



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



HARBOR BAY: A HISTORY OF LAWSUITS, DISAGREEMENTS, AND AGREEMENTS

- City Development Agreement
 - City gets 22 acre Shoreline Park, fire house, school site, ferry terminal, and roads (day 1)
 - Land owners get 3,000 housing units + 5.2 m. sf. business park (2.75 m. today)
- BCDC Settlement Agreement
 - Land owners build 22 acre Shoreline Park = Maximum Feasible Public Access. (day 1)
 - No requirement for permit for each house and building.
- Subject Site: Business Park next to Park, Housing, and Ferry Terminal
 - 2006 - Office development - appealed
 - 2014 - Assisted living - appealed
 - 2018 - Hotel - appealed.
- Private Land – Public land requires purchase



PLANNING BOARD DECISION: CEQA

ADEQUACY OF ENVIRONMENTAL INFORMATION AND DISCLOSURE

CEQA: Adequacy of Environmental Analysis

- Every city action/staff report requires evaluation and analysis
- 1974 EIR (Harbor Bay Development.)
- 1989 Development Agreement and EIR Addendum.
- 1990 General Plan EIR – Harbor Bay Business Park
 - 5.2 m. square feet (2.75 million today)
 - 17,300 employees (appx. 5,000 today)
 - 100 ft. buildings by right, 156 with use permit
- Site Specific 2006 analysis for 10 office buildings
- Site Specific 2014 analysis for Westmont Assisted Living
- Site Specific 2018 analysis for Hotel



CEQA FINDINGS

- Traffic Study (2018)
 - Roadway for 5.2 m. sq. ft. + 17,300 employees
 - 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 FAR = 119,900 square feet of floor area. Project Complies
- ✓ Maximum Height. 100 feet by right. Project is 63 to top of parapet. Project Complies

“High rise buildings, 100 feet as of right and 156 feet subject to discretionary review, can be built at the business park.”
- City of Alameda General Plan



PLANNING BOARD FINDING: : SETBACKS

Setback for Restaurant, Retail, Commercial Recreation -
25 ft.. (Project not “office/research”)

- ✓ Building setback 35 feet from shoreline park
- ✓ Building setback 75 feet from water



PLANNING BOARD FINDING: PARKING

Parking Requirement: 275 vehicle parking spaces

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



PUBLIC NOTICE

Consistent with State and City Requirements:

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



ARCHITECTURAL AND LANDSCAPE DESIGN DETAILS

Planning Board Conditions:

- Architectural Elevations
- Public Art
- Landscape and Lighting Plan



RECOMMENDATION:

Uphold Planning Board unanimous decision.

- Environmental analysis is adequate.
- Project is consistent with standards and agreements.
- No evidence that the Planning Board erred in its unanimous decision to conditionally approve the project.

