

APPEAL OF PLANNING BOARD DECISION ON HOTEL SETBACK



HRGA
HARBOR BAY HOSPITALITY, LLC
MARRIOTT RESIDENCE INN ALAMEDA
2100 HARBOR BAY PARKWAY
A3

MARRIOTT HOTEL ON BAY FARM ISLAND

CITY COUNCIL MTG SEPT 17, 2019

BOTTOM LINE

- **Uphold 35 foot hotel setback approved at May 28th Planning Board Meeting**
- **Ensure information used in Planning Board Design Reviews is:**
 - **Complete**
 - **Accurate**
 - **Consistent**
 - **Transparent**

HOTEL SETBACK

- Approved @ May 28th PIng Bd Mtg
- Hotel setback is 35 feet from bayside property line
- Is Approval Info?
 - Complete – Yes – written documentation
 - Accurate – Yes
 - Consistent – Yes
 - Transparent – Yes – public mtgs and PIng Bd discussions
- Revised @ July 22nd PIng Bd Mtg
- Hotel setback is 40 feet from bayside property line & pool setback is 35 feet
- Is Revision Info?
 - Complete – No – no written documentation
 - Accurate – No – hotel setback approved at 35 feet
 - Consistent – No – setback discussions always referred to hotel, not pool
 - Transparent – Never discussed with public or PIng Bd

COORDINATION OF HOTEL SETBACK

- **Hotel setback one of several topics at a February BCDC Meeting**

ALIGNMENT WITH ADJACENT BUILDINGS AS DISCUSSED AT FEB. BCDC MTG.

11. HBIA.Marriott.final BCDC Slides.pdf - Adobe Acrobat Reader DC

File Edit View Window Help

Home Tools 11. HBIA.Marriott.f... x



Slide used at BCDC Mtg (Red Line added for clarity)

COORDINATION OF 35 FOOT SETBACK (Cont'd)

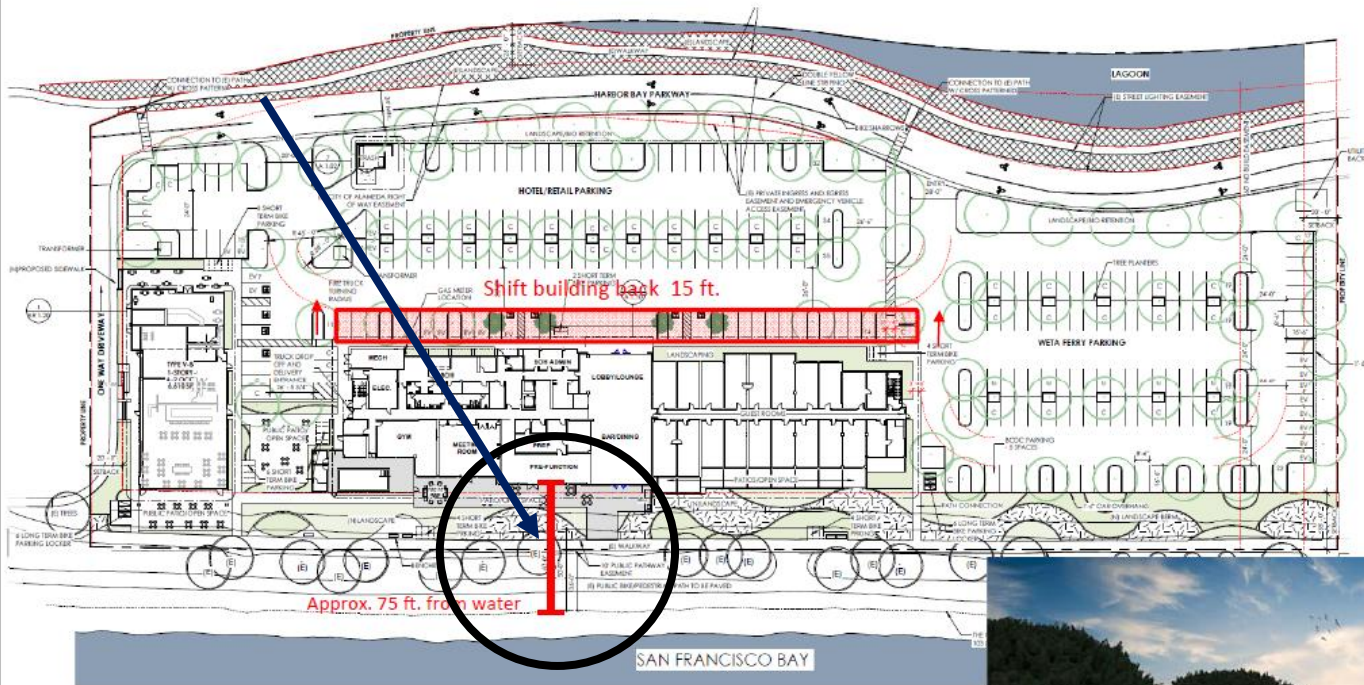
- **Discussions with Community by Developer and City**
 - **Focused on hotel (not pool and separate hotel) setback**
 - **Public Comments Received on 35 foot hotel setback**
 - **35 foot hotel setback consistent with:**
 - ✓ **BCDC Coordination**
 - ✓ **Alignment with adjacent buildings**
 - **Absolutely no discussion or written documentation of pool vs hotel setback**

APPROVAL OF HOTEL SETBACK AT MAY 28TH PLNG BD MTG

- **Pre-meeting Notes documents 35 feet hotel setback as proposed for approval.**
 - **No mention of pool vs hotel setback**
- **Illustration used by City staff to define hotel setback defines setback to hotel and not pool.**

Plate from May 28th Planning Board Meeting Defining Hotel Setback

Note that setback defined to the hotel structure and not the pool.



February 5, 2019, the City Council

Evaluate pushing the building back an additional 10 - 15 feet from Shoreline Park.

Staff recommends keeping the existing setback:

- Reduce apparent height of building.
- Approved 75 feet from water meets BCDC MFPA requirements.
- Goal is to increase landscaping on north side for neighbors.

SITE PLAN

75-foot Setback from water



APPROVAL OF HOTEL SETBACK (Cont'd)

- **May 28th Planning Board Meeting discussions focused on hotel setback**
 - **Very brief verbal mention by City of pool vs hotel setback**
 - **This verbal info not available to those not attending meeting and not available for public review and comment.**

APPROVAL OF HOTEL SETBACK AT MAY 28TH PLANNING BD MTG (Cont'd)

- **Motion to approve was for 35 foot hotel setback**
- **Meeting Minutes document 35 feet hotel setback was approved, with no mention of pool vs hotel setback**
- **Two months after setback approval, City changes the hotel setback to 40 feet.**

POOL VS HOTEL SETBACK

- **No written documentation of a pool vs. hotel building setback provided to the Planning Board or the Public until the July 22nd Planning Board Meeting**
- **City says 35 foot pool/40 foot hotel setback has been shown on project plans since Dec '18 project approval.**
- **Setback difference on publicly available plans is impossible to discern.**
- **Pool vs hotel setback has never been:**
 - **Explained in full in public forum**
 - **Documented in writing**
 - **Opened for Comment by Planning Board or Public**

OUR REQUEST:

**Uphold 35 foot hotel setback
approved at May 28th Planning
Board Meeting**

- * Discussed and coordinated with
the Public**
- * Public comments received**
- * Approved by Planning Board**

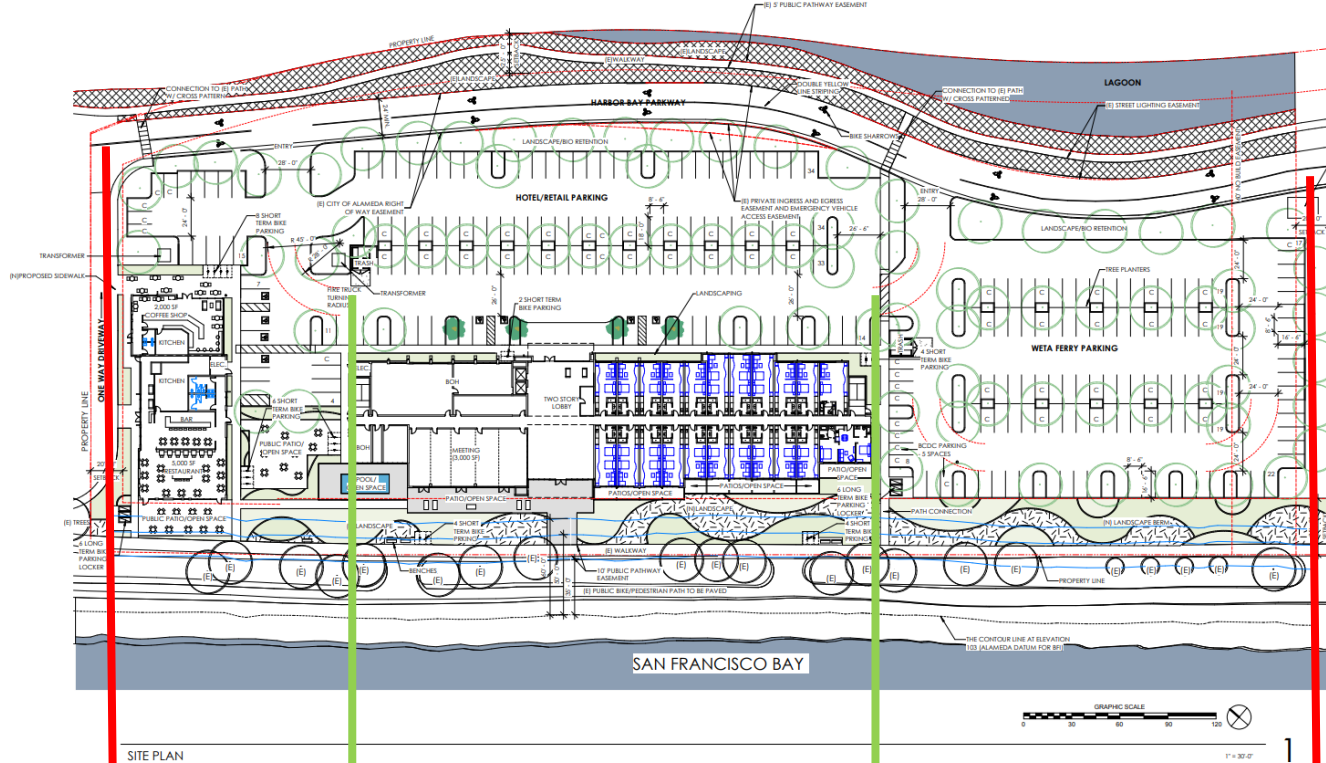
ANOTHER EXAMPLE OF DESIGN REVIEW ISSUES

- **Addition of “Backroom Space” required by Marriott**

BACKROOM SPACE

- Required by Marriott for breakroom, restroom, laundry area (Approx 400 ft² +)
- Would building be longer?
 - Developer unsure (stated matter of “inches in large building)
- Building footprint actually lengthened by 25 feet (and was not disclosed publicly)
- Building foot print was approved without discussion of substantially changed footprint

DEC 2018 Footprint



PROJECT NAME:	Monter Residence Inn
PROJECT LOCATION:	2600 Harbor Bay Parkway Alameda, CA 94602 (Temporary address, Planning Dept. to provide official address)
ASSESSORS PARCEL #:	74-1362-49-4, 74-1362-49-7, 49-1362-49-8
LOT SIZE:	240,514 SF (5.52 Acres)
ZONING:	CAM-PD, Commercial Manufacturing District, Conditional Special Planned Development
SETBACKS:	Shoreline Park: 35'-0" Site Yard: 20'-0" Lagoon Property: 25'-0"
LANDSCAPE COVERAGE:	MIN. 30%
BUILDING COVERAGE:	MAX. 40%
FAR:	MAX. 0.5 TO 1.0
OCCUPANCY / USE:	R1 (Residential) A2 (Professional)
CONSTRUCTION TYPE:	TYPE C-A
BUILDING HEIGHT:	43' - 0" T.O.P.
FIRE SPRINKLERS:	Yes
FIRE ALARM:	Yes

PROJECT DATA

3

Adobe Acrobat Reader DC
Help

hibit 1 - Project P... x



wilson design studio
1631 Alhambra Blvd., Suite 100
Beverly Hills, CA 90210
Tel: 310.274.5544

DATE: 05/01/2019	BY: [Signature]	PROJECT: Harbor Bay Parkway
SCALE: 1" = 30'-0"	DATE: 05/01/2019	PROJECT: Harbor Bay Parkway

4:21 PM
9/15/2019

BOTTOM LINE

- **Uphold 35 foot hotel setback approved at May 28th Planning Board Meeting**
- **Ensure information used in Planning Board Design Reviews is:**
 - **Complete**
 - **Accurate**
 - **Consistent**
 - **Transparent**

DESIGN DRAWINGS AND INFO

- **Observations by Planning Board Members about May 28th Submittal:**
 - **Changes requested not shown in resubmittals**
 - **Changes since last submittal should be listed**
 - **Drawings size too small & were illegible**
 - **Architectural design looks inexpensive despite recommendations from Board**
 - **City staff will carefully precheck future submittals?**

May 28th Planning Board Meeting

- **Approved:**
 - **Setback**
 - **Building Footprint and architectural face**
 - ✓ **4:3 Vote**
 - ✓ **Architectural design not satisfactory but cost of delay was cited for proceeding**
 - **Parking**
- **Forwarded to Next Meeting:**
 - **Landscaping**
 - **Lighting**
 - **Colors**
 - **Exterior Material**
- **Why weren't these approved**
 - **Incomplete Info**
 - **Additional info requested**

SUGGESTIONS FOR IMPROVING DESIGN REVIEWS

- **Ensure information used in Planning Board Design Reviews is:**
 - **Complete**
 - **Consistent**
 - **Accurate**
 - **Transparent**
- **Improving info checks prior to Planning Board Meetings**
- **Balance schedule against info quality**
- **Amend Design Review Manual to reflect expectations on info**

SUGGESTIONS FOR IMPROVING DESIGN REVIEWS

- **Ensure information used in Planning Board Design Reviews meets these quality factors:**
 - **Complete**
 - **Accurate**
 - **Consistent**
 - **Transparent**
 - **Improving info checks prior to Planning Board Meetings**
 - **Amend Design Review Manual to reflect expectations on info quality**
-

SUGGESTIONS FOR IMPROVING DESIGN REVIEWS

- **Why?**

- **Reduces number of times applicant needs to resubmit (hence reduce costs)**
- **Provides community info to provide their input**
- **Provides Planning Board accurate info needed to complete their work**
- **No doubt – projects can be complex, challenge for Developers and City**
- **Continuous improvement used in industry**

by stakeholders and regulators

HOTEL SETBACK

- **APPROVED MAY 28TH**

- **35 feet** from bayside property line
-

- **REVISED BY CITY ON JULY 22ND**

- The hotel rear pool enclosure is set 35 feet back
- The hotel building itself is set 5 feet further back (**40 feet**) from the **property line**.

- **Is Revision Info?**

- Complete – **No** written documentation
- Accurate – **No** – hotel setback approved at 35 feet
- Consistent – **No** – setback discussions always referred to hotel, not pool
- Transparent - **No**

