

# UNITEHERE! Local 2850

1440 Broadway, Suite 208, Oakland, CA 94612 510/893-3181 Fax: 510/893-5362

August 3, 2016

Board of Commissioners  
San Francisco Bay Conservation and Development Commission  
455 Golden Gate Avenue, Suite 10600  
San Francisco, CA 94102

Dear Commissioners:

I write to express UNITE HERE Local 2850's opposition to the proposed hotel at 2350 Harbor Bay Parkway (BCDC Permit Application No. 2016.003.00). Many members of Local 2850 live in Alameda, work near the project site at the Oakland airport, and/or use the area for recreation. The project is too large for the parcel, would significantly obstruct views of the Bay, and would inhibit public access to the shoreline.

As noted by BCDC staff and members of the BCDC Design Review Board, the project would block views of the Bay for virtually the entire length of the parcel, and would provide no dedicated view corridor. The proposed hotel is much larger than anything that was considered for this site when the Harbor Bay development was originally conceived, and a building this large right up against the shoreline pedestrian and bike paths would be intimidating and discourage use of the shoreline by the public, especially since the hotel will be unwelcoming to the public at large and only open to hotel guests. This is in stark contrast to the restaurant or restaurants that were originally planned for the site.

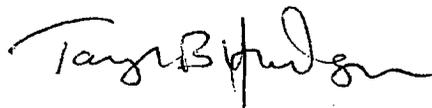
Even after the BCDC amended its agreement with the master developer of the Harbor Bay Business Park to allow more flexibility for development of the parcel, a hotel is still not permitted under the agreement. Likewise, the City of Alameda's zoning ordinance restricts the parcel to "a) a single use building containing either a restaurant or private offices or b) a mixed use building containing on the upper floor or floors private offices and on the ground floor one or more visitor serving commercial uses such as either a sit down or take out restaurant snack bar or coffee shop." (See City of Alameda Ordinance # 3086, attached.) While the BCDC is not charged with interpreting or enforcing cities' zoning ordinances, you should be aware that the validity of the City entitlements for this project are in dispute and not settled.

Furthermore, the project does not comply with the setbacks from the Shoreline Park that are required under the Planned Development regulations adopted for the Harbor Bay Business Park. While this is also a question of consistency with City zoning

regulations, it is also directly relevant to the BCDC's mission of maximizing public access to and views of the Bay.

As you know, the project was heavily criticized by the Design Review Board, which recommended that the applicant return to the DRB after making significant revisions addressing concerns related to public access and views. The applicant chose not to return to the DRB and has made only the slightest changes to the project. We urge the Commission to preserve public access and views of the Bay by denying the permit for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Ty Hudson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ty Hudson  
Research Analyst

Diane Livia  
6445 Colby St.  
Oakland, CA 94618

BCDC Staff & Commission  
455 Golden Gate Ave. #10600  
San Francisco, CA 94102-7019

August 1, 2016

Dear BCDC Commissioners and Staff:  
I have become aware that the City of Alameda is planning development on a very precious piece of shoreline in SF Bay at 2350 Harbor Bay Parkway, Alameda. As I understand it, this development would block views of the Bay, block access to the Bay, re-route the Bay Trail, contribute to the problems we will have with sea-level rise and set further precedent for developing our Bay shoreline beyond the limitations of our enjoyment.

I was born and raised in the Bay Area; I have lived and worked in the Bay Area all my adult life. I use this

part of the shoreline on a regular basis  
to escape a bit of the intensity of living  
in this conurbation we call the Bay.

I strongly oppose further building  
on the Bay shoreline, and I strongly  
oppose BCDC issuing a permit for  
this building in Alameda. This  
building would be oversized and an  
eyesore.

Do not let the notion that development  
is key to our economy drive this  
decision. This kind of development  
would diminish our future.

Please deny this permit.

Sincerely,  
Diane Livick

P.S. Please excuse my handwriting. I am out  
of practice.

**Subject:** I oppose issuing a building permit for the proposed hotel at 2350 Harbor Bay Parkway in Alameda.

**Date:** Thursday, August 4, 2016 at 9:46:24 AM Pacific Daylight Time

**From:** Lisa Rudman

**To:** Arbelaez, Jhon@BCDC

Dear Jhon Arbelaez,

As a San Francisco Bay resident, I oppose issuing a building permit for the proposed hotel at 2350 Harbor Bay Parkway in Alameda.

Putting a monster hotel on a tiny parcel doesn't make sense. Blighting our waterfront, blocking our views and bay access, and congesting our scenic shoreline would diminish our quality of life. The hotel developer's gain would be our loss!

Please don't let us down! Deny a permit for this intimidating building on the Bay. Vote NO!

Thank you.

Sincerely,  
Lisa Rudman  
Oakland, CA 94618  
510-658-4244  
-----

**Subject:** 2850 Harbor Bay parkway hotel development  
**Date:** Thursday, August 4, 2016 at 9:24:59 AM Pacific Daylight Time  
**From:** Kerwin Allen  
**To:** Arbelaez, Jhon@BCDC, McCrea, Brad@BCDC, Michaels, Jaime@BCDC

Dear Sirs,

Rather than send some form letter written by others and signing my name, I am taking the time to write you in my own words to state my unwavering disapproval of this the proposed hotel development on Harbor Bay Parkway. The most recent drawings provided by the developer do almost nothing to mitigate the deficiencies pointed out by your staff review of the project. The parcel is tiny at 1.17 acres. A 5-story hotel with a 27 foot setback is incredibly out of place where proposed. The hotel developer, while claiming to have made "concessions", have done almost nothing to make this project more palatable to the goals and ideals of BCDC in my humble opinion. The need to find parking offsite, the need for a "car-stacker" and the 65 ft. height all run extremely counter to reasonable development and access to the bay for walkers, joggers and bikers that have been a hallmark to what BCDC is about.

Wouldn't a more reasonable approach be a much smaller hotel that is not as tall with a much greater setback from the bay, which offers better access? One that is in keeping with traditional approach in the Harbor Bay Business Park to respecting the bay trail, and is more sensitive to all and not simply catering the almighty dollar by packing as many people as possible on a miniscule site?

I plan on attending the BCDC meeting today and speaking against this really ill-suited project on behalf of myself, and the nearest affected homeowner's association.

Thank you,

Kerwin C. Allen

**Kerwin C. Allen, PE** | Vice President  
**Kennedy/Jenks Consultants**  
303 Second Street, Suite 300 South | San Francisco, CA 94107  
P: 415.243.2150 | F: 415.896.0999 | Direct: 415.243.2457 | Cell: 415.350.7811



**Subject:** Please vote against the building permit for 2350 Harbor Bay Parkway in Alameda

**Date:** Tuesday, August 2, 2016 at 9:48:52 PM Pacific Daylight Time

**From:** Leda Nelson

**To:** Arbelaez, Jhon@BCDC

Dear Jhon Arbelaez

As an Alameda resident, I oppose issuing a building permit for the proposed hotel at 2350 Harbor Bay Parkway in Alameda.

Putting a monster hotel on a tiny parcel doesn't make sense. Blighting our waterfront, blocking our views and bay access, and congesting our scenic shoreline would diminish our quality of life. The hotel developer's gain would be our loss!

Please don't let us down! Deny a permit for this intimidating building on the Bay. Vote NO!

Thank you.

Sincerely,

Leda Nelson

510.471.1500

1525 Saint Charles St, Alameda CA 94501

**Subject:** Harbor Bay hotel (Permit application 2016.003.00, agenda item #8 on August 4)

**Date:** Tuesday, August 2, 2016 at 2:59:38 PM Pacific Daylight Time

**From:** Travis Wilson

**To:** Arbelaez, Jhon@BCDC

Dear Commissioners:

Please do not approve a multi-story hotel on Alameda shores.

Because the original Settlement Agreement in no way obligates you to accept this proposal, we Alamedans ask you to consider that its nominal "public access improvements" do nothing to compensate for the permanent loss of resources we value: open space and public views to the Bay.

Alameda is a modest town populated mostly by environmentally-minded residents who prefer open space over development. Don't take my word for it; consult every public vote and poll on the topic. For example:

- 79% of Alameda voted "Yes" for stronger protection of parkland [1].
- 67% of those polled say "Too much growth and development" is a serious problem facing Alameda [2].
- Citizen group quickly collects signatures for ballot measure blocking development at Crown Beach [3].

Our Planning Board may have approved this development, but I write on behalf of Alameda residents who, in general, value the protections BCDC provides. In my estimation, Alamedans have no desire to add another building to the Bay skyline. The proposed hotel development:

- Is irresponsible
- Is irrevocable
- Sets a precedent for closer encroachment (27 feet set back from the bay, instead of the current 75 feet)
- Makes it harder to reclaim bayfront resources for more responsible use in the future.

Please reject the proposal on August 4. Thank you,

Travis Wilson



1. <http://www.smartvoter.org/2012/11/06/ca/alm/meas/D/>
2. <https://alameda.legistar.com/gateway.aspx?M=F&ID=caeb7caa-6b21-46a7-8695-e43ca8205d05.pdf>, page 7
3. <http://alamedasun.com/news/signatures-gathered-crab-cove-ballot-measure>. It's generally accepted that the ballot measure would have passed if Council hadn't nullified it.

**Subject:** August 4th Meeting re Hotel in Harbor Bay Business Park, Alameda

**Date:** Tuesday, July 26, 2016 at 1:44:39 PM Pacific Daylight Time

**From:** Reyla Graber

**To:** Arbelaez, Jhon@BCDC

Dear Jhon,

Per our phone con this morning I am sending you an email regarding the Hotel project submitted by Ms. Patel. I am opposed to this project in it's concept and the specifics.

Reyla Graber

Dear BCDC Commissioners:

I am a 30 year resident of Alameda and live on Bay Farm Island, just down the road from this proposed project.

**If this hotel were built it would be a travesty.**

It borders the Shoreline Trail which is beloved by hundreds of people who bicycle and jog and walk the trail. The hotel is way oversized for the parcel: It would be overbearing; intrusive and disruptive to the present peace and calm you find along the trail.

Imagine walking Muir woods and, coming around a corner, suddenly coming across a 5 story hotel right in your path. Thats what people would see, coming around the bend, coming from Alameda.

**OK, this may be an exaggeration, but people do find Shoreline Trail very relaxing and rejuvenating. It will definitely no longer have the same ambiance and qualities, if a large commercial hotel is built right on the trail. And 25 feet back from the trail is NOTHING. I know that, and certainly you must know that.**

**Additionally, public access around/thru the hotel would be a farce and will be extremely limiting.**

Now, with the parcel as open space, people can easily walk/around over the parcel to access the Trail.

This parcel is way to small for such a large building.

Additionally, parking is a large problem.i is inadequate and insufficient.

MS. Patel hires non union labor and these poor employees are going to have to find their way out there, in this desolate spot, and at night, without public transportation being available.

Additionally, we don't want the area "paved" and see paving as a detriment. Cement is not a great walking material.

Regardless of what the Hotel claims,I see no real, valuable addition to the Shoreline Trail. What the Hotel adds, like the cement, will be a negative in my view and views of my neighbors and fellow walkers.

This proposed hotel is in the wrong spot. It is a very poor design for this location.

Do we really need an elevator parking garage right along the Shoreline Trail? **No we do not.**

An office building, as zoned, would be much more appropriate.

In summary, I ask you--- please do not approve this project.

Sincerely,

Reyla Graber

178 Basinside Way.

Alameda, Ca. 94502

**Subject:** No shoreline development at Harbor Bay

**Date:** Monday, August 1, 2016 at 9:44:48 AM Pacific Daylight Time

**From:** Diane Livia

**To:** Arbelaez, Jhon@BCDC

Dear Mr. Arbelaez,

I have become aware that the City of Alameda is planning on permitting development on a very precious piece of shoreline in SF Bay at 2350 Harbor Bay Parkway, Alameda. As I understand it, this development would block views of the Bay, block access to the Bay, re-route the Bay Trail, contribute to the problems we will have with sea-level rise and set further precedent for developing our Bay shoreline beyond the limitations of our enjoyment.

I was born and raised in the Bay Area; I have lived and worked in the Bay Area my entire adult life. I use this part of the shoreline on a regular basis to escape a bit of the intensity of living in this conurbation we call the Bay.

I strongly oppose further building on the Bay shoreline, and I strongly oppose BCDC issuing a permit for this Alameda building. This building would be outsized and an eyesore.

Do not let the notion that development is key to our economy drive this decision. This kind of development will diminish our future.

Please deny this permit.

Sincerely,

Diane Livia  
6445 Colby St.  
Oakland, CA 94618  
510-547-2033

Cc:  
Tom Bates, City of Berkeley Mayor  
Wilma Chan, Alameda County Supervisor  
Jane Kim, San Francisco County Supervisor  
Aaron Peskin, San Francisco County Supervisor  
Lawrence Goldzband, BCDC Staff

\*\*\*\*\*

Diane Livia  
6445 Colby St.  
Oakland, CA 94618

**Subject:** Alameda proposed hotel on bay-front property!

**Date:** Monday, August 1, 2016 at 11:52:38 AM Pacific Daylight Time

**From:** Marilyn Schumacher

**To:** Marilyn Schumacher

Dear Friends and Representatives,

As an Alameda resident and San Francisco Bay resident, I oppose issuing a building permit for the proposed hotel at 2350 Harbor Bay Parkway in Alameda.

Putting a monster hotel on a tiny parcel doesn't make sense. The two-story office buildings down the street have set backs of 75 feet and offer landscaping and both pedestrian and bike paths. The hotel developer's latest plan would eliminate one bike path entirely and widen the concrete shoreline path by paving over landscaped area.

Blighting our waterfront, blocking our views and bay access, and congesting our scenic shoreline would diminish our quality of life. The hotel developer's gain would be our loss!

**Please don't let us down! Deny a permit for this intimidating building on the Bay. Vote NO!**

Thank you.

Sincerely,  
Marilyn Schumacher  
1829 Clinton Ave.  
Alameda, CA 94501

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*MarilynSchumacher*

Broker Associate  
CalBRE #00904530

*Results exceeding the challenges*

*[MarilynSchumacher.com](http://MarilynSchumacher.com) weekly blog, website*

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**Subject:** BCDC Hotel Permit for 2350 Harbor Bay Parkway, Alameda, CA  
**Date:** Monday, August 1, 2016 at 6:25:04 AM Pacific Daylight Time  
**From:** RNesel  
**To:** Arbelaez, Jhon@BCDC  
**CC:** mayor@ci.berkeley.ca.us, wilma.chan@acgov.org, Jane.Kim@sfgov.org, Peskin, Aaron@CDSS-Contacts

Dear Mr Arbelaez,

I oppose issuing a building permit for the hotel, as currently designed, at 2350 Harbor Bay Parkway in Alameda.

While this is a lovely location and a good use of the property, the proposed plan does not respect the public's right of access nor safeguard the bay.

As I understand it, the hotel developer's current plan has a setback of just 27 feet, eliminating one bike path entirely and widening the concrete shoreline path by paving over landscaped area. This minimal setback, combined with a 5 story building, will result in the building "looming" over the shoreline, rather than respecting it and retaining the essential calm, natural quality of the shoreline. It is also inconsistent with an already established setback of 75 feet used in the existing two story office buildings on the same shoreline.

Recommend that any design must retain current bike and pedestrian **direct** access to the bay (not routed through parking lots, garages, or around buildings).

Approving this current plan would constitute a serious loss of valuable, much appreciated and well used public access to our local/regional bayfront. **Please DENY a permit for this version of the hotel on Harbor Bay.**

Thank you.  
Sincerely,

*Rita Nesel*

Monday, August 1, 2016 at 8:18:11 AM Pacific Daylight Time

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**Subject:** Proposed hotel at 2350 Harbor Bay Parkway in Alameda

**Date:** Sunday, July 31, 2016 at 3:38:30 PM Pacific Daylight Time

**From:** em kelle

**To:** Arbelaez, Jhon@BCDC

Dear Mr. Arbelaez,

As an Alameda resident, I oppose issuing a building permit for the proposed hotel at 2350 Harbor Bay Parkway in Alameda.

Putting a monster hotel on a tiny parcel doesn't make sense. The two-story office buildings down the street have set backs of 75 feet and offer landscaping and both pedestrian and bike paths. The hotel developers' latest plan would eliminate one bike path entirely and widen the concrete shoreline path by paving over landscaped area!

Blighting our waterfront, blocking our views and bay access, and congesting our scenic shoreline would diminish our quality of life. The hotel developer's gain would be our loss!

**Please don't let us down! Deny a permit for this intimidating building on the Bay. Vote NO!**

Thank you.

Sincerely,  
Eileen Kelleher  
14 Leonard Ct.  
Alameda, CA.

**Subject:** Hotel project submitted by Ms. Patel

**Date:** Saturday, July 30, 2016 at 8:48:34 AM Pacific Daylight Time

**From:** Mary Tigh

**To:** Arbelaez, Jhon@BCDC

Dear Jhon,

I am a long time resident of Alameda and often go over to the Shoreline Trail where this new hotel would be built. Whenever I have been there on the week-ends it has been full of children, families, and many single individuals - riding their bikes, walking their dogs, picnicking, or just hiking together and enjoying each others company. What a shame it would be to take this beautiful spot away from our Alameda residents by adding a a large hotel and paved walkway in that area. This would not only spoil the view, but it would take away the lovely free space that individuals and families are so in need of today.

I urge you not to approve this project - for the good of our city and our residents!! Thank you very much for taking my request under consideration.

Respectfully,

Mary Tigh



*inspiring people to protect  
Bay Area birds since 1917*

July 3, 2016  
BCDC  
455 Golden Gate Ave., Suite 10600  
San Francisco, CA 94102

RE: Proposed Hotel Project @ 2350 Harbor Bay Parkway, Alameda, CA

Dear BCDC Commissioners:

Golden Gate Audubon has demonstrated a consistent and deep commitment to preserving the wildlife and the public access areas of our region for 99 years. We are especially keen to preserve bayfront areas that wildlife and people share and enjoy in compatible ways.

**We urge BCDC to deny a permit for the hotel project proposed at the 2350 Harbor Bay Parkway in Alameda, CA.** First of all, a 100-room hotel 63' high right on the bayfront, plus a separate covered parking structure is entirely inconsistent with the usage envisioned by your HBIA settlement agreement, let alone the usage assumed in the public's mind. Need I remind that this particular property site is contiguous *at both ends* to a public waterfront trail with a wide open view of the Bay? This proposed project would be serious degradation of the public's visibility, let alone the public's access and sense of unimpeded shoreline access for healthful enjoyment of that shoreline, which is popular with thousands of Alameda residents who walk, jog, ride their bikes, bird-watch all down that shoreline area.

This proposed hotel project would have deleterious effect on Bay wildlife, public access, and future defensible shoreline planning in numerous ways. The proposed hotel is just 27' from the Bay's edge when BCDC's standard is far more substantial by requirement.

Unfortunately, Alamedans have suffered unduly from the lack of suitable attention from BCDC to projects on Bay Farm Island for years; this project represents yet one more attempt to compromise Alameda residents' public enjoyment and non-destructive use of the Bay's shoreline directly between a public shoreline park and a public access trail! This proposal is precisely the type of short-sighted irresponsible private development project that BCDC should prevent.

Your mandate is to prevent developers who have neither the natural resources' perspective, nor the public's interest at heart, from effectively ruining the public's viewsapes around the Bay, to preclude the degradation of the public's pleasure in and rightful public welcome access to our communities' shorelines, and to safeguard the natural resources of San

GOLDEN GATE AUDUBON SOCIETY  
2530 San Pablo Avenue, Suite G Berkeley, California 94702  
phone 510.843.2222 fax 510.843.5351 web [www.goldengateaudubon.org](http://www.goldengateaudubon.org)

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*inspiring people to protect  
Bay Area birds since 1917*

Francisco Bay. As Audubon, I cannot help but add that there is quite a substantial cohort of native and migratory wildlife that depend on unimpeded movement corridors and low flight paths from the bay front to the Bay Farm's inland lagoon system and this project represents a destruction of that vital opportunity. Given anticipated rates sea-level rise and the need to contemplate the public's gain in any buildout that complicates "defensible" shoreline capacity for the long-term, this proposed project is also undesirable. We urge you to reject this project.

Thank you very much for your consideration.

Sincerely yours,

Cindy Margulis  
Executive Director

Cc: Jhon Arbelaez



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San Francisco Bay Chapter  
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July 25, 2016

Board of Commissioners  
San Francisco Bay Conservation & Development Commission  
Port of San Francisco Board Room  
Ferry Building Second Floor  
San Francisco, CA 94111

**Attention:** Lawrence J. Goldzband, Executive Director (larry.goldzband@bcdca.gov)

**SUBJECT:** Proposed Harbor Bay Hotel at 2350 Harbor Bay Parkway, Alameda

Dear Commissioners:

The Sierra Club is opposed to building a hotel at the proposed location on Harbor Bay Parkway because it would mar a unique viewshed along San Francisco Bay.

An uninterrupted shoreline greenway extends along Harbor Bay Parkway between two commercial sites. Other than the proposed hotel site, this greenway is a public park. Any modifications to the hotel design cannot resolve the unavoidable loss of value to the public shoreline experience.

Up until 2014, the proposed hotel parcel was zoned "Open Space." The Alameda City Council has not approved this project. However, after the planning board did, a narrow issue on appeal was upheld.

The preservation of an uninterrupted viewshed along Harbor Bay Parkway is at stake. When the City of Alameda rezoned this parcel from Open Space to Commercial in 2014 it increased the land value by \$1 million. The loss of shoreline public views, on the other hand, is priceless.

Bay Plan Public Access Guidelines state, in part, that development should "provide, maintain and enhance visual access to the Bay and shoreline." Constructing this hotel would neither maintain, nor enhance, visual access. On the contrary, it would destroy visual access.

We agree with design review board member Cheryl Barton's observation that approving this project would set "a dangerous precedent." Permitting this hotel to be constructed in the middle of a shoreline greenway would become a textbook example of piecemeal planning, oblivious to the larger setting and surroundings.

Approving this project with the condition that the applicant return to the design review board with satisfactory revisions would be an exercise in futility. The Sierra Club urges the

commission to declare the proposed hotel incompatible with Public Access Guidelines and deny the permit without condition.

Sincerely yours,

Olga A. Bolotina  
Chair, Northern Alameda County Group, Sierra Club SF Bay Chapter

cc:

Brad McCrea, Regulatory Director (415-352-3615; [brad.mccrea@bcdcc.ca.gov](mailto:brad.mccrea@bcdcc.ca.gov))  
Jaime Michaels, Chief of Permits (415-352-3613; [jaime.michaels@bcdcc.ca.gov](mailto:jaime.michaels@bcdcc.ca.gov))  
Jhon Arbelaez-Novak, Coastal Program Analyst (415-352-3649; [jhon.arbelaez@bcdcc.ca.gov](mailto:jhon.arbelaez@bcdcc.ca.gov))

Tuesday, July 26, 2016 at 8:34:44 AM Pacific Daylight Time

**Subject:** Hotel project at 2350 Harbor Bay Parkway in Alameda

**Date:** Sunday, July 24, 2016 at 8:49:14 PM Pacific Daylight Time

**From:** Sue Greenspan

**To:** wilma.chan@acgov.org, Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC

Dear BCDC Commissioners and Staff Members,

I am writing to express my opposition to the proposed 5-story, 100-room, 82-parking space hotel on a tiny, 1.17 acre parcel at 2350 Harbor Bay Parkway in Alameda. My reasons are as follows:

- A five-story hotel is too tall for the location and will block views and access to the Bay.
- It will sit right on the Bay Trail only 12 feet away.
- Its size is inappropriate for the size of the parcel.
- The public access pathways are woefully inadequate

It is my understanding that the parcel has been zoned open space for 25 years. I feel very strongly that it should remain open space with unobstructed views and access to the Bay.

***Sue Greenspan***

49 Sand Harbor Road  
Alameda, CA 94502  
(510) 523-1839 (home)  
(510) 747-3077 (work)  
(510) 541-3646 (cell)  
(208) 979-7857 (fax)

July 22, 2016

Board of Commissioners  
San Francisco Bay Conservation & Development Commission  
Ferry Building Second Floor  
San Francisco, CA 94111

Re: Proposed Harbor Bay Hotel in the City of Alameda

Dear Commissioners,

I write to inform you of my newspaper column that appeared May 19 in Alameda's local newspaper, the Alameda Sun. It can be accessed online or read below.  
<https://ionalameda.com/2016/05/19/hotel-reservations/>

Many Alamedans have been waiting to see the developer's design changes, but the staff report with exhibits, which was posted today, illustrates that only minor, token changes have been made. Furthermore, at the behest of the developer, you do not have the benefit of further review by your design review board.

Please deny the building permit.

Sincerely,

Irene Dieter

Alameda resident

\*\*\*

## **HOTEL RESERVATIONS**

Good project. Wrong place.

A proposed 100-room hotel on the shoreline of Harbor Bay Business Park is facing mounting opposition. If a growing number of residents and organizations get their way, the project will not move forward.

The unlandscaped 1.17-acre waterfront parcel where the hotel is proposed is a short distance south of the Harbor Bay Ferry Terminal and directly next to the public restrooms that accommodate the existing park on both sides.

For over 25 years, this patch of land had been zoned as Open Space. Two years ago, the former mayor and city council rezoned the spot as Commercial Manufacturing with a Planned Development overlay, in order to help the property owner attract a buyer who was interested in building an office with a restaurant on the ground floor. A hotel operator instead became interested in the lot.

The Committee to Complete Shoreline Park believes the hotel project is ill conceived and has rallied the support of residents, the Sierra Club, UNITE HERE! Local 2850 (union), and the Cantamar Homeowners Association of Harbor Bay.

“We’re not opposed to hotels, but they should be planned responsibly,” said Pat Lamborn, an Alameda resident and cofounder of the Committee to Complete Shoreline Park. “A hotel of this size simply doesn’t fit on this parcel.”

On May 9, the project came before the design review board for the San Francisco Bay Conservation and Development Commission (BCDC), the state agency that issues permits for shoreline development. The board advises the commission.

Union representative Wei Ling Huber from UNITE HERE! stated that the hotel conflicts with the agreed-upon uses in the zoning change. Gary Thompson, secretary of the Cantamar Homeowners Association, said most residents in the neighborhood were unaware of the hotel project and are opposed to it. The Chair of the Northern Alameda County Group of the Sierra Club, Olga Bolotina, noted that the project is incompatible with

BCDC's public access guidelines, saying the hotel "would neither maintain, nor enhance, visual access."

The proposed rectangular five-story hotel would be the only obstruction on the otherwise continuous scenic greenway along the bay. "It's hardly inviting," said Lamborn. "One of the public paths would go through a covered garage."

The entire design review board voiced objections to the project and recommended the developer come back with a new design that incorporates a host of public benefits. One board member stated that approving the development, as introduced, "would set a dangerous precedent" because it abuts the shoreline and the public gets little in return. The applicant has done "a minimum to accommodate the public and is shoehorning a building that doesn't fit," another board member said.

When Harbor Bay was in its infancy, this small parcel was set aside for the ferry terminal with an open-air canopy. When it was later learned that the water was too shallow there, the ferry terminal was moved to its present location. The next plan was to attract a restaurant/concessionaire (allowed under Open Space zoning) to support the nearby business community, but that plan failed to gain traction because the business park hadn't yet begun to flourish, as it does now.

The design review board suggested that the hotel developer explore doubling the size of a waterfront promenade or include a public observation terrace or plaza and a restaurant so that it brings in more people, beyond hotel customers, to enjoy the bay. "Make it a place that has a spirit and life," said one board member.

All eyes are now on the developer.

Tuesday, July 26, 2016 at 8:34:35 AM Pacific Daylight Time

**Subject:** 2350 Harbor Bay Parkway

**Date:** Friday, July 22, 2016 at 11:22:16 AM Pacific Daylight Time

**From:** Jody Linick

**To:** wilma.chan@acgov.org

**CC:** Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC

Dear Supervisor Chan,

As an Alameda resident, I wanted you to know I am opposed to the large hotel proposed for 2350 Harbor Bay Parkway. I feel this structure will negatively impact access to and views of the Bay; it is not welcoming to the public, but is designed to benefit private guests of the facility; and the proposed public amenities of a few benches and a detoured path/walkway are inadequate.

I hope you will let the BCDC know this project is not right for Alameda or Alamedans. Thank you.

Sincerely,  
Jody Linick  
Alameda, CA resident

-----  
Jody Linick  
Linick Consulting  
<mailto:jody@linickconsulting.com>  
<http://www.linickconsulting.com>  
QuickBooks Certified Pro Advisor  
Sleeter Group Certified Advisor  
Member Cloud9 Client Advisory Board  
Tel: (510) 773-2963  
Fax: (877) 356-3487  
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Tuesday, July 26, 2016 at 8:35:19 AM Pacific Daylight Time

**Subject:** Building permit at 2350 harbor bay parkway  
**Date:** Friday, July 22, 2016 at 11:26:57 AM Pacific Daylight Time  
**From:** tracys  
**To:** Arbelaez, Jhon@BCDC

If you are going to approve this permit, the bike path should continue along the bay (not rerouted around the hotel) and the hotel should be limited to 3 stories.

Thank you  
Tracy

Sent from my T-Mobile 4G LTE Device



HARBOR  
BAY

July 12, 2016

Honorable Commissioners  
San Francisco Bay Conservation and Development Commission  
455 Golden Gate Avenue, Suite 10600  
San Francisco, CA 94102

Re: BCDC Permit for Public Access Facilities and Improvements Associated with Proposed New Hotel, 2350 Harbor Bay Parkway, Alameda - Commission Agenda for August 4, 2016

Dear Honorable Commissioners:

By this letter Harbor Bay Isle Associates, the master developer of the Harbor Bay Isle development in Alameda, recommends that the Commission approve a BCDC Permit for the public access improvements and facilities associated with the proposed new hotel at 2350 Harbor Bay Parkway in the Harbor Bay Business Park and do so without imposing conditions that make the proposed hotel infeasible.

For pertinent background and context of the proposed public access facilities at this site, Harbor Bay Isle Associates (HBIA) as the master developer of the Harbor Bay Isle master-planned community in Alameda in 1975 entered into a Settlement Agreement with BCDC to resolve disputes over BCDC's jurisdiction over the development. Under the terms of the 1975 Settlement Agreement, in return for HBIA's pledge to arrange for the construction and dedication of a continuous Shoreline Park around the Bay edge of Harbor Bay Isle, BCDC agreed to honor an exemption from BCDC's usual requirement of BCDC Permits for uses within the 100 foot band from the Bay shoreline, and that in connection with proposed uses on parcels that were partly within the 100 foot jurisdictional band, BCDC agreed to concentrate exclusively on determining maximum public access to the Bay and the shoreline consistent with the proposed developments on the subject private parcels. BCDC and HBIA agreed to negotiate in good faith to enter into Supplementary Agreements for the expected phases of development of Harbor Bay Isle.

In February of 1982, HBIA obtained City of Alameda approval of a Tentative Map for Tract 4500 to subdivide the 315 vacant acres planned as the Harbor Bay Business Park, and BCDC did not object to the City's approval of this Tentative Map.

In 1984, BCDC and HBIA entered into the Third Supplementary Agreement for the shoreline edge along the Harbor Bay Business Park that provided for the Phase III Shoreline Park. At that time, HBIA planned to install a passenger ferry terminal at the subject site that would have been a substantial

Honorable Commissioners of BCDC

Re: HBIA's Recommendations to Commission on BCDC Permit for Public Access Facilities and Improvements Associated with Proposed New Hotel, 2350 Harbor Bay Parkway, Alameda

July 12, 2016

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facility like the Ferry Building in San Francisco with commercial facilities included. As the Harbor Bay Parkway roadway was extended to the Bay in the 1980's, the roadway was indented away from the shoreline to accommodate the planned Ferry Terminal, resulting in what was referred to locally as "the Wow in the road." Because bicycle traffic may have conflicted with passenger loading and unloading at the planned ferry terminal, when the bicycle path system planned to run through the Shoreline Park was constructed, the bike path was directed around the Restaurant Site parcel along the edge of the "Wow in the road" to reach the edge of Harbor Bay Parkway.

However, the subject site proved to be infeasible for a ferry terminal because of shallow waters in the Bay at this location. In November of 1990, BCDC and HBIA entered into the Second Amendment to Third Supplementary Agreement in which the parties re-designated the site originally intended for the ferry terminal building as the Shoreline Restaurant Site, and BCDC agreed to wait until precise plans for the intended restaurant use were finalized before completing its review and approval of associated public access improvements.

On February 5, 1991, HBIA recorded Parcel Map 6024 as a final map to subdivide the portion of the Harbor Bay Business Park that included the subject site and surrounding area. Parcel 1 was the parcel reserved for commercial use as the Shoreline Restaurant Site. Parcel 2 was Phase III-B of the Shoreline Park extending from the Restaurant Site westward to the Ferry Terminal. Parcel 4 was the strip of land extending along the shoreline adjacent to the Shoreline Restaurant Site planned for inclusion in the Phase III Shoreline Park.

Also on February 5, 1991, the Alameda City Council adopted a new General Plan. The General Plan Diagram showed the Phase III Shoreline Park on Bay Farm Island along the shoreline of the Harbor Bay Business Park and designated it as "Parks & Public Open Space," and also showed the land that was commercial Parcel 1 in Parcel Map 6024 colored differently from the adjacent Shoreline Park and designated it as "Business Park."<sup>1</sup> Guiding Policies for the Harbor Bay Business Park in the Alameda General Plan include that future development will add a conference hotel and that "High-rise buildings, 100 feet as of right and 156 feet subject to discretionary review, can be built at the business park."<sup>2</sup>

HBIA fulfilled its part of the fundamental settlement arrangement with BCDC by completing the construction of the Phase III Shoreline Park along the Bay edge of the Harbor Bay Business Park in phases. HBIA dedicated Phase III-A of the Shoreline Park to the City of Alameda by a Grant Deed recorded on March 10, 1987 and dedicated Phase III-B of the Shoreline Park to the City of Alameda by a Grant Deed recorded on February 25, 1991. The City of Alameda would not accept dedication of the 345 foot strip of land along the subject site until the permanent public access improvements are completed therein in connection with development of a commercial use on the adjacent site, but a temporary asphalt path for public use and landscaping have been installed and maintained in the interim.

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<sup>1</sup> General Plan Land Use Diagram in the City of Alameda General Plan.

<sup>2</sup> City of Alameda General Plan, p. 37.

Honorable Commissioners of BCDC

Re: HBIA's Recommendations to Commission on BCDC Permit for Public Access Facilities and Improvements Associated with Proposed New Hotel, 2350 Harbor Bay Parkway, Alameda

July 12, 2016

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After 22 years of unsuccessfully marketing the Shoreline Restaurant Site for development or purchase, HBIA approached BCDC to consider amending the then-current Third Supplementary Agreement to allow the parcel identified as the Shoreline Restaurant Site to be developed with other commercial uses, such as the shoreline office building recently constructed on a shoreline parcel located between this site and Harbor Bay Ferry Terminal. After review of the proposal by BCDC staff, HBIA and BCDC entered into a Third Amendment to the Third Supplementary Agreement that re-designated the Shoreline Restaurant Site so that it could be developed as a restaurant, private offices, or a mixed use building of offices and visitor-serving commercial uses.

After HBIA's broker agent put the subject site on the market for commercial office use, potential purchasers conducting due diligence discovered that BCDC staff would have many requirements for public access to the Bay shoreline through the subject parcel that they found too burdensome to accept, so a number of interested purchasers walked away from the opportunity. When hotel developer Mina Patel of RAM FAIRFIELD AMA LLC showed interest in purchasing the subject property for a new hotel, HBIA agreed to the proposed use of the subject site as a shoreline hotel that would be a positive addition to the Harbor Bay Business Park and informed the prospective buyer that the current HBIA-BCDC Third Supplementary Agreement required review by BCDC's staff and Design Review Board of public access improvements and facilities associated with any proposed use of the subject site.

While HBIA could have asserted that BCDC has breached the 1975 Settlement Agreement and the 1984 Third Supplementary Agreement by requiring the hotel developer to apply for a BCDC Permit, in order to avoid a confrontation that would have delayed and complicated BCDC's approval of plans associated with the proposed new hotel, HBIA decided not to object to BCDC staff's processing of the hotel developer's proposed plans that included pacing a requirement of filing an application for a BCDC Permit.

In HBIA's opinion, the hotel developer and her design team have worked in good faith with BCDC's staff to come up with reasonable proposals to maximize public access to the Bay shoreline that are consistent and compatible with the proposed development and operation of a new hotel on the subject site, and HBIA recommends that the Commission approve the BCDC Permit for the public access improvements and facilities associated with the proposed new hotel and do so without imposing conditions that make the proposed hotel infeasible.

Sincerely,

C. Timothy Hoppen  
President, Harbor Bay Isle Associates



July 13, 2016

Honorable Commissioners  
San Francisco Bay Conservation and Development Commission  
455 Golden Gate Avenue, Suite 10600  
San Francisco, CA 94102

Re: BCDC Permit for Proposed Hotel, 2350 Harbor Bay Parkway, Alameda

Dear Commissioners:

The Harbor Bay Business Park Association (HBBPA) is made up of all the property owners in the Harbor Bay Business Park in Alameda. By this letter HBBPA urges you as Commissioners of BCDC to approve the BCDC Permit for the proposed new hotel at 2350 Harbor Bay Parkway in the Harbor Bay Business Park.

In our last Annual Membership meeting, the Members of HBBPA were given a briefing by Mina Patel of her company's plans for the development of a Marriott Fairfield hotel at this site and explained that the hotel would have meeting rooms for events that the businesses in the Business Park could use. Also she explained that permanent public access improvements in the adjacent Shoreline Park would be completed in conjunction with the construction of the new hotel. Members of the HBBPA expressed positive interest and passed a Resolution of support for the proposed new hotel. Member companies of HBBPA such as VF Outdoor, Peet's Coffee and Tea, Abbott Diabetes Care, Penumbra, Inc., and Zephyr Corporation are close neighbors of the proposed site for the new hotel and their employees use and enjoy the Shoreline Park along the proposed site of the new hotel, so they are definitely interested parties regarding development of this site.

After learning about BCDC's processing of an application for a BCDC Permit in connection with the proposed hotel, HBBPA's officers and Board members decided to inform the Commission that our Association recommends that you approve the BCDC Permit you are reviewing for the proposed new hotel and related public access improvements.

Sincerely,

Christine Franceschi  
Operations Manager  
BRE License #01992671  
GS Management Company  
As Managing Agent for  
Harbor Bay Business Park Association

cc: Joseph Ernst, President, Harbor Bay Business Park Association

Commercial Property Management Services

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5674 Sonoma Drive • Pleasanton, CA 94566 • 925/734-0280 • Fax 925/734-8125  
E-mail [gsmc@gsmanagement.com](mailto:gsmc@gsmanagement.com) • [www.gsmanagement.com](http://www.gsmanagement.com)

Dorothy Freeman  
2050 Eagle Ave #4  
Alameda, CA 94501

July 14, 2016

Bay Conservation & Development Commission  
455 Golden Gate Ave Suite 10600  
San Francisco, CA 94102

Dear BCDC Commissioners and Staff,

I am writing regarding a proposed 5 story, 100 room , 82 parking space hotel on a very small parcel of land at 2350 Harbor Bay Parkway, Alameda. BCDC Commissioners will make a decision about this project on August 4, 2016.

This project is proposed for a section of Bay front land that until recently was zoned as open space. I've walked my doggies along this bay front land and appreciated it's beautiful views of the Bay and the relaxing environment we felt there.

Alameda is experiencing an assault on our Bay frontage properties with the desire of businesses to privatize as much of this land as possible. Encroachment on the 100' foot frontage that BCDC protects for public access happens in many ways: Specifically, for this project:

- Of particular interest to me is the location of the Bay Trail that will pass just 12.5" from the hotel building.
- It's a limited service hotel providing a few private amenities for GUESTS ONLY- not the public.
- Size of the hotel on a 1.17 acre blocks the vista and access to the Bay by the public .
- The so called public access walkways-- one of them goes through a covered garage .
- This parcel was zoned open space for 25 years and has been an important space for migratory shoreline birds.
- Elimination of the bike trail by the Bay.

Also, of very important consideration is the future sea level rise. See Attachment 1: The elevation at this site is between 13' and 14'. The projected sea level rise is "*Sea Level Rise Scenario Coastal Base Flood + 1.4 meters (55 inches)*". Created by the Pacific Institute, Oakland, California, 2009. For verification, the map can be viewed at the following link.

[http://www2.pacinst.org/reports/sea\\_level\\_rise/hazmaps/Hunters\\_Point.pdf](http://www2.pacinst.org/reports/sea_level_rise/hazmaps/Hunters_Point.pdf)

Also see Attachment 2: FEMA flood map-Alameda.

Respectfully yours,

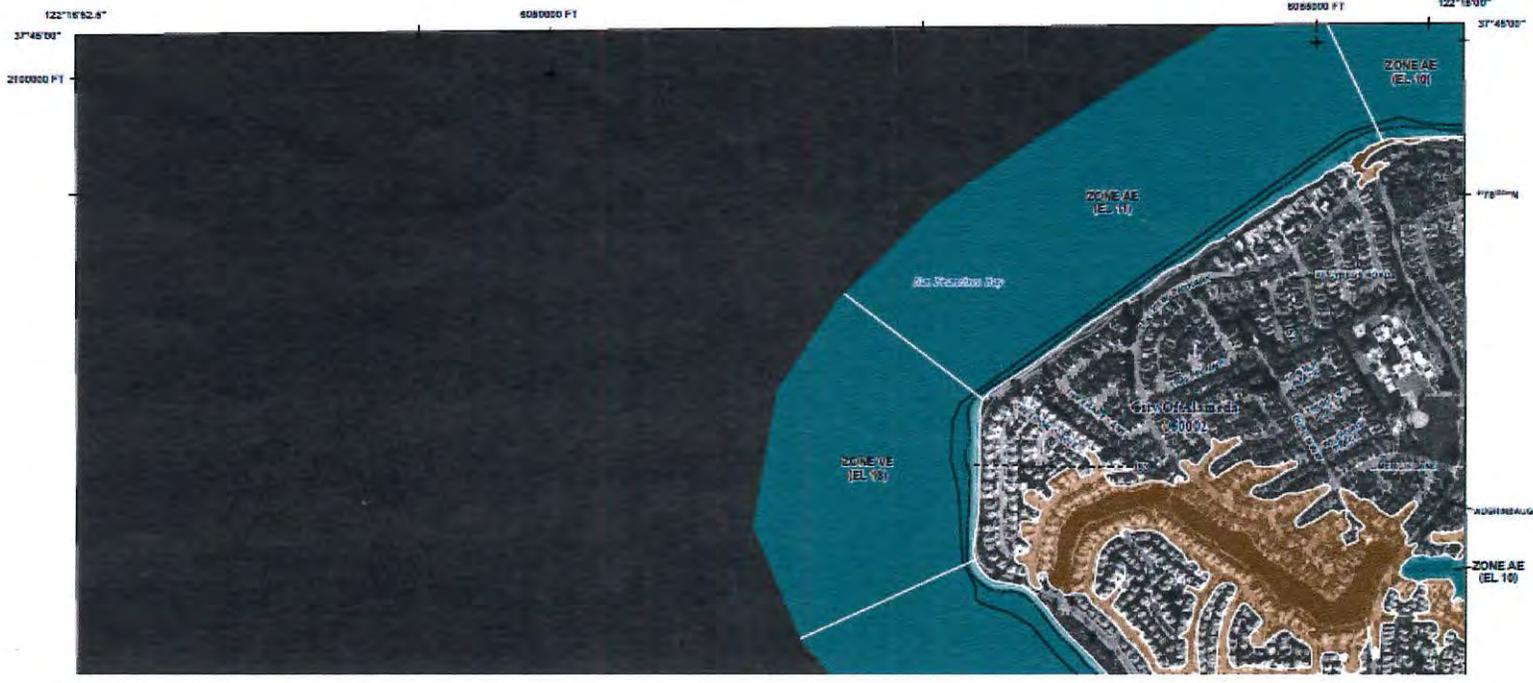
Dorothy Freeman

Attached Files:

SeaLeverRise\_Hunters\_Point.pdf (Includes Bay Farm Islands west coast)  
FEMA\_FloodInsuranceMap.pdf

CC:

BCDC Commissioner Wilma Chan  
BCDC Executive Director Lawrence Goldzband  
BCDC Coastal Program Analyst Jhon Arbelaez



**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
**THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://WWW.SC.FEMA.GOV](http://www.sc.fema.gov)**

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, X, A99
	With BFE or Depth Zone AE, A9, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
<b>OTHER AREAS OF FLOOD HAZARD</b>	Return Conditions 1% Annual Chance Flood Hazard Zone B
	Area with Reduced Flood Risk due to Levee See Notes Zone K
<b>OTHER AREAS</b>	Areas of Minimal Flood Hazard Zone S
	Area of Undetermined Flood Hazard Zone D
<b>GENERAL STRUCTURES</b>	Channel, Culvert or Storm Sewer
	Accredited or Provisionally Accredited Levee, Dike or Floodwall
	Non accredited Levee, Dike or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	Water Surface Elevation (BFE)
	Coastal Transsect
	Coastal Transsect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
<b>OTHER FEATURES</b>	Limit of Study
	Jurisdiction Boundary

**NOTES TO USERS**

For information and questions about this map, available products associated with this FIRI including alternate versions of this FIRI, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information Exchange at 1-877-FEMA-HELP (1-877-368-6277) or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Available products may include periodically issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRI panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Exchange.

Communities acquiring land or adjacent FIRI panels must obtain a current copy of the adjacent panel as well as the current FIRI index. These may be ordered directly from the Map Service Center at the number listed above.

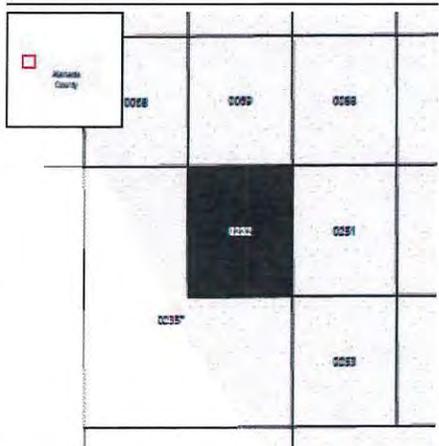
For community and countywide map date refer to the Flood Insurance Study report for the jurisdiction. To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-8020.

Base map information shown on this FIRI was derived from Coastal California LIDAR and Digital Imagery (dated 2011). LIDAR data imagery is used in areas not covered by the Coastal California Imagery.

**SCALE**



**PANEL LOCATOR**



**FEMA**  
**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
**FLOOD INSURANCE RATE MAP**  
**ALAMEDA COUNTY, CALIFORNIA**  
 and Incorporated Areas  
**PANEL 232 of 725**



Panel Location:  
**COMMUNITY**  
 ALAMEDA, CITY OF

**NUMBER PANEL SUFFIX**  
 00000 0002 H

**PRELIMINARY**  
**4/16/2015**

VERSION NUMBER  
 2.3.2.0  
 MAP NUMBER  
 0600100232H  
 MAP REVISED

\*PANEL NOT PRINTED

# California Flood Risk: Sea Level Rise Hunters Point Quadrangle

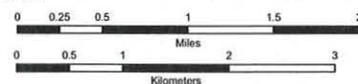


Legend:

- Interstate
- US Highway
- State Highway
- County Highway
- Current Coastal Base Flood (approximate 100-year flood extent)
- Sea Level Rise Scenario Coastal Base Flood + 1.4 meters (55 inches)
- Landward Limit of Erosion High Hazard Zone in 2100
- Coastal Zone Boundary

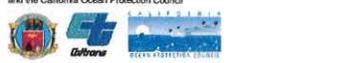
This information is being made available for informational purposes only. Users of this information agree by their use to hold harmless the State of California, and its respective officers, employees, agents, contractors, and subcontractors for any liability associated with its use in any form. This work shall not be used to assess actual coastal hazards, insurance requirements, or property values and specifically shall not be used in lieu of Flood Insurance Studies and Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA).

Data Source: US Geological Survey, Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), Coastal Services Center (CSC), Scripps Institution of Oceanography, Philip Williams and Associates, Inc. (PWA), US Department of Agriculture (USDA), California Coastal Commission, and National Aeronautics and Space Administration (NASA) Imagery from ESRI and iCloud



Created by the Pacific Institute, Oakland, California, 2009.  
Project funded by the California Energy Commission's Public Interest Energy Research Program, CalTrans, and the California Ocean Protection Council.

Grid coordinates:  
UTM Zone 18N meters  
NAD83 GCS degrees



Adjoining Quadrangles:

1	2	3
4	5	
6	7	8

- San Francisco North
- Oakland West
- Oakland East
- San Francisco South
- San Leandro
- Montara Mountain
- San Mateo
- Redwood Point

Map extents match USGS 7.5 minute topographic maps

**Subject:** URGENT - Comments on BCDC Building Permit Hearing on Alameda-Harbor Bay Hotel- Aug 4th

**Date:** Saturday, July 16, 2016 at 11:04:11 AM Pacific Daylight Time

**From:** Edward Sing

**To:** wilma.chan@acgov.org, Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC

**CC:** patricia.lamborn@aol.com

All:

I have lived in Harbor Bay Isle (Freeport Village) for almost 20 years and have had the privilege to enjoy the wonderful bay shore trails and vistas this area has been afforded. However, the project below will threaten both the environmental and aesthetic beauty of this area.

The proposed 5 story, 100 room , 82 parking space hotel lies on a small parcel at 2350 Harbor Bay Parkway and will come before the full BCDC commission for a vote on Thursday August 4,2016.

As you are aware, BCDC is charged with enforcing public access within their 100 foot shoreline band of jurisdiction. However, the proposed hotel sits squarely within that area! Please also take note of the following concerns:

- The Hotel is proposed to sit only 25 feet from the edge of the Bay.
- It practically sits right on the Bay Trail - 12 and 1/2 feet from the Trail.
- It's a limited service hotel providing a few, private amenities for guests only- not the public
- The hotel is disproportionately large (5 stories) to the small, 1.17 acre lot on which it will sit. The Hampton Inn down the street has roughly the same number of rooms, but is only 2 stories tall, lies on a 3+ acre site and for the most part blends in with the surrounding business park building. I do not believe there is any other 5 story building in the business park.
- The hotel will block the scenic vista (see attached) and access to the Bay by the public.
- The "wall" created by this hotel will confuse migratory birds.
- There is inadequate onsite parking. This will exacerbate the already stressed parking issue from the Harbor Bay Ferry terminal.

It is incredible to me that the City Council approved this project in light of the above issues.

I've attached a flyer that includes a photo of the open space - and the proposed hotel. I hope you have the opportunity to visit the site and see what detriment the siting of the hotel will cause.

In light of the above, and local resident and general public opposition to this project, **please consider a NO vote re BCDC approval.**

Sincerely,

Edward Sing  
singtam168@att.net

# DON'T BUILD A WALL ON THE BAY!

2350 Harbor Bay Parkway, Alameda



This 1.17-acre parcel on San Francisco Bay was zoned as open space up until February 2014. Now the Alameda City Planning Board has approved a plan for a Marriott Fairfield Inn with five stories and 100 rooms in the middle of a shoreline greenway. The project will permanently mar this scenic stretch along Harbor Bay Parkway. Let's instead incorporate this lot into Shoreline Park.



The Bay Area Conservation and Development Commission (BCDC), the state agency that oversees development within 100 feet of the bayshore, must review the hotel plan and decide whether to issue a building permit on:

**Thursday, August 4, 2016**  
**at 1 pm at the Ferry Building, San Francisco**  
**Second Fl. in the Port of San Francisco Board Room.**

**Urge BCDC to protect our public shoreline from misguided development and deny the permit.** CONTACT: Exec. Dir. Lawrence Goldzband, [lgoldzband@bcdca.gov](mailto:lgoldzband@bcdca.gov)  
Coastal Program Analyst Jhon Arbelaez at [jhon.arbelaez@bcdca.gov](mailto:jhon.arbelaez@bcdca.gov) and BCDC  
Commissioner Wilma Chan, Alameda County Board of Supervisors at [wilma.chan@acgov.org](mailto:wilma.chan@acgov.org)

~ *Committee to Complete Shoreline Park* ~

For more information contact Gary Thompson 510 750 6135 or Pat Lamborn 510 910 5117

**Subject:** Aug 4 Building Permit hearing : Harbor Bay Hotel  
**Date:** Sunday, July 17, 2016 at 9:12:45 AM Pacific Daylight Time  
**From:** Patricia Lamborn  
**To:** wilma.chan@acgov.org, Goldzband, Larry@BCDC  
**CC:** Arbelaez, Jhon@BCDC

Dear Supervisor Chan, Executive Director Lawrence Goldzband and Costal Program Anaylst Jhon Arbelaez,

Please find attached my letter regarding the BCDC decision on issuing a building permit for the hotel at 2350 Harbor Bay Parkway. I am opposed to the development of a hotel at this very small parcel. The BCDC Third Amendment to the Third Supplementart Agreement with Harbor Bay Isle Associates allowed a smaller structure.

I write to urge you to turn down this building permit.

Sincerely

Patricia Lamborn  
patricia.lamborn@aol.com

July 17, 2016

TO: Wilma Chan, BCDC Commissioner and Alameda County Board of Supervisors  
Lawrence Goldzband, Executive Director BCDC and John Arbelaez, Coastal Program Analyst

**RE: BCDC San Francisco Bay Conservation & Development Commission  
Building Permit Hearing for Hotel at 2350 Harbor Bay Parkway, Alameda, CA  
August 4, 2016, Thursday at 1:00 p.m. Ferry Building, Francisco, CA**

Dear BCDC Commission Members and Staff,

BCDC, the San Francisco Conservation and Development Commission is charged with deciding whether or not to issue a building permit for the hotel at 2350 Harbor Bay Parkway in Alameda, CA. The 100 room, 63 foot ( 5 story) hotel is proposed for a 1.17 acre parcel sitting at the edge of the San Francisco Bay. The proposed hotel and the attached garage structure would be built within BCDC's 100 foot shoreline band jurisdiction, 2/3 of the building structures sit squarely within that bandwidth encroaching within 12 feet and ½ feet of the Bay Trail.

The BCDC Design Review Board reviewed the developer's site plans on May 9<sup>th</sup>, of 2016. The questions raised at that meeting make a very clear case as to why you should NOT issue a building permit for this hotel.

**“As proposed, would the public shoreline path area, including width, be adequate considering the intended site use and the expected number of visitors?”**

The answer is no- the public path is 12and ½ feet wide, adjacent to a 63 foot high hotel

**As proposed, do the connections from Harbor Bay Parkway provide adequate and welcoming public access?**

The answer is no. The 2 proposed walkways service the guests and provide access to their parking spaces, one walkway actually goes into and through the covered garage, which houses stacked parking structures.

**Would the proposed hotel project adversely affect public views to the Bay from Harbor Bay Parkway ?**

The answer is yes. The reality of the small size of the parcel and the size of the hotel with its 82 parking spaces effectively block both public access and views of the Bay.

**Would the proposed public amenities at the project site be adequate for the intended uses and the expected amount of users?**

The answer is no. The hotel developer reiterated that all amenities are reserved for guests. Four benches and lighting do not amount to public amenities.

The members of the BCDC Design Review Board comments on May 9<sup>th</sup> summarize clearly why you should not issue a building permit for this hotel. From the DRB Minutes:

- **Mr. Leader stated that the applicants did the “minimum necessary” and did not do “enough to make the site more positive.” He further stated, “There’s nothing there for the public, except for continuing of the existing path with cheap amenities”. He believes that the applicant is trying to “fit a project on a site where it doesn’t fit.” He does not believe that a hotel lobby would draw the public.**
- **Ms. Barton stated that she does not believe the project provides maximum feasible public access and that it sets a dangerous precedent.**
- **Ms. Alschuler stated that the hotel could bring people to the shoreline if it provided a gathering point for an enjoyable experience. The covered walkway from which people won’t see the Bay is not public access and she suggested trading the enclosed walkway for more open paths to the water. She stated that “There’s no graciousness from the applicant”. The site should have a similar character as it does now and be designed to bring people to the Bay. A shoreline restaurant would do that.**

That is exactly what the governing agreement for the site says – the Third Amendment to the Third Supplementary Agreement between Harbor Bay Isle Association and BCDC. Executive Director Lawrence Goldzband of BCDC signed that agreement in March of 2013. That agreement allowed an office building with possibly a restaurant or coffee shop on the ground floor.

The attorney for BOTH Mina Patel, the hotel developer, and the Harbor Bay Isle Association have exerted continuous pressure on BCDC to issue a Fourth Amendment to that agreement to include ---- a hotel.

BCDC came into existence precisely because private developers planned to fill in the Bay. Your regulatory mission is to protect public access to the Bay. Honor that. Listen to your own Design Review Board as well as the public you are chosen and or elected to represent and turn down the application for this hotel building permit.

Sincerely,

Pat Lamborn, Resident of Alameda  
3226 Encinal Ave. Alameda CA

**Subject:** concerns and objections for the project - 2350 Harbor Bay Parkway

**Date:** Tuesday, July 12, 2016 at 1:47:20 PM Pacific Daylight Time

**From:** Dawn Liao

**To:** wilma.chan@acgov.org

**CC:** Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC, patricia.lamborn@aol.com

Dear commissioner and government officials,

The proposed 5 story, 100 room , 82 parking space hotel on the small parcel at 2350 Harbor Bay Parkway comes to our attention. We have concerns and objections for this project based on below reason:

Hotel is proposed to sit only 25 feet from the edge of the Bay.

It practically sits right on the Bay Trail - 12 and 1/2 feet from the Trail.

It's a limited service hotel providing a few private amenities for guests only- not the public

Size of the hotel on a 1.17 acre blocks the vista and access to the Bay by the public.

Thank you,

Dawn Liao,

NOTICE: This email may contain confidential information. Please see <http://www.meyersound.com/confidential/> for our complete policy.

**Subject:** Proposed hotel at 2350 Harbor Bay Parkway -alameda

**Date:** Tuesday, July 12, 2016 at 2:24:43 PM Pacific Daylight Time

**From:** Michelle Pero

**To:** wilma.chan@acgov.org, Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC

Dear BCDC Leaders,

I am writing to you to voice my concern and opposition of this proposed construction of a 5 story, 100 room and 82 parking space hotel on a very small parcel in the Harbor Bay Parkway section of Alameda.

I am a long time resident and property owner in the Harbor Bay Isle development on Bay Farm Island in Alameda, near this proposed development. It would be a monstrosity and blight to have something of this size and scale built. There is nothing of this height and of this density built in this area. This hotel is proposed to be built only 25 feet from the edge of the San Francisco Bay. There is an existing bike and walking path that circles nearly all of Harbor Bay Parkway. Please don't add this enormous building that could block access and public views of this open space area. It would also bring a tremendous amount of increased vehicle traffic to the area -something Bay Farm island cannot support with it's existing limited roads and infrastructure. There are existing hotels in this area already, that are rarely full.

In addition, there is an enormous amount of airplane traffic (Oakland Airport) that would directly impact this proposed hotel. Planes would fly directly over the hotel and the noise from these commercial and private jets is deafening, especially at night.

There are numerous migratory shoreline birds in the area, along with two childcare centers nearby and we can't support more growth, noise, traffic and development in an area next to rising sea levels. It is a ridiculous proposal and I ask that you vote to oppose it.

Sincerely,

Michelle A. Pero  
Basinside Way  
Alameda, Ca

**Subject:** Proposed Hotel at 2350 Harbor Bay Parkway

**Date:** Tuesday, July 12, 2016 at 3:09:16 PM Pacific Daylight Time

**From:** Brandon Svec

**To:** wilma.chan@acgov.org, Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC

I am an Alameda resident in 94502 writing to voice my concern and opposition to this proposed hotel based on proximity to the Bay Trail and the imposition on bay access. As I understand:

The hotel is proposed to sit only 25 feet from the edge of the Bay.

It would be extremely close to the Bay Trail - 12 and 1/2 feet.

It's a limited service hotel providing a few private amenities for guests only- not the public

Thank you.

Brandon Svec



**Subject:** BCDC Hearing on Proposed Harbor Bay Alameda Hotel on August 4, 2016

**Date:** Tuesday, July 12, 2016 at 10:59:14 PM Pacific Daylight Time

**From:** T Krysiak

**To:** wilma.chan@acgov.org, Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC

**CC:** Chad

Dear BCDC Commissioners and Staff;

I am writing to you regarding a proposed five story, one hundred room hotel that is planned for a small parcel of land at 2350 Harbor Bay Parkway, Alameda.

As you know the decision to issue or not issue a building permit comes before the San Francisco Bay Conservation and Development Commission for a vote on Thursday August 4, 2016.

We need the commission's help to hold off construction. Here's why:

- BCDC is charged with protecting and enforcing public access construction guidelines within the 100 foot shoreline band. This planned hotel will sit squarely within that area and it limits access to the Bay Trail because the building's grounds will be only 12 1/2 feet from this Trail.
- The hotel's services will provide only private amenities for the hotel guests and not for the general public.
- The size of the hotel on that 1.17 acre plot will block the view corridors and public access to the Bay. The hotel's planned public access walkways are definitely inadequate and unsuitable for this park like setting by the Bay.
- Lastly, this parcel was zoned as open space for 25 years and should remain as such especially since our community just recently passed Measure 1 funding to enhance and further protect SF Bay. The public has loudly proclaimed that we want the Bay and it's shoreline to be nurtured and preserved for future generations.

We're adamantly opposed to this project and insist that BCDC deny the building permit for the construction of this hotel.

Thank you for attending to this important and urgent issue.

Regards,

Tom Krysiak and Donna Cheng-Krysiak  
308 Sweet Road  
Alameda, CA 94502

**Subject:** Please do what's right for Alameda!  
**Date:** Wednesday, July 13, 2016 at 3:08:54 PM Pacific Daylight Time  
**From:** Evelyn Kennedy  
**To:** wilma.chan@acgov.org, Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC  
**CC:** patricia.lamborn@aol.com

Dear BCDC Commissioners and Staff:

I am opposed building the proposed 5-story, 100-room, 82-parking space hotel on a tiny, 1.17 acre parcel at 2350 Harbor Bay Parkway, Alameda. The hotel would cater to strangers while blighting a beautiful waterfront vista and trail enjoyed by many Alamedans daily.

- The hotel would sit right on the Bay Trail - only 12 and 1/2 feet away.
- The limited services and amenities would be for PAYING HOTEL GUESTS ONLY- not the local public.
- It would block views and access to the Bay.
- The so-called public access walkways are a joke! One goes through a covered garage; both nonsensically require walking AWAY from the shoreline to get to the shore! Not happening!
- This parcel was zoned open space for 25 years, interpretation of current zoning is murky at best.

In short, the hotel would enrich an outside business at the expense of local residents.

If you won't protect our scenic shoreline, who will?

Please vote NO on August 4!

Thank you

Evelyn Kennedy  
1420 Court Street  
Alameda, CA 94501  
[evelynsells@juno.com](mailto:evelynsells@juno.com)

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[www.evelynkennedy.com](http://www.evelynkennedy.com)

**Subject:** Please do what's right for Alameda!

**Date:** Thursday, July 14, 2016 at 6:00:18 AM Pacific Daylight Time

**From:** Jing-Quan Li

**To:** wilma.chan@acgov.org, Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC

**CC:** patricia.lamborn@aol.com

Dear BCDC Commissioners and Staff,

I write to oppose building the proposed 5-story, 100-room, 82-parking space hotel on a tiny, 1.17 acre parcel at 2350 Harbor Bay Parkway, Alameda. The hotel would cater to strangers while blighting a beautiful waterfront vista and trail enjoyed by many Alamedans daily.

- The hotel would sit right on the Bay Trail - only 12 and 1/2 feet away.
- The limited services and amenities would be for PAYING HOTEL GUESTS ONLY- not the local public.
- It would block views and access to the Bay.
- The so-called public access walkways are a joke! One goes through a covered garage; both nonsensically require walking AWAY from the shoreline to get to the shore! Not happening!
- This parcel was zoned open space for 25 years, interpretation of current zoning is murky at best.

In short, the hotel would enrich an outside business at the expense of local residents.

If you won't protect our scenic shoreline, who will?

Please vote NO on August 4!

Thank you

name, title, address, phone number

Jingquan Li  
3250 Calhoun St, Alameda, CA

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**Subject:** Keep Alameda's bay views

**Date:** Thursday, July 14, 2016 at 7:36:33 AM Pacific Daylight Time

**From:** Jan Schlesinger

**To:** wilma.chan@acgov.org, Arbelaez, Jhon@BCDC, Goldzband, Larry@BCDC

**CC:** patricia.lamborn@ail.com

Dear BCDC Commissioners and Staff,

I write to oppose building the proposed 5-story, 100-room, 82-parking space hotel on a tiny, 1.17 acre parcel at 2350 Harbor Bay Parkway, Alameda. The hotel would cater to strangers while blighting a beautiful waterfront vista and trail enjoyed by many Alamedans daily.

- The hotel would sit right on the Bay Trail - only 12 and 1/2 feet away.
- The limited services and amenities would be for PAYING HOTEL GUESTS ONLY- not the local public.
- It would block views and access to the Bay.
- The so-called public access walkways are a joke! One goes through a covered garage; both nonsensically require walking AWAY from the shoreline to get to the shore! Not happening!
- This parcel was zoned open space for 25 years, interpretation of current zoning is murky at best.

In short, the hotel would enrich an outside business at the expense of local residents.

If you won't protect our scenic shoreline, who will?

Please vote NO on August 4!

Thank you

name, title, address, phone number

Jan Schlesinger  
Chameleon Communications

[jan.chameleon@gmail.com](mailto:jan.chameleon@gmail.com)

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**Subject:** Hotel at Harbor Bay

**Date:** Friday, July 15, 2016 at 10:21:14 AM Pacific Daylight Time

**From:** mgdonna@aol.com

**To:** Arbelaez, Jhon@BCDC

Dear Mr. Arbelaez,

I am writing to you about the request for a building permit for the proposed 5 story, 100 room , 82 parking space hotel on the very small parcel at 2350 Harbor Bay Parkway.

I hope you visit the site and see the view and the land before you vote.

The shoreline is a natural resource that needs to be protected and maintained for all. For the most part, California has done a very good job and so has BCDC. The pressures to build now, however, are unrelenting, and developers, trying to make up for losses during the recession, seem to want to build anywhere, everywhere, on any parcel of land available. But this is not any parcel; this is shoreline, coastline. It's not land to be done with as a developer wants. It's coming before you for that very reason: it is special, unique, and that's why BCDC exists.

The best use of this land is to keep it open and natural, to allow public access, to build--if anything--structures that (1) are not so imposing, and (2) that are aimed at promoting the general welfare, not the interests of a few.

Consider this a vote for preservation, conservation, and protection of once lost never regained natural resources.

Thank you very much.

Sincerely,  
Mark Greenside

**Subject:** Re: Hotel Building Permit Hearing on 8/04/2016 (2350 Harbor Bay Parkway, Alameda)

**Date:** Friday, July 15, 2016 at 4:21:05 PM Pacific Daylight Time

**From:** Ron Kamangar

**To:** wilma.chan@acgov.org

**CC:** Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC

**Priority:** High

Dear BCDC Commissioners and Staff,

I am writing to oppose building the proposed 5 story, 100 room, 82 parking space hotel on a very small parcel of land at 2350 Harbor Bay Parkway, Alameda. The decision to issue or NOT issue a building permit comes before the San Francisco Bay Conservation and Development Commission for a vote on Thursday August 4, 2016.

BCDC is charged with enforcing public access within your 100 foot shoreline band of jurisdiction-.This hotel sits squarely within that area.

- It practically sits right on the Bay Trail - 12 and 1/2 feet from the Trail.
- It's a limited service hotel providing a few private amenities for GUESTS ONLY- not the public
- Size of the hotel on a 1.17 acre blocks the vista and access to the Bay by the public
- The so called public access walkways-- one of them goes through a covered garage
- This parcel was zoned open space for 25 years.

Also please consider the following notes as well:

- *There are many wildlife species who live in and around this parcel of land, and are going to be forced out of their habitats and have nowhere else to go. For example, Alameda Jackrabbits who are threatened now, since all adjacent open lands are now covered in office spaces, buildings, and parking lots.*
- *I've lived on the Bay Farm Island for two decades, and have walked around this proposed lands almost daily, and can attest to the fact that many species of birds (e.g. Blue Herons, burrowing Owls, many other species that I've documented) who will no longer be able to live in the Bay Farm Island, when this open space is developed.*
- *Please also note that a wall of glass on the bay in an area with migratory shoreline birds is definitely not recommended.*

Thank you for your attention and considerations,

Sincerely,

Ron Kamangar,

14 Leonard Court. Bay Farm Island, Alameda CA 94502

**Subject:** Oppose Hotel at 2350 Harbor Bay Parkway

**Date:** Saturday, July 16, 2016 at 7:46:10 AM Pacific Daylight Time

**From:** Ivana Krajcinovic

**To:** Arbelaez, Jhon@BCDC

Dear Mr. Arbelaez,

As an Alameda resident, I am writing to oppose the proposed hotel at 2350 Harbor Bay Parkway, Alameda, a five story, 100 room hotel with 82 parking spaces on a very small parcel of land. The hotel would sit practically on the Bay Trail and would block the view of and access to the Bay by the public. The proposed hotel will be a limited service hotel providing a few private amenities for private guests only, not the public. This parcel was zoned as open space and should stay that way.

Since BCDC is charged with enforcing public access within 100 feet of the shoreline, this project is clearly within your jurisdiction and I urge you to oppose it.

Thank you for your attention,

Ivana Krajcinovic  
949 Buena Vista Ave.  
Alameda, CA 94501

**Subject:** BCDC Building permit for Alameda Hotel

**Date:** Saturday, July 16, 2016 at 10:03:04 AM Pacific Daylight Time

**From:** Ake Grunditz

**To:** wilma.chan@acgov.org, Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC

Dear BCDC Commissioners and Staff,

Please protect our precious Alameda open space!

I am writing to oppose the proposed hotel- 5 story, 100 rooms , 82 parking spaces- on a very small parcel of land at 2350 Harbor Bay Parkway, Alameda.

I ask that you NOT APPROVE the building permit when you take a vote on Thursday August 4, 2016

BCDC is charged with enforcing public access within your 100 foot shoreline band of jurisdiction -.This hotel sits squarely within that area--

- It practically sits right on the Bay Trail - 12 and 1/2 feet from the Trail.
- It's a limited service hotel providing a few private amenities for GUESTS ONLY- not the public
- Size of the hotel on a 1.17 acre blocks the vista and access to the Bay by the public
- The so called public access walkways-- one of them goes through a covered garage
- This parcel was zoned open space for 25 years

Thank you

Ake Grunditz

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July 18, 2016

**Subject:** BCDC Building permit for Alameda Hotel

**Date:** Saturday, July 16, 2016 at 7:57:41 AM Pacific Daylight Time

**From:** Leslie Frierman Grunditz

**To:** wilma.chan@acgov.org, Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC

Dear BCDC Commissioners and Staff,

I am writing to oppose the proposed hotel- 5 story, 100 rooms , 82 parking spaces- on a very small parcel of land at 2350 Harbor Bay Parkway, Alameda.

BCDC is charged with enforcing public access within your 100 foot shoreline band of jurisdiction -.This hotel sits squarely within that area--

- It practically sits right on the Bay Trail - 12 and 1/2 feet from the Trail.
- It's a limited service hotel providing a few private amenities for GUESTS ONLY- not the public
- Size of the hotel on a 1.17 acre blocks the vista and access to the Bay by the public
- The so called public access walkways-- one of them goes through a covered garage
- This parcel was zoned open space for 25 years

Add additional issue/s that particularly concern you,

- wall of glass on the bay in an area with migratory shoreline birds,
- sea level rise
- no completion of a bike trail by the bay

Thank you for putting our open space before developers greed.

Leslie Frierman Grunditz

**Subject:** Proposed hotel at Harbor Bay Parkway

**Date:** Sunday, July 17, 2016 at 9:47:24 AM Pacific Daylight Time

**From:** Iris DeMello

**To:** Arbelaez, Jhon@BCDC

Dear BCDC Commissioners and Staff,

I am writing to oppose the proposed hotel- 5 story, 100 rooms , 82 parking spaces- on a very small parcel of land at 2350 Harbor Bay Parkway, Alameda.

BCDC is charged with enforcing public access within your 100 foot shoreline band of jurisdiction -.This hotel sits squarely within that area--

- It practically sits right on the Bay Trail - 12 and 1/2 feet from the Trail.
- It's a limited service hotel providing a few private amenities for GUESTS ONLY- not the public
- Size of the hotel on a 1.17 acre blocks the vista and access to the Bay by the public
- The so called public access walkways-- one of them goes through a covered garage
- This parcel was zoned open space for 25 years

Add additional issue/s that particularly concern you,

- wall of glass on the bay in an area with migratory shoreline birds,
- sea level rise
- no completion of a bike trail by the bay

Iris DeMello  
1544 4th Street  
Alameda, CA 94501

**Subject:** Proposed hotel at 2350 Harbor Bay Parkway, Alameda  
**Date:** Wednesday, July 20, 2016 at 1:31:07 PM Pacific Daylight Time  
**From:** Patricia Gannon  
**To:** Arbelaez, Jhon@BCDC

July 20, 2016

Jhon Arbelaez  
Coastal Program Analyst  
Bay Conservation and Development Commission

Dear Mr. Arbelaez:

I am writing to oppose building the proposed 5-story, 100 room, 82 parking space hotel on a very small parcel of land at 2350 Harbor Bay Parkway, Alameda. The decision to issue or not issue a building permit comes before the Bay Conservation and Development Commission for a vote on Thursday, August 4, 2016.

Your Commission is charged with enforcing public access within your 100 foot shoreline band of jurisdiction. This hotel sits squarely within that area.

I am against this hotel for the following reasons.

It practically sits right on the Bay Trail – 12 ½ feet from the Trail  
It is a limited service hotel providing a few private amenities for GUESTS ONLY – not the public  
Size of the hotel on a 1.17 acre blocks the vista and access to the Bay by the public  
One of the so-called public access walkways goes through a covered garage  
This parcel was zoned open space for 25 years

This proposed hotel is way oversized for such a small parcel of land and is totally inappropriate for that site and the existing Shoreline Trail. In addition it will interfere with migratory shoreline birds and will make it difficult for land animals, such as rabbits, to navigate between the lagoon and the Bay.

Please do not issue a building permit for this project. Thank you.

Patricia M. Gannon  
1019 Tobago Lane  
Alameda, CA 94502

**Subject:** Hotel Proposal at 2350 Harbor Bay Parkway, Alameda, CA  
**Date:** Tuesday, July 19, 2016 at 11:02:15 AM Pacific Daylight Time  
**From:** John Felts  
**To:** wilma.chan@acgov.org, Goldzband, Larry@BCDC, Arbelaez, Jhon@BCDC  
**CC:** jtfelts@earthlink.net

Dear BCDC Commissioners and Staff,

I am writing to oppose the proposed 5 story hotel on the very small bayside parcel of land at 2350 Harbor Bay Parkway in Alameda, CA. I own a unit at 2255 Harbor Bay Parkway and am also a resident of Alameda (2624 Calhoun Street). The building proposal is out of scale with the current business park (there are NO buildings over 2 stories) in addition to the proximity to the Bay that the structure will be placed. We urge a No vote on Thursday 4 August against this project.

Additionally, we have the following concerns:

The proposed structure sits right on the Bay Trail, 12.5 feet from the Trail.

This is a limited service hotel providing a few private amenities for GUESTS only - not for the public even though it will encroach on public land.

The hotel will block the view.

This parcel was zoned open space for 25 years.

The development as proposed does not provide adequate parking and the guests will be forced to use our parking across the street - which we own.

Please call me with any questions or concerns about the above and please do not approve this project.

Thank you

John Felts  
President/CEO  
Nano Scale Surface Systems, Inc.  
2255 Harbor Bay Parkway  
Alameda, CA 94501

