



Appeal of Planning Board Decision to Approve:
Hotel, Restaurant, and Ferry Parking at 2900 Harbor Bay Parkway

PLANNING BOARD ACTION TO APPROVE: HOTEL IN BUSINESS PARK

Basis of Appeal:

- Adequacy of Environmental Impact Analysis (CEQA)
- Consistency with City Development Standards (size)
- Recommendation: Uphold PB



Appellants:

Labor Union 304 (LUNA)

Harbor Bay Neighbors

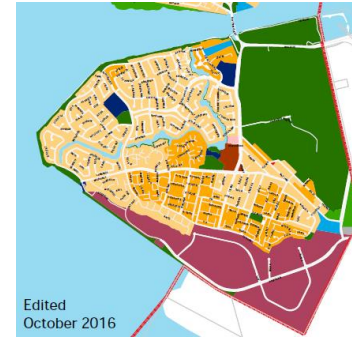


PLANNING BOARD DECISION: ADEQUACY OF ENVIRONMENTAL INFORMATION AND DISCLOSURE

CEQA: Disclosure + informed decision making

(Every City Action/Staff Report.)

- 1974 EIR (Harbor Bay Development.)
- 1989 Development Agreement and EIR Addendum. (4.1 m. sf. business park size and development requirements) Current: 2.75 m.
- 1990 General Plan EIR – Harbor Bay Entitlements
- Site Specific 2006 Environmental Analysis - 10 office buildings on site.
- Site Specific 2014 Analysis - Westmont Assisted Living
- Site Specific 2018 Analysis – Hotel



NO NEW IMPACTS OR MORE SEVERE IMPACTS

- Traffic Study (2018)
 - Roadway for 4.1 m. sq. ft. (2.75 m. sq. ft)
 - Hotel less daily trips than office or R+D development
 - Less peak hour trips than 2006 office project.
 - Shuttle services
- Biological (2018)
 - 2006, 2016, and 2018.
 - 2018 Bird Safe Ordinance/Bird safe window conditions
- Construction Materials. - State and Federal Regulations: EPA, OSHA, and California Air Resources Board (CARB).
- Airport Safety and Noise

Uphold the Planning Board findings for CEQA.

No evidence of new impacts or more severe impacts.



PLANNING BOARD FINDING: CONSISTENCY WITH STANDARDS

Is project “Too Massive” for site?

- ✓ Maximum Floor Area. $0.5 \text{ FAR} = 119,900$ square feet of floor area. Project Complies
- ✓ Maximum Height. 100 feet. Project is 63-72 feet in height. Project Complies



PLANNING BOARD FINDING: : SETBACKS

- Setback for Restaurant, Retail, Commercial Recreation
- 25 ft.. (Project not “office/research”)
- ✓ Building setback 35 feet from shoreline park Project Complies
- ✓ Building setback 70 feet from water.



PLANNING BOARD FINDING: PARKING

Parking Requirement: 275 vehicle parking spaces (Project Complies)

- Parking demand study: 100 parking spaces for ferry and park
- Required to advertise w/signs and parking management mobile application.



ARCHITECTURAL DESIGN

Planning Board Conditions:

Work with community to improve:

- Architectural Elevations
- Public Art
- Landscape and Lighting Plan



PUBLIC NOTICE

Consistent with State and City Requirements:

- Newspaper Ads
- Postings
- Letters (300 feet).



RECOMMENDATION:

Uphold Planning Board unanimous decision.

Environmental analysis is adequate

Project is consistent with standards

