

Subject: proposed Harbor Bay Parkway hotel

Date: Friday, February 10, 2017 at 9:09:29 AM Pacific Standard Time

From: Kate Lenhardt

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

Dear Ms Chan and Mr Arbelaez,

I have been an Alameda resident for 22 years. For the past 18 years, I've lived on Bay Farm Island.

Access to the shoreline is one of the things that makes living in Alameda attractive.

I walk my dog along the shoreline between North Loop Road and the ferry terminal nearly every day.

Shoreline Park is a lovely place to walk. I always see many people enjoying the park.

I urge you to protect this asset for generations to come.

I strongly recommend that the proposed Harbor Bay Parkway hotel be built at least 63 feet from the shoreline.

A greater distance would be better and it seems that other structures are 75 feet from the shoreline.

I am not anti-development.

However, I believe that open spaces, including broad access to the shoreline, need protection to preserve our quality of life.

Nothing else matters if we damage our quality of life.

Thank you for taking my ideas under consideration.

Best regards,

Kate Lenhardt

Subject: Patel hotel

Date: Thursday, February 9, 2017 at 6:00:52 PM Pacific Standard Time

From: Ake & Leslie Grunditz

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

Greetings,

I would like to comment on the Patel plans for a hotel to be built on Harbor Bay.

I am very much against this idea, and was present at the meeting last August to show my support for those fighting this ill conceived plan.

The hotel design had many unpleasant flaws, not to mention its proximity to the water, and it being too high and an obtrusive obstruction for the neighbors.

There is so little open space left on our island, and we must be very careful about what developers are allowed to get away with.

Please don't allow this mistake to pass and become a reality.

Don't let this hotel get built.

Thank you for your time,

Leslie Grunditz
Alameda resident

Subject: Bay Shore Hotel 2350 Harbor Bay Parkway

Date: Thursday, February 9, 2017 at 2:08:52 PM Pacific Standard Time

From: Liz Taylor

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

Dear Supervisor Chan and members of the BCDC

I am writing to voice objections to plans for a five story hotel at 2350 Harbor Bay Parkway. While there is no doubt that Alameda could benefit from an additional hotel on Bay Farm Island, the proposed site is not an appropriate choice for the following reasons:

- The site is too close to the water and sensitive bay tidelands. Adding the weight and load of a structure this large may result in subsidence and movement of shoreline sediments into the bay.
- If built as planned, visual and direct access to the bay for the public will be compromised.
- Endangered least terns and numerous other species utilize this shoreline for feeding. A hotel with related night time lighting and noise this close to the water will disrupt feeding and migration patterns.
- The plan does not account for long term climate change impacts and sea level rise
- The proposed site is not well served by public transportation, nor is it a walkable distance to restaurants or shopping.

The City of Alameda, the residents of Bay Farm Island and the Bay would be much better served by hotel facilities at Harbor Bay Landing Shopping Center or at the Chuck Corica Golf complex. Both of these areas are not on tidelands and have large paved areas currently utilized only for parking. Merchants in these two areas would benefit from the foot traffic generated by a hotel and the golf course would see better utilization. The City Council and Planning Board can facilitate an agreement that will convert the site at 2350 Harbor Bay Parkway into defensible shoreline open space while ensuring the property owner realizes benefits too. The BCDC can help by protecting what is left of open space and working waterfronts in the San Francisco bay. Far too many development projects have skirted or bent the rules at the expense of public use of the water and maritime jobs. Alameda in particular is under crushing pressure to develop and build housing at a pace, and in water front locations that are wholly unsustainable.

Without the strong support of our elected officials and the BCDC, more shoreline will be forever lost to well-funded developers that citizens and small business owners cannot afford to fight. Supervisor Chan, I hope to see you at the BCDC meeting next Thursday.

Thanks for your time and attention.

Liz Taylor
President
DOER Marine
1827 Clement Ave
Alameda CA 94501
510-530-9388

Subject: That Oversized Harbor Bay Hotel Project. Please vote NO.
Date: Thursday, February 9, 2017 at 1:22:00 PM Pacific Standard Time
From: Tom Krysiak
To: wilma.chan@acgov.org
CC: Arbelaez, Jhon@BCDC

Dear Supervisor Chan,

It appears that Daxa Patel is re-attempting to seek BCDC's permission to build that giant six story hotel in the Harbor Bay Business Park. Again, their original building plans were located just too close to SF Bay and their large, imposing facility will obstruct the breathtaking panoramic vistas that so many of us here in the Harbor Bay community truly enjoy. And The continuous bike path will be disrupted and diverted away from the shoreline if their plans are permitted.

This entire project is not right for the Bay shoreline and my family strongly encourages you to attend the Feb 16 meeting to vote in opposition to this project. Please help us continue to defend The Bay and its precious shoreline. Thank you.

Regards,

Tom Krysiak
308 Sweet Road
Alameda CA 94502
510 523 3377
Cell 415 713 2584

Subject: Proposed Hotel at 2350 Harbor Bay Parkway, Alameda
Date: Thursday, February 9, 2017 at 11:57:48 AM Pacific Standard Time
From: John Felts
To: wilma.chan@acgov.org, Arbelaez, Jhon@BCDC
CC: Felts

Please do not approve this project. As a property owner across the street, this building does not fit into the current business park (NOTE that there are no buildings higher than 2 stories), is TOO close to the bay (does not have the required set-back) and does not provide the required parking. The business park has recently been growing and many of the businesses here are experiencing growth. This has been a very positive thing, but note that the current parking that all existing businesses were required to have is not getting filled up each day. It is foolish to allow a new development into the park that will not provide adequate parking and will take away from the current ambience (2 story buildings). Furthermore, there is no requirement for additional hotel rooms in the area given the 2 hotels in the park and the nearby oakland airport hotels.

Please do not endanger the bay, wetlands and limit public access by approving this project.

Please feel free to contact me directly with any questions. My personal cell phone is 510-387-3421.

Thank you for your time.

Best regards,

John Felts
Nano Scale Surface Systems, Inc.
2255 Harbor Bay Parkway
Alameda, CA 94502 USA
ph: 510-814-0340
fax: 510-814-0345
WEBSITE: www.ns3inc.com
email: jtfelts@earthlink.net

The information contained in this electronic mail message is intended only for the personal and confidential use of the designated recipient(s) named above. This message may contain information that is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this message in error and that any review, dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and e-mail, and destroy any hard or electronically stored copies of this message in your possession. Thank you.

Subject: Please vote no to 5 story hotel in Harbor Bay business park.

Date: Thursday, February 9, 2017 at 10:02:35 AM Pacific Standard Time

From: jon.w.hamilton@comcast.net

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

I am long term resident of Harbor Bay.

I have seen the proposed site and the plans for the 5 story hotel in the business park in Harbor bay.

The building is far too large for the small site and is too close to the bay.

Please vote no to 5 story hotel in Harbor Bay business park.

Thank You

Jon Hamilton

jon.w.hamilton@comcast.net

FYI

When Alameda hosted a historal walk in the business park attended by some 75 people last spring, there was outrage by the citizens when the plans were shown to the attendees.

Subject: Bay shore Hotel, Alameda ca

Date: Thursday, February 9, 2017 at 9:33:40 AM Pacific Standard Time

From: Bruce Baird

To: Arbelaez, Jhon@BCDC

In regards to the Bay Shore Hotel on Bay Farm Alameda, please review carefully. It seem to big for the site, to close to the shoreline and interferes with the bike path.

This is not an appropriate use of this site

Thank you

Bruce Baird

Alameda, Ca.

HARBOR BAY
BUSINESS PARK
ASSOCIATION



February 7, 2017

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

Re: BCDC Permit Application No. 2016.003.00 for Proposed Hotel at 2350 Harbor Bay Parkway, Alameda: Harbor Bay Business Park Association's Recommendation that Commission Approve the BCDC Permit

Dear Commissioners:

We understand that Daxa Patel's Application for a BCDC Permit for construction of a hotel with parking facilities on the parcel at 2350 Harbor Bay Parkway is coming before the BCDC Commission for a vote and also that the applicant has presented updated site plans for the project. The Harbor Bay Business Park Association is made up of all the property owners in the Harbor Bay Business Park in Alameda, and our Association recommends strongly that the BCDC Commission should approve the BCDC Permit for the proposed new hotel with the updated site plans.

Our Association under an Agreement with the City of Alameda manages the maintenance of the landscaping and public access improvements in the Shoreline Park along the Bay edge of the Harbor Bay Business Park. The public access improvements adjacent to the parcel proposed for the new hotel project are only temporary, and the permanent improvements will not be installed until the development of a building on this parcel commences. BCDC's approval of the BCDC Permit will advance the work program to install attractive and appropriate permanent public access improvements at this location.

As we informed the Commission by letter in July of 2016 when a public hearing opened on this Permit Application, in the prior Annual Meeting of the members of our Association, Members including VF Outdoor, Peet's Coffee and Tea, Abbott Diabetes Care, Penumbra, Inc., and Zephyr Corporation that are close neighbors of the proposed site for the new hotel and whose employees use and enjoy the Shoreline Park along the proposed site of the new hotel expressed support for the proposed new hotel, and our Members as a whole passed a Resolution in Support of the development of the new hotel at this location.

Sincerely,

Marcy Marks, Operations Manager for the Harbor Bay Business Park Association



FEBRUARY 5, 2017

To whom it may concern,

I am writing this message as an Alamedan, neighbor, and Professional Landscape Architect that cares about the quality of our environments, open spaces and especially top-notch development projects. As a resident of Harbor Bay and someone who lives less than 1 mile from this potential hotel site I am writing to you, the BCDC Commissioners, with a strong recommendation for approval of this plan and the hotel site along the parkway on Bay Farm island.

The hotel will not only bring people to the bay as visitors and occasional tourist, but will also enhance and embrace the bay edge location and improve its condition with supplemented planting and improved vegetation.

The current state of this site is somewhat low quality and appears very abandoned as it has been undeveloped and overgrown for years awaiting a new vision. The vision is finally here and a high-quality hotel development is ready for the harbor bay business park area and Alameda! This hotel will not only complement the businesses that exist on this part of the island and benefit them, but also provide necessary competition with the other hotel in the area. Competition will keep the level of quality high for both projects and hopefully spur on new development in this area of Harbor Bay.

The proximity to the ferry service, Oakland airport, the bay trail make this an ideal location for the proposed hotel project!

Thank you for your consideration of my recommendation and the hotel project.

Warmest regards,

A handwritten signature in black ink, appearing to read "Chad Kovaleski".

Chad Kovaleski, PLA



HARBOR BAY

February 7, 2017

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

Re: BCDC Permit Application No. 2016.003.00 for Proposed Hotel at 2350 Harbor Bay Parkway, Alameda: Harbor Bay Isle Associates' Recommendation that Commission Approve the BCDC Permit with the Updated Site Plans

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 the BCDC Permit for the proposed new Shoreline Hotel and related parking and public access improvements at 2350 Harbor Bay Parkway in the Harbor Bay Business Park as shown in the updated Site Plans.

The site of this proposed new hotel development and the adjacent strip of the Shoreline Park are subject to a Third Supplementary Agreement between Harbor Bay Isle Associates (HBIA) and BCDC for the shoreline edge along the Harbor Bay Business Park originally entered into in 1984 and since amended three times. We had negotiated a Fourth Amendment with BCDC's attorneys to incorporate language approving the new hotel development and related public access improvements and sent copies executed by HBIA to BCDC for signature, but that process was interrupted by the insertion of an organizer for the United Here! Labor union who has manufactured local opposition to the new hotel project for the obvious underlying purpose of furthering the labor union's agenda for union representation of future hotel workers.

Some of the vocal opposition to the proposed Shoreline Hotel at this location comes from residents of neighborhoods in Village Five of Harbor Bay Isle that adjoins a portion of the Harbor Bay Business Park area. We want to make the Commissioners aware that when HBIA developed the residential neighborhoods in Village Five, the original buyers of home lots signed acknowledgments that they had been informed that the nearby Harbor Bay Business Park area would be developed with commercial buildings permitted under the City's zoning for the area. Now some of the objectors to the proposed hotel project from neighborhoods in Village Five of HBIA want the site to remain vacant or to be parkland or even a dog run, even though the size of the Shoreline Park at this location has been defined for many years in the approved Subdivision Maps, in the 1989 Development Agreement between HBIA and the City of Alameda, and the HBIA – BCDC Third Supplementary Agreement referenced above.

Honorable Commissioners of BCDC

Re: HBIA's Recommendation that the Commission Approve the BCDC Permit for the Proposed
New Hotel at 2350 Harbor Bay Parkway, Alameda with the Updated Site Plans

February 7, 2017

Page - 2

As master developer of Harbor Bay Isle, we sold the parcel to Daxa Patel's company for a new hotel, confident that this development would be an appropriate use for this commercially zoned parcel bordering the Shoreline Park and a positive addition to the Harbor Bay Business Park. The City of Alameda's Planning Board and City Council have given approvals for a new hotel development project at this location. Last July, we informed the BCDC Commission that HBIA recommended approval of the proposed hotel development at this location.

HBIA has recently received copies of the updated Site Plans prepared by Daxa Patel's architects dated January 27, 2017, and we support the proposed new arrangements for parking and public access areas and facilities. HBIA stands ready to finalize the Fourth Amendment to the Third Supplementary Agreement with BCDC when the details of the new hotel and related parking and public access areas and facilities are finalized in the Commission's approval of the BCDC Permit and can be incorporated into the Amendment.

HBIA strongly recommends that the Commission approve the BCDC Permit for the proposed new hotel and related parking and public access areas and facilities at this location.

Sincerely,



C. Timothy Hoppen
President, Harbor Bay Isle Associates

Subject: Meeting request

Date: Wednesday, February 8, 2017 at 4:15:57 PM Pacific Standard Time

From: Jason Overman

To: Alex Knox

CC: 'Annie Mudge (amudge@coxcastle.com)', Joanne Park, Erika Ramirez, Anne Moriarity

Alex:

Good chatting. Here's the background of our request of a few minutes of the mayor's time:

I'm working with Ram Hotels, a small family-run hotel business that has earned entitlements from the Alameda City Council to build a five-story Fairfield Inn. Now that the City has approved the project, it'll be coming before him next Thursday 2/16 as BCDC considers the project's final 100-foot shoreline band permit. There was an initial public hearing before BCDC last August, but the architect wanted to go back and work with BCDC staff to make some additional design modifications requested by staff to improve shoreline access.

I wanted to see if we could set up an informational briefing—either in person or by phone—to share the design changes that have been made at BCDC's request.

Though this isn't relevant to the land use proceeding, I also wanted to let you know that the applicant has drafted and offered to sign a card check neutrality agreement with UNITE HERE Local 2850—the hotel workers union. I'm happy to give you an update on where that stands.

Thanks so much in advance. How's your schedule between the rest of this week or the early part of next week?

Warmly,
Jason

PS. I am copying Annie Mudge, who is our land use expert—along with Joanne and Erika from the architect's office—and Anne Moriarity in my office, who will be covering for me next week while I'm out of the office. (Starting Monday.)

Jason Overman | Director | [Lighthouse Public Affairs](#)

MAIN (415) 364-0000 | MOBILE (510) 847-7622

East Bay hotel heads for final approvals as hospitality boom continues

By Kevin Truong



A five-story, 100-key waterfront hotel in Alameda is headed for its final approvals.

The project is part of the recent spate of hospitality projects in the East Bay, driven by the region's rise as a tourism and business destination.

The development at 2350 Harbor Bay Parkway is bordered by the Bay and Alameda's Shoreline Park. It is centered in the Harbor Bay Business Park, a 325-acre complex that houses more than 100 businesses including Peet's Coffee, Abbott Labs and the Oakland Raiders.

The business park is located in the larger master-planned Harbor Bay Isle development that, when completed, will contain up to 3,200 housing units, the Harbor Bay Landing Shopping Center and Community Center, the Harbor Bay Club athletic complex and two public elementary schools.

The project is being developed by Georgia-based hotel developers RAM Hotels, who purchased the vacant 1.17 acre site back in 2014 for \$1.4 million. The City Council approved the waterfront hotel back in 2015 with a 3-1 vote after waving off appeals from a neighborhood group concerned about the hotel's height, and a challenge by Oakland-based UNITEHERE! Local 2850, which represents hotel workers.

The upcoming vote on the hotel, by the Bay Conservation and Development Commission, which deals with projects that border the San Francisco Bay, is scheduled for Feb. 16.

The Alameda hotel, which is adjacent to Oakland International Airport, will be operated under the Fairfield Inn & Suites brand, part of the Marriott chain. **When completed, the hotel is expected to**

generate up to \$500,000 in transit occupancy taxes annually, ranking it among the top five commercial business tax contributors in the city, said Andrew Thomas, the city's assistant community development director.

Transportation options include a complimentary shuttle service to the Oakland Airport and surrounding areas of interest, as well as complimentary bicycles available to guests. Roughly a third of the 125 available parking spots will be offered off-site in a shared parking agreement with a neighboring business. Other amenities at the location include a 2,000-square-foot restaurant and bar on the ground floor, an indoor pool and fitness center.

"The market is primarily business travelers, people coming to the area to do business in the East Bay, both in the Harbor Bay Business Park and other areas like downtown Oakland," Thomas said.

Two other hotels are currently located at the business park are a 72-key Hampton Inn & Suites at 1700 Harbor Bay Pkwy and an 88-key Extended Stay America location at 1260 S. Loop Rd.

"The hotel market in Alameda has definitely been improving with the end of the Recession and the growth of the economy," Thomas said.

The upswing in East Bay hospitality development isn't just limited to the areas around Oakland's airport. Walnut Creek has seen increased activity in its market with multiple projects popping up, Emeryville opened its first hotel in decades last year and the largest proposed East Bay hotel project, a 16-story, 334-room hotel at 2129 Shattuck Ave. in Berkeley continues on in the entitlement process.

<http://www.bizjournals.com/sanfrancisco/news/2017/02/06/alameda-hospitality-hotel-harbor-bay.html>

Subject: BCDC Meeting Request

Date: Wednesday, February 8, 2017 at 4:55:25 PM Pacific Standard Time

From: Anne Moriarity

To: DeLaRosa, JR@CNRA

CC: Jason Overman

Hi JR,

I hope this note finds you well. I am reaching out because I'm working with Ram Hotels, a small family-run hotel business that has earned entitlements from the Alameda City Council to build a five-story Fairfield Inn.

Now that the City has approved the project, it'll be coming before you next Thursday 2/16 as BCDC considers the project's final 100-foot shoreline band permit. There was an initial public hearing before BCDC last August, but the architect wanted to go back and work with BCDC staff to make some additional design modifications requested by staff to improve shoreline access.

We are hoping to set up an informational briefing – either in person or by phone – to share the design changes that have been made at BCDC's request. Is there a time in the next week when you would be available for a quick briefing?

(Though this isn't relevant to the land use proceeding, I also wanted to let you know that the applicant has drafted and offered to sign a card check neutrality agreement with UNITE HERE Local 2850—the hotel workers union. We're happy to give you an update on where that stands.)

Thanks for your consideration – please let me know if you'd be willing to meet or take a call. Thanks!

Best,

Anne

Anne Moriarity | [LIGHTHOUSE PUBLIC AFFAIRS](#)

MAIN (415) 364-0000 | **MOBILE** (202) 365-2513

East Bay hotel heads for final approvals as hospitality boom continues

By Kevin Truong

San Francisco Business Times (2/6/2017)





A five-story, 100-key waterfront hotel in Alameda is headed for its final approvals.

The project is part of the recent spate of hospitality projects in the East Bay, driven by the region's rise as a tourism and business destination.

The development at 2350 Harbor Bay Parkway is bordered by the Bay and Alameda's Shoreline Park. It is centered in the Harbor Bay Business Park, a 325-acre complex that houses more than 100 businesses including Peet's Coffee, Abbott Labs and the Oakland Raiders.

The business park is located in the larger master-planned Harbor Bay Isle development that, when completed, will contain up to 3,200 housing units, the Harbor Bay Landing Shopping Center and Community Center, the Harbor Bay Club athletic complex and two public elementary schools.

The project is being developed by Georgia-based hotel developers RAM Hotels, who purchased the vacant 1.17 acre site back in 2014 for \$1.4 million. The City Council approved the waterfront hotel back in 2015 with a 3-1 vote after waving off appeals from a neighborhood group concerned about the hotel's height, and a challenge by Oakland-based UNITEHERE! Local 2850, which represents hotel workers.

The upcoming vote on the hotel, by the Bay Conservation and Development Commission, which deals with projects that border the San Francisco Bay, is scheduled for Feb. 16.

The Alameda hotel, which is adjacent to Oakland International Airport, will be operated under the Fairfield Inn & Suites brand, part of the Marriott chain. When completed, the hotel is expected to generate up to \$500,000 in transit occupancy taxes annually, ranking it among the top five commercial business tax contributors in the city, said Andrew Thomas, the city's assistant community development director.

Transportation options include a complimentary shuttle service to the Oakland Airport and surrounding areas of interest, as well as complimentary bicycles available to guests. Roughly a third of the 125 available parking spots will be offered off-site in a shared parking agreement with a neighboring business. Other amenities at the location include a 2,000-square-foot restaurant and bar on the ground floor, an indoor pool and fitness center.

"The market is primarily business travelers, people coming to the area to do business in the East Bay, both in the Harbor Bay Business Park and other areas like downtown Oakland," Thomas said.

Two other hotels are currently located at the business park are a 72-key Hampton Inn & Suites at

1700 Harbor Bay Pkwy and an 88-key Extended Stay America location at 1260 S. Loop Rd.

"The hotel market in Alameda has definitely been improving with the end of the Recession and the growth of the economy," Thomas said.

The upswing in East Bay hospitality development isn't just limited to the areas around Oakland's airport. Walnut Creek has seen increased activity in its market with multiple projects popping up, Emeryville opened its first hotel in decades last year and the largest proposed East Bay hotel project, a 16-story, 334-room hotel at 2129 Shattuck Ave. in Berkeley continues on in the entitlement process.

<http://www.bizjournals.com/sanfrancisco/news/2017/02/06/alameda-hospitality-hotel-harbor-bay.html>