguy@att.net>
Sent: Wednesday, December 05, 2018 7:16 PM
To: ANDREW THOMAS; Henry Dong; NANCY McPeak; becca@voxpathulipr.net
Subject: I Support the Proposal for Marriott Residence Inn at Harbor Bay

Dear Planning Board:
DO not allow Marriot proposal unless:

Only if no money or incentives are given too Marriott! They make money let them pay for it all with no local money going to the project. Time to stop paying for corporate projects. Also they should donate money to other housing proposals. Other wise the land should be used for more affordable housing. We have a 3.5 million housing shortage in the state. Time to bring down the costs of living and promote a healthy community instead of selling to the highest bidder.

Thank You
Alameda Resident
Danilo Soda

Sent from my T-Mobile 4G LTE Device

Henry Dong

From: ERIN GARCIA
Sent: Thursday, December 06, 2018 8:33 AM
To: Henry Dong
Subject: FW: Opposition to the Marriott Hotel

From: LARA WEISIGER
Sent: Thursday, December 06, 2018 8:26 AM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: FW: Opposition to the Marriott Hotel

From: Eike Zimmermann [<mailto:eike.zimmermann@gmail.com>]
Sent: Wednesday, December 05, 2018 5:44 PM
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>
Subject: Opposition to the Marriott Hotel

Dear Members of the Alameda Planning Board,

I am a Bayfarm resident and mother of 2 kids, writing to express my strong opposition to the proposed Marriott Residence Inn Hotel on Bayfarm Island, adjacent to the Bayfarm ferry terminal.

Please note that I am not opposed to commercial development for our community. I am however, in favor of development that will benefit the community without imposing undue and excessive strain on local infrastructure and residents in terms of traffic, noise, safety, and aesthetic.

I am asking you to vote AGAINST this hotel.

My concerns include:

1. The size, inappropriate design and poor fit within the community. This massive hotel, if approved, would sit oppressively over the existing neighborhood, which consists primarily of 2 story dwellings and an occasional 3 story structure in the business park. There are NO buildings currently on Bayfarm that exceed 3 stories, let alone 5 stories. This proposed structure would drastically alter the coastline and skyline, and is simply too tall for this residential neighborhood. The proposed hotel is nearly TWICE as tall as the recently built McGuire-Hester building on the adjacent lot! This is not about neighbors "losing their view." I would even benefit from the location of this hotel, but it is grotesquely out of proportion.
2. Most concerning as a mother of two kids: Inadequate traffic studies. The developer has provided one traffic study for this project, and I urge every board member to examine that report closely. This traffic study ONLY provides an assessment of traffic on Harbor Bay Parkway, and even with that data, 4 out of 10 data analyses were given a score of an "F" ("Operation with extreme congestion, with very high delays and long queues unacceptable to most drivers"). The traffic report contains literally NO information regarding the impact that this hotel traffic will have on the residential streets of Bayfarm and on the Bayfarm bridge. I find this appalling

and woefully inadequate and worrisome for my two kids. They bike and ride to school daily on these streets. Thus, I am respectfully requesting a more thorough and comprehensive traffic analysis of the residential streets of the Bayfarm community, including Mecartney Drive, Island Drive, Robert Davey Jr, and the Bayfarm Bridge, at a minimum.

Furthermore, the developer, Mr. Leach, has stated that most of the hotel traffic will only be traveling to/from the Oakland airport. This is not accurate. This proposal is for an extended stay hotel, where occupants are anticipated to stay longer than 1 or 2 nights on average, resulting in guests needing to drive their cars and/or Ubers to access local amenities such as restaurants and/or to get supplies for their hotel room kitchenettes, etc. Ubers will draw traffic from all over the surrounding areas, including the main island of Alameda, which requires the use of local neighborhood roads, not the Harbor Bay Parkway. It should also be noted that Google maps and Waze routes drivers directly through the Bayfarm community, not on the Harbor Bay Parkway.

3. Empty promises of parking. No one disputes the need for more parking for ferry riders. This developer, however, has made no firm commitments regarding how much additional ferry parking will be available to members of our community. Their proposal states that "as many as 100 parking spaces may be vacant," however there is no guarantee. The developer has stated that parking priority will be given to hotels and conference center guests, and if parking is full, then those spaces will not be available to ferry riders to lease for the day.

4. Noise impact. The noise level associated with a project of this magnitude and size will pose a significant burden to the local neighborhoods. The businesses on adjacent lots are currently 9-5 operations, whereas this hotel is a [24/7](#) operation, resulting in [24/7](#) noise, from the guests to the numerous and daily delivery and service trucks, to the very real possibility of hotel union strike activity in the future, as they recently did on Hegenberger. Marriott hotels are often impacted by strike.

5. Question of demand for more hotels. It is rumored that there are at least 2 other additional hotel proposals on Bayfarm, with at least one currently being built. With several local businesses planning to leave the business park, including the North Face and the Raiders, it is imperative to examine the level of demand for so many more hotels. Furthermore, the developer has stated that the 2 other hotels in the neighborhood (Hawthorne Suites and Extended Stay America) are always booked to capacity and rooms are rented for \$600/night. This is not true. Both hotels have had ample vacancies during my numerous recent searches online, with rates of \$189 and \$125/night. I am asking the board to seriously consider whether there is demand for another 3 star hotel on Bayfarm.

I am asking for you to please vote against this hotel proposal: it is not the right project for this piece of land and neighborhood.

Kind regards, mit freundlichen Grüßen,

Eike

Sent from my iPhone, excuse any typos or errors.

**PUBLIC
COMMENTS
FROM THE
OCTOBER 8,
2018 STUDY
SESSION**



2018 Board Members

MICHAEL McDONOUGH
President
Principal Financial Group

ROBERT CULLMANN
Vice President
Eon Technologies

PHIL HOLT
Vice President
Sunbelt Business Sales &
Acquisitions

STEPHEN ZIMMERMAN
Secretary
AEC Living

KARI THOMPSON
Treasurer
Poppy Bank

ROBERT ARZT
Polaris One

LESLIE CAMERON
Bay Ship & Yacht Company

CHERI CORFEY
Zap Payroll

SUSAN DeLONG
Grits Marketing Group

NATALIE GELMAN
Ambassador Chair
Natalie Gelman, Ph.D

JOHN HAN
Alice Home Care

JOHN JACOBS
Bank of Marin

LOUISE NAKADA
Alameda Hospital

SUSAN STRONG
Strong Coaching Academy

KATHLEEN WOUFFE
Government, Community &
Non-Profit Relations

CARRIE WRIGHT
Alameda County Industries

DEBBIE POTTER
Ex Officio
City of Alameda

MARK SORENSEN
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

Exhibit 3
Item 7-B, 10/8/18
Planning Board Meeting

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



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-AWP-14354-OE

Issued Date: 09/25/2018

James Woo
Harbor Bay Hospitality LLC
191 N. Tully Rd
Turlock, CA 98530

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Hotel and Restaurant
Location:	Alameda, CA
Latitude:	37-44-07.98N NAD 83
Longitude:	122-15-17.68W
Heights:	15 feet site elevation (SE) 63 feet above ground level (AGL) 78 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/25/2020 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-14354-OE.

Signature Control No: 383995037-385974347

(DNE)

Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2018-AWP-14354-OE



San Francisco Bay Conservation and Development Commission

455 Golden Gate Avenue, Suite 10600, San Francisco, California 94102 tel 415 352 3600 fax 415 352 3606

September 25, 2018

Robert Leach, Lead Developer
Harbor Bay Hospitality, LLC
191 N.Tully Rd
Turlock, CA 98530

AND

James Woo, Managing Member
Harbor Bay Hospitality, LLC
191 N.Tully Rd
Turlock, CA 98530

SUBJECT: Proposed Marriot Hotel, 2900 Harbor Bay Parkway in Harbor Bay Business Park;
BCDC Legal Inquiry File MC.MC.7402.451.6

Dear Sirs:

We received the Conceptual Site Plan you submitted for the proposed Marriot Hotel and restaurant/café within the Harbor Bay Business Park, on Bay Farm Island, in the City of Alameda, Alameda County. The site plan is entitled “Marriot Residence Inn Alameda” (“Conceptual Site Plan”), and is dated September 20, 2018, prepared by HRGA Architecture. We also received a digital copy of the Preliminary Landscape Plans dated September 12, 2018, prepared by Wilson Design Studio.

Based on our review of the Conceptual Site Plan, we have determined that the plan, in concept, is generally consistent with the development standards contained in Section 6.B.2 (“Soft-Urban Landscape Area”) of the Third Amendment to the Third Supplementary Agreement (“TSA”), Harbor Bay Isle Shoreline, Harbor Bay Business Park — Phase III, Alameda, California, dated March 15, 2013, and with the public access and landscape improvement plans dated November 13, 1990, and with the public access and landscape improvement plans approved for this area, titled “Landscape Improvement Plans, Alameda Shoreline Park, Tract 5905 & Tract 4500 — Phase 3B,” dated October 1, 1989 and approved by our office on November 21, 1990.

Although we have applied to your project the development standards for the “Soft-Urban Landscape Area” contained in the TSA and in plans approved by the BCDC under the terms of the TSA, it remains a matter of concern to BCDC that Harbor Bay Hospitality, LLC is not a party to the TSA. We are allowing Harbor Bay Hospitality, LLC. to avail itself of the benefit of the TSA (in the form of an exemption from the otherwise applicable permit requirements of the McAtter-Petris Act) and in exchange for that allowance we expect Harbor Bay Hospitality, LLC, in lieu of applying for and obtaining a BCDC permit, to be willing to enter into a contractual arrangement with BCDC. Through this contract, the development standards in the TSA would become legally binding on Harbor Bay Hospitality, LLC and its successors, and the exemption provided by the TSA would terminate upon the initial buildout of the property to which the TSA pertains, including but not limited to the property on which you are constructing your project.

As part of a previous proposal for this site (the senior living center,) we discussed with HBIA and its counsel a contractual mechanism that will achieve these results. If and when we have a draft contractual document designed for these purposes, we will forward it to you for your consideration and eventual execution. Again, execution of such contract is necessary in order for Harbor Bay Hospitality, LLC to enjoy the benefit of the exemption from BCDC’s permitting requirements, which the TSA affords.

If you have any questions, please do not hesitate to contact me at 415-352-3643 or andrea.gaffney@bcdca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'AG', with a stylized flourish at the end.

ANDREA GAFFNEY
Bay Design Analyst

AEG/gg

cc: HBIA, c/o Dr. Daniel Reidy, Henry Dong, City of Alameda

September 27, 2018

Robert Leach
West River, Inc.
2347 Loch Way
El Dorado Hills, CA 95762

SUBJ: ALUC Administrative Review: Proposed Hotel at 2900 Harbor Bay Parkway, Alameda CA

Dear Mr. Leach,

Thank you for the opportunity to review the materials submitted regarding the proposed hotel at 2900 Harbor Bay Parkway, Alameda CA. I've completed my review, and offer the following comments for your consideration.

AIRPORT LAND USE COMPATIBILITY

The Alameda County Airport Land Use Commission (ALUC) has adopted an updated Airport Land Use Compatibility Plan (ALUCP) for all three public use airports in Alameda County (the Oakland International Airport 2010, Hayward Executive Airport 2012, and Livermore Municipal Airport 2012). These documents and other reference material can be accessed online at this location:

<http://www.acgov.org/cda/planning/generalplans/airportlandplans.htm>

The project site is located within the Airport Influence Area (AIA) for the Oakland International Airport (OAK), the nearest airport to the project location, and in other zones as noted below. This review consists of an evaluation of the proposed Project with regard to the four Airport Compatibility Planning Factors: Noise, Safety, Airspace Protection, and Overflight Impacts.

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. The project site is located inside the 60 CNEL noise contour for OAK. Please refer to Table 3-1 - *Noise Compatibility Criteria* in the Oakland Airport ALUCP, and Section 3.3.1 of the ALUCP which describes Noise Compatibility criteria for various land uses. Hotels are listed as a Conditional use at a 60 CNEL contour, and must comply with the standards described in Table 3-1 and Section 3.3.1 of the Plan.

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 project is located wholly within Safety Zone 6 - the Traffic Pattern Zone. However, the site is adjacent to Safety Zone 4 - Outer Approach/Departure Zone. Given the proximity to a more restrictive safety zone, we recommend the following risk reduction building features be considered for inclusion in any Conditional of Approval the City might require for this project:

- No skylights
- Additional emergency exits
- Enhanced fire sprinkler system

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. This is accomplished by the establishment of compatibility policies that seek to prevent the creation of land use features that can be hazards to the airspace used by aircraft in flight and have the potential to cause an aircraft accident to occur. Such hazards may be physical, visual, or electronic. Section 3.3.3. *Airspace Protection* describes these impacts.

The ALUC conforms to the guidance provided by FAA Part 77 – *Objects Affecting Navigable Airspace*, which is provided in Appendix C of the Livermore Airport ALUCP - Federal Aviation Regulations Part 77. The project site is approximately located between 6,455 to 9,340 feet from the nearest point of the commercial and general aviation field runways that comprise Oakland International Airport. Any structure at this location must conform to Part 77 height restrictions.

OVERFLIGHT

Overflight policies address noise from the overhead flight of aircraft, which can be annoying and intrusive in locations beyond the limits of the noise contours. Unlike other compatibility factors such as; noise, safety, or airspace protection, overflight compatibility policies do not restrict how land can be developed or used. The basic intent of overflight policies is to warn people near an airport of the presence of aircraft so that they have the ability to make informed decisions regarding acquisition or lease of property within for the Oakland International Airport as shown in Figure 3-6 of the OAK ALUCP. Any project at this location is required to have an Avigation Easement executed between the applicant and the PORT of Oakland as a Condition of Approval. See Section 3.3.3.8 for specific requirements.

CONSISTENCY REVIEW FINDINGS

A hotel in Safety Zone 6 is a **Compatible Land Use** as described in various sections of the OAK ALUCP as noted above

Again, thank you for the opportunity to review this project. Please do not hesitate to contact me at (510) 670-6511 if you have any questions about this compatibility determination.

Sincerely,



Cindy Horvath
Senior Transportation Planner
Staff, Alameda County Airport Land Use Commission

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



NANCY McPeak

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

NANCY McPeak

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>
Date: October 8, 2018 at 10:12:21 AM PDT
To: <dburton@alamedaca.gov rcurtis@alamedaca.gov jcavanaugh@alamedaca.gov asaheba@alamedaca.gov dmitchell@alamedaca.gov ssullivan@alamedaca.gov 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 think 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 Adelpian 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.

NANCY McPeak

From: Kris Motola <krismotola@gmail.com>
Sent: Monday, October 08, 2018 12:38 PM
To: NANCY McPeak
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