

LARA WEISIGER

From: Patricia Lamborn <patricia.lamborn@aol.com>
Sent: Monday, September 16, 2019 11:19 AM
To: Jim Oddie; Malia Vella; Tony Daysog; Marilyn Ezzy Ashcraft; John Knox White
Cc: LARA WEISIGER
Subject: Sept 17, 2019 Hotel Appeal
Attachments: View 1 VF Parking Lot Mon AM Sept. 16.jpg; View 2 VF Parking Lot Mon. AM Sept 16.jpg

*** **CAUTION:** This email message is coming from a non-City email address. Do not click links or open attachments unless you trust the sender and know the content is safe. Please contact the Help Desk with any questions. ***

Dear Mayor Ashcraft, Vice Mayor Knox White, Council Members Oddie, Vella and Daysog,

RE: 172 Room Hotel and Restaurant located at 2900 Harbor Bay Park Parkway

I am writing in support of the community members who have appealed the May 28th, 2019 approval by the Planning Board of the architectural design and building footprint based on incomplete design drawings. The discrepancy between staff reports and project plans is cause for concern.

If you look at the minutes from the Monday May 28, 2019 Planning Board Meeting Board Member Teague moved approval of the 35 foot setback, Board Member Rothenberg seconded the motion. It passed 7- 0. The appellants are rightfully questioning whether the Planning Board decisions are binding on the developer and if the Planning Board votes matter when it comes to holding the developer, his architects, and landscape architects accountable. The community has questioned the 40 foot setback now being treated as approved - despite a clear Planning Board vote to the contrary, documented in the May 28th meeting minutes.

I have attended the meetings for the last year regarding this project. The community has expressed deep concerns about the hotel bulk's impact on their homes, wildlife, and the Bay. I believe you do have the power to mitigate negative impacts on the local residents and Shoreline Park users.

Parking

I am writing to ask that you reduce the parking spaces for this development. The 172 room hotel and restaurant requires 275 parking spaces - However in subsequent community meetings all agreed-- , developer ,staff and eventually, the Planning Board that the development was overparked. The developer reduced the parking by 8 spaces according to the staff report on May 28th. However, Board Member Teague points out a discrepancy between the staff report and the actual plans the Planning Board had for that meeting. Again, what DID the Board actually vote on with regards to parking? Why aren't parking space numbers addressed clearly in any staff reports or resolutions?

I ask that tonight you decide how many parking spaces make sense for this development and pass a motion for THAT number, and make it binding. The original parking study for the Dec. 10 2018 Planning Board development approval pointed out it was likely overparked by **100 spaces** and that was the rationale for making those spaces available for ferry riders.

This appeal is based on the reality that the Planning Board consistently expressed dismay over the disparities between staff reports and the developer's plans-- Tonight YOU can decide on a final reduction of parking spaces. My ask would be a reduction of up to 50 parking spaces . That would open up space for additional landscaping along the Shoreline Park/Bay Trail and more vegetation to mitigate the impact of this massive building on the neighbors .

I've attached fotos of the vast empty parking lot of VF outdoors located at 2701 and 2801 Harbor Bay Parkway-- now vacated. I took the fotos this morning, Sept. 16th., 2019 at 10:30 am. Will anyone ever occupy that office building again? VF argued vigorously for the need of a hotel in the Business Park-- never mentioning they planned to lay off their entire staff and move to Denver. How many more empty parking spaces do you want to construct during your term on council?

Lastly, please pass a motion requiring that the developer follow the direction of the Planning Board to field test the landscape barriers, with community participation. The Planning Board was very concerned about the actual efficacy of the planned barriers. I could see this direction getting ignored-- it is not documented as of yet in the minutes for the July 22 2019 meeting-- they are not online.

Sincerely,

Patricia Lamborn
patricia.lamborn@aol.com





LARA WEISIGER

From: Eric Levitt
Sent: Friday, September 13, 2019 2:39 PM
To: LARA WEISIGER
Subject: FW: Marriott Hotel - Harbor Bay

From: Marilyn Ezzy Ashcraft
Sent: Friday, September 13, 2019 2:22 PM
To: ANDREW THOMAS <ATHOMAS@alamedaca.gov>
Cc: Eric Levitt <elevitt@alamedaca.gov>
Subject: Fwd: Marriott Hotel - Harbor Bay

Just forwarding fyi.

Marilyn

Marilyn Ezzy Ashcraft
Mayor, City of Alameda
510-747-4745

Begin forwarded message:

From: Robert Leach <leachhotels@gmail.com>
Date: September 13, 2019 at 12:26:14 PM PDT
To: Marilyn Ezzy Ashcraft <mezzyashcraft@alamedaca.gov>, jknoxwhite@alamedaca.gov, Malia <malia.vella@gmail.com>, tdaysog@alamedaca.gov, joddie@alamedaca.gov
Subject: Marriott Hotel - Harbor Bay

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Madam Mayor and Council Members,

As we head into a beautiful weekend I wanted to reach out to all of you and let you know I'm available to discuss the project with any of you prior to Tuesday's appeal hearing. I'll be in Alameda Saturday (Woodstock Park Fundraiser) and Sunday's Blues & Brews (Webster Street). Harbor Bay Hospitality is also spearheading and encouraging local hoteliers to donate soaps, shampoos, conditioners, and sundries for homeless students attending Alameda College.

You've all heard my speeches multiple times. Harbor Bay Hospitality is building the nicest hotel in the history of the City of Alameda at Harbor Bay. It is modern, light, and airy. We intentionally designed every aspect of the hotel to be compliant with all zoning, planning and BCDC regulations.

The hotel is part of one of the most popular hotel brands and hotel rewards groups in the U.S. We are signatory to both the Carpenter's union and union employee groups for this project becoming the first union built & operated hotel in Alameda. The Marriott Residence Inn-Harbor Bay will produce over \$1 million dollars per year in transient occupancy tax to help the City of Alameda.

We have attended seven neighborhood meetings. We have gone through multiple appeals and been reaffirmed by the Planning Board (unanimously), City Council and BCDC (19-0). We've tried our best to implement every positive idea suggested. Unfortunately, we will be delayed until Spring 2020 to start construction due to the appeals.

We strongly support the Planning Board's decisions and the staff recommendations. If anyone would like to discuss the matter or has questions please call or email me anytime. If not... go out and enjoy your weekend lots to do in Alameda!

Sincerely,

ROBERT A LEACH
West River Inc.
C: 916.798-3649
www.westriver.info

LARA WEISIGER

From: NANCY McPeak
Sent: Monday, September 09, 2019 7:29 AM
To: LARA WEISIGER
Cc: Henry Dong
Subject: FW: Harbor Bay Marriott

FYI-For the 9-17-19 Appeal item.

Nancy McPeak
City of Alameda
Planning, Building and Transportation Department
2263 Santa Clara Avenue
Alameda, Ca 94501
510-747-6854

We are closed on Fridays

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

From: Gregory Leslie [mailto:gregorytleslie@hotmail.com]
Sent: Sunday, September 08, 2019 11:01 AM
To: NANCY McPeak <NMcPeak@alamedaca.gov>
Subject: Harbor Bay Marriott

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Please vote for this wonderful project moving forward.

This will be a fabulous addition to Alameda and specifically for Harbor Bay.

We and many others are looking forward to this project.

Thank you...

Best,
Gregory & Denise Leslie