

**From:** Robin Seeley <robinjseeley@gmail.com>  
**Sent:** Wednesday, June 10, 2020 12:01 PM  
**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>  
**Subject:** No hotel on tiny bayside parcel!

RE: Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement

As a resident of Alameda, I am opposed to the proposal being discussed at the [June 18th](#) BCDC Commission meeting to terminate the 3rd Amended 3rd Supplemental Agreement agreement relative to the parcel at [2350 Harbor Bay Parkway](#) and to the BCDC entering any agreement with the developer. We opposed this previously in 2015, 2016, 2017 and 2018 when the hotel was denied due to parking, zoning, bulk and set-back violations. Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it as part of the Shoreline Park/Bay Trail.

We urge you to NOT approve termination of the 3rd Amended 3rd Supplemental Agreement.  
Robin Seeley

Sent from my iPad

---

**From:** Stephanie Rodriguez <stephrod@yahoo.com>  
**Sent:** Wednesday, June 10, 2020 12:36 PM  
**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>  
**Subject:** Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement

As a resident of Alameda, I am opposed to the proposal being discussed at the June 18th BCDC Commission meeting to terminate the 3rd Amended 3rd Supplemental Agreement relative to the parcel at 2350 Harbor Bay Parkway and to the BCDC entering any agreement with the developer, Mina Patel/RAM Hotels. Alamedans opposed this previously in 2015, 2016, 2017 and 2018, when the hotel was denied due to parking, zoning, bulk and set-back violations. Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it as part of the Shoreline Park/Bay Trail - a much enjoyed open space for residents of Alameda. We urge you to NOT approve termination of the 3rd Amended 3rd Supplemental Agreement.

Thank you for your consideration, Stephanie Rodriguez  
Resident of Alameda, CA

---

**From:** John Felts <jtffelts@earthlink.net>  
**Sent:** Wednesday, June 10, 2020 12:45 PM  
**To:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>; BCDC PublicComment <publiccomment@bcdc.ca.gov>  
**Subject:** Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement June 18 Meeting

As a resident of Alameda, I am opposed to the proposal being discussed at the June 18th BCDC Commission meeting to terminate the 3rd Amended 3rd Supplemental Agreement agreement relative to the parcel at 2350 Harbor Bay Parkway and to the BCDC entering any agreement with the developer. My business and building are located across the street from 2350 and the size of the lot (as demonstrated in previous designs) has no way to provide the required parking. The developer has stated that their guests can simply park in our lot - this is unacceptable. We opposed this previously in 2015, 2016, 2017 and 2018 when the hotel was denied due to parking, zoning, bulk and set-back violations. Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it as part of the Shoreline Park/Bay Trail.

We urge you to NOT approve termination of the 3rd Amended 3rd Supplemental Agreement.

Please contact me with any questions - my personal cell phone number is 510-387-3421

Best regards,

John Felts  
Nano Scale Surface Systems, Inc.  
2255 Harbor Bay Parkway  
Alameda, CA 94502 USA  
ph: 510-814-0340  
WEBSITE: [www.ns3inc.com](http://www.ns3inc.com)  
email: [jtfelts@earthlink.net](mailto:jtfelts@earthlink.net)

---

**From:** Leslie Frierman Grunditz <Leslie@grunditzart.com>  
**Sent:** Wednesday, June 10, 2020 3:02 PM  
**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>  
**Subject:** RE: Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement

To all concerned,

I was appalled to learn that once again Mina Patel/RAM Hotels is trying to bulldoze through their unwelcome and unrealistic plan to build a hotel at 2350 Harbor Bay Parkway in Alameda. The plan was unanimously voted down by the Alameda City Council, and is an entirely unsuitable, unrealistic and unwanted use of this property.

We opposed this previously in 2015, 2016, 2017 and 2018 when the hotel was denied due to parking, zoning, bulk and set-back violations. Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it as part of the Shoreline Park/Bay Trail.

**Please do NOT approve termination of the 3rd Amended 3rd Supplemental Agreement.**

Stop this attempt to sneak in approval for this terrible idea under the radar of the Alameda public.

Thank you,

Leslie Grunditz  
30 year Alameda resident

---

**From:** T Krysiak <tsitjk@gmail.com>  
**Sent:** Thursday, June 11, 2020 8:54 AM  
**To:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>  
**Cc:** BCDC PublicComment <publiccomment@bcdc.ca.gov>  
**Subject:** Another Attempt to Build that Harbor Bay Alameda Hotel. Vote NO.

Dear Mr. Goldzband and Supervisor Wilma Chan:

It was very distressing to learn that this developer is making yet another attempt to change BCDC's and The City of Alameda's decision to build that 100 room hotel on that tiny bayside parcel.

I am a resident of Harbor Bay Alameda and I'm aware that the proposal to be discussed at the June 18 2020 BCDC Commission meeting will attempt to terminate the 3rd Amended-3rd Supplemental Agreement relative to the parcel at 2350 Harbor Bay Parkway.

Many of my Harbor Bay neighbors and I have opposed this previously in 2015, 2016, 2017 and 2018. Recall that the hotel was denied due to inadequate parking, non-compliant zoning, and set-back violations. Additionally, it blocks the panoramic Bay views that many Alamedans relish and enjoy.

Lastly, the City of Alameda has now taken title to the land on the bayside of this parcel and it was designated in perpetuity as a part of the Shoreline Park-Bay Trail.

Please listen to your constituents: You are strongly urged to continue upholding BCDC's mandate of preserving the Bay and NOT approving the termination of the 3rd Amended-3rd Supplemental Agreement. Thank you.

Sincerely,

Tom Krysiak  
308 Sweet Road  
Alameda, CA 94502  
415 713 2584

Sent from my iPhone

---

**From:** Kelly Gail Gordon <kelly8gordon@gmail.com>

**Sent:** Thursday, June 11, 2020 11:53 AM

**To:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>; BCDC PublicComment <publiccomment@bcdc.ca.gov>

**Subject:** Please do not approve this hotel in Alameda in Harbor Bay

RE: Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement  
Dear

As a resident of Alameda, I am opposed to the proposal being discussed at the June 18th BCDC Commission meeting to terminate the 3rd Amended 3rd Supplemental Agreement agreement relative to the parcel at 2350 Harbor Bay Parkway and to the BCDC entering any agreement with the developer.

We opposed this previously in 2015, 2016, 2017 and 2018 when the hotel was denied due to parking, zoning, bulk and set-back violations. Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it as part of the Shoreline Park/Bay Trail.

We urge you to NOT approve termination of the 3rd Amended 3rd Supplemental Agreement.

Thank you,  
Kelly Gordon

Kelly

510-864-7364 (h/o)

510-414-4053 (mobile)

---

**From:** Marie Kane <mariekane94502@gmail.com>

**Sent:** Thursday, June 11, 2020 2:55 PM

**To:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>; BCDC PublicComment <publiccomment@bcdc.ca.gov>; Malan, Margie@BCDC <margie.malan@bcdc.ca.gov>; Zeppetello, Marc@BCDC <marc.zeppetello@bcdc.ca.gov>

**Subject:** June 18th Meeting item No. 8

Dear Larry, Wilma, Margie, and Marc,

Hoping you will truly represent the public interest of Alamedans by denying the termination of the 3rd Amended Third Supplemental Agreement.

The citizens of Alameda greatly enjoy our shoreline and the trails we frequent. Building a hotel at this site will be a detriment to our community. Please do not allow this to happen.

Our City Council voted no on this project and I am hoping you will not go against our and their wishes.

Sincerely,  
Marie Kane  
92 Steuben Bay  
Alameda

---

Hello,

As a resident of Alameda for the past 22 years, I am opposed to the proposal being discussed at the June 18th BCDC Commission meeting to terminate the 3rd Amended 3rd Supplemental Agreement agreement relative to the parcel at 2350 Harbor Bay Parkway and to the BCDC entering any agreement with the developer.

We opposed this previously in 2015, 2016, 2017 and 2018 when the hotel was denied due to parking, zoning, bulk and set-back violations. Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it as part of the Shoreline Park/Bay Trail.

We urge you to NOT approve termination of the 3rd Amended 3rd Supplemental Agreement.

Best Regards,  
Ron Kamangar

---

**From:** Navin Agrawal <[navisme@gmail.com](mailto:navisme@gmail.com)>

**Date:** June 13, 2020 at 4:46:17 PM PDT

**To:** "Goldzband, Larry@BCDC" <[larry.goldzband@bcdc.ca.gov](mailto:larry.goldzband@bcdc.ca.gov)>

**Subject: Opposition of Hotel in proposal at 2350 Harbor Bay Parkway**

RE: Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement Dear As a resident of Alameda, I am opposed to the proposal being discussed at the June 18th BCDC Commission meeting to terminate the 3rd Amended 3rd Supplemental Agreement agreement relative to the parcel at 2350 Harbor Bay Parkway and to the BCDC entering any agreement with the developer. We opposed this previously in 2015, 2016, 2017 and 2018 when the hotel was denied due to parking, zoning, bulk and set-back violations. Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it as part of the Shoreline Park/Bay Trail. We urge you to NOT approve termination of the 3rd Amended 3rd Supplemental Agreement. Navin Agrawal

---

**From:** Leda Nelson <[leda.nelson@gmail.com](mailto:leda.nelson@gmail.com)>

**Sent:** Monday, June 15, 2020 9:41 AM

**To:** BCDC PublicComment <[publiccomment@bcdc.ca.gov](mailto:publiccomment@bcdc.ca.gov)>

**Subject:** Fwd: Item No.8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement

To public comments- forwarded from an email to the BCDC Commission members.

I am writing to you months later in regard to the same proposed Hotel to be developed in the City of Alameda along the Shoreline Park/Bay Trail.

I am opposed to the proposal, to be discussed at the June 18th BCDC Commission meeting, that is asking to terminate the 3rd Amended 3rd Supplemental Agreement in regards to the parcel at 2350 Harbor Bay Parkway.

Not only was this widely opposed in 2015, 2016, 2017 and 2018- which resulted in denial of the hotel because it was planned in a way that went against regulations- including proper parking allotments, the actual zoning laws, and the set-back laws.

Since the last proposal the City of Alameda has also made the shoreline part of the Shoreline Park and Bay Trail- making the idea of a development that infringes on this public and open land, a bad idea.

Please do not allow the Agreement to be terminated.

thank you

Leda Nelson  
resident of the City of Alameda

---

**From:** Linda Carloni <lindacarloni532@gmail.com>

**Sent:** Monday, June 15, 2020 11:07 AM

**To:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>; BCDC PublicComment <publiccomment@bcdc.ca.gov>

**Cc:** Pam Young <pyoung@goldengateaudubon.org>; Leora Feeney <leoraalameda@att.net>; Marj Powell <marjpowell21@yahoo.com>; Patricia Gannon <pg3187@gmail.com>; Patricia Lamborn <patricia.lamborn@aol.com>

**Subject:** June 18 BCDC Meeting Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement

I am writing on behalf of Golden Gate Audubon Society urging you to **NOT APPROVE** the staff's recommendation to terminate the Third Amended Third Supplemental Agreement. Our reasons and comments are in the attached letter. Thanks for your time and consideration.

Linda Carloni

---

**From:** John Felts <jtffelts@earthlink.net>

**Sent:** Monday, June 15, 2020 4:26 PM

**To:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>; BCDC PublicComment <publiccomment@bcdc.ca.gov>

**Subject:** Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement June 18 Meeting

Your Staff recommendation to Terminate the 3rd Amended 3rd Supplemental Agreement, is incorrect stating that development is complete in the Harbor Bay Business Park. There are still multiple parcels that are vacant including 2350 Harbor Bay Parkway. The empty parcels include 1430, 3 large parcels between 2257-2601, and several large parcels 2820-2850 all on Harbor Bay Parkway. BCDC must NOT terminate the agreement until all of these are built out and complete.

We urge you to NOT approve termination of the 3rd Amended 3rd Supplemental Agreement.

Please contact me with any questions - my personal cell phone number is 510-387-3421

Best regards,

John Felts  
Nano Scale Surface Systems, Inc.  
2255 Harbor Bay Parkway  
Alameda, CA 94502 USA  
ph: 510-814-0340  
WEBSITE: [www.ns3inc.com](http://www.ns3inc.com)  
email: [jtfelts@earthlink.net](mailto:jtfelts@earthlink.net)

---

**From:** John Felts <jtfelts@earthlink.net>  
**Sent:** Monday, June 15, 2020 4:34 PM  
**To:** Goldzband, Larry@BCDC <larry.goldzband@bccdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>; BCDC PublicComment <publiccomment@bccdc.ca.gov>  
**Subject:** Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement June 18 Meeting

The BCDC must protect our shoreline. The proposed changes that you will put into motion with the termination of the stated agreement above, will allow building directly adjacent to and impede upon the Bay Trail, specifically the parcel that the City of Alameda has title to and has committed to complete the trail in the area of 2350 Harbor Bay Parkway.

We urge you to NOT approve termination of the 3rd Amended 3rd Supplemental Agreement.

Please contact me with any questions - my personal cell phone number is 510-387-3421

Best regards,

John Felts  
Nano Scale Surface Systems, Inc.  
2255 Harbor Bay Parkway  
Alameda, CA 94502 USA  
ph: 510-814-0340  
WEBSITE: [www.ns3inc.com](http://www.ns3inc.com)  
email: [jtfelts@earthlink.net](mailto:jtfelts@earthlink.net)

---

**From:** Cathy Leong <gocathyl@gmail.com>  
**Sent:** Monday, June 15, 2020 5:08 PM  
**To:** Goldzband, Larry@BCDC <larry.goldzband@bccdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>; Zeppetello, Marc@BCDC <marc.zeppetello@bccdc.ca.gov>; Malan, Margie@BCDC <margie.malan@bccdc.ca.gov>; BCDC PublicComment <publiccomment@bccdc.ca.gov>  
**Subject:** RESPONSE Agenda Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement

Dear Mr. Goldzband, Mr. Zeppetello, Ms. Malan and Supervisor Wilma Chan:

RE: *Item No. 8 Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement*

I hope you are all doing OK during these difficult times.

As a 34 year resident of Alameda, I am opposed to the proposal being discussed at the June 18th BCDC Commission meeting to terminate the afore noted agreement and opposed to the BCDC entering any agreement with the developer.

It has come to my attention that Mina Patel/Ram Hotels is lobbying you, the BCDC Commission to change the allowed land use at 2350 Harbor Bay Parkway in an attempt to terminate the Amended 3rd Supplemental Agreement relative to this parcel.

Our community opposed this previously in 2015, 2016, 2017 and 2018 when the hotel was denied due to parking, zoning, bulk and set-back violations. Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it in perpetuity as part of the Shoreline Park/Bay Trail.

Additionally, during this critical time of the Covid-19 virus, even AARP has come out to say social distance has been critical in limiting the spread of this virus. By adding more density in taking away more of this already limited open Shoreline Park will make it even more difficult for Alamedans and our Bay Neighbors to “distance” as this will block the ability for people in the area to get out away from quarantined households.

Please listen to your constituents: You are strongly urged to continue upholding BCDC's mandate of preserving the Bay. DO NOT approve the termination of the 3rd Amended-3rd Supplemental Agreement.

With kind regards and thanks,  
Catherine Leong, 48 Kara Road Alameda CA 94502

---

**From:** Patricia Gannon <pg3187@gmail.com>

**Sent:** Tuesday, June 16, 2020 7:54 AM

**To:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>

**Cc:** BCDC PublicComment <publiccomment@bcdc.ca.gov>

**Subject:** Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement

June 15, 2020

Honorable Lawrence Goldzband, Executive Director, BCDC  
Wilma Chan, Commissioner, BCDC

RE: Item #8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement relative to the parcel at 2350 Harbor Bay Parkway

Dear Mr. Goldzband and Commissioner Chan:

On Thursday, June 18<sup>th</sup>, BCDC will consider and vote on the proposed Termination of the Third Amended Third Supplemental Agreement. As one of many Alamedans who attended your 2018 meeting and spoke against this hotel, I strongly urge you to reject the developer's request to terminate this agreement which was adopted by Harbor Bay Isle Associates and the City of Alameda.

The Alameda Planning Board and City Council have opposed this development in 2015, 2016, 2017, and 2018 due to inadequate parking, non-compliant zoning and set-back

violations. The City now has taken title to the land on the Bay Side of this parcel and designated it as part of the ShorelinePark/Bay Trail.

Since its founding, BCDC has played a vital role in preserving and protecting our beautiful Bay. Terminating this legal agreement and allowing a developer to proceed with this very bad development would be an abdication of your responsibility. Please say "NO" and don't allow a wall to be built right on the bay.

Thank you.

Patricia M. Gannon  
1019 Tobago Lane  
Alameda, CA 94502  
[pg3187@gmail.com](mailto:pg3187@gmail.com)

---

**From:** Jonathan Bond <[jrbond49@gmail.com](mailto:jrbond49@gmail.com)>  
**Sent:** Tuesday, June 16, 2020 8:09 AM  
**To:** Goldzband, Larry@BCDC <[larry.goldzband@bcdc.ca.gov](mailto:larry.goldzband@bcdc.ca.gov)>  
**Subject:** RESPONSE Agenda Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement

*RE: Item No. 8 Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement*

I am a 42 year resident of Alameda, I am opposed to the proposal being discussed at the June 18th BCDC Commission meeting to terminate the afore noted agreement and opposed to the BCDC entering any agreement with the developer.

I have been informed that Mina Patel/Ram Hotels is lobbying you, the BCDC Commission to change the allowed land use at 2350 Harbor Bay Parkway in an attempt to terminate the Amended 3rd Supplemental Agreement relative to this parcel.

Our community opposed this previously in 2015, 2016, 2017 and 2018 when the hotel was denied due to parking, zoning, bulk and set-back violations. Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it in perpetuity as part of the Shoreline Park/Bay Trail.

Additionally, during this critical time of the Covid-19 virus, even AARP has come out to say social distance has been critical in limiting the spread of this virus. By adding more density in taking away more of this already limited open Shoreline Park will make it even more difficult for Alamedans and our Bay Neighbors to "distance" as this will block the ability for people in the area to get out away from quarantined households.

Please listen to your constituents: You are strongly urged to continue upholding BCDC's mandate of preserving the Bay. DO NOT approve the termination of the 3rd Amended-3rd Supplemental Agreement.

With kind regards and thanks,

Jonathan Bond,

**From:** Igor Tregub <itregub@gmail.com>

**Sent:** Tuesday, June 16, 2020 10:55 AM

**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>

**Cc:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>; Dave Brown <dave.brown@acgov.org>

**Subject:** Sierra Club Letter of Concern: Terminating BCDC Oversight over Public Access at Parcel 4

Dear Members of the San Francisco Bay Conservation and Development Commission,

The Sierra Club submits the subject letter (Attachment 3) for your records. Attachments 1 and 2 provide background on our previous position and the prior action that your commission took. Please do not hesitate to contact us should you have any questions.

Respectfully,  
Igor Tregub,  
on behalf of the Sierra Club

Attachment #1:

February 14, 2017

San Francisco Bay Conservation and Development Commission

455 Golden Gate Avenue, Suite 10600

San Francisco, CA 94102

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

Dear Commissioners:

In a letter sent to the commission on July 25, 2016, the Sierra Club opposed the construction of a five-story hotel at 2350 Harbor Bay Parkway in Alameda. We opposed the project because the hotel would severely compromise the visual access to the Bay. We called attention to the Bay Plan Public Access Guidelines, which state that a project should “provide, maintain and enhance visual access to the Bay and shoreline.” We stated, “Constructing this hotel would neither maintain, nor enhance, visual access. On the contrary, it would destroy visual access.”

The downsizing of the hotel from five stories to four stories, moving it 10 feet further away from the shoreline, and adding some benches does not change our stance on the project. The Sierra Club remains opposed to the construction of a four-story hotel in the middle of the existing shoreline greenway. It will create a prominent visual obstruction on a unique expanse of bay shoreline, notwithstanding the specious conclusion put forth in the Bay Conservation and Development Commission (BCDC) staff report asserting that a hotel will improve open space.

The staff report for the February 16, 2017 commission meeting declares the obvious when it states, “Presently, the undeveloped project site offers uninterrupted views of the Bay at the informal pedestrian shoreline path and from Harbor Bay Parkway towards San Francisco and San Mateo Counties, including towards the San Francisco-Oakland Bay Bridge and the San Mateo Bridge.” Staff review under the “Appearance, Design, and Scenic Views” segment of its report ends with this conclusion: “The project will improve the shoreline area for the general public, allowing for greater enjoyment of the shoreline and views of the water.”

We are at a loss to understand how a four-story hotel will improve views of the water for anyone other than paying hotel guests.

The staff report reminds the commission of its Design Review Board’s appreciation of the unique views from this area going back 28 years. The report states, “In 1989, the Commission’s DRB [Design 2530 San Pablo Ave., Suite 1, Berkeley, CA 94702 Tel. (510) 848-0800 Email: info@sfbaysc.org

Review Board] reviewed the HBIA [Harbor Bay Isle Associates] master plan and proposed public access concept for a section of Bay Farm Island including the project site, and recognized an area immediately north of the project site for its outstanding views of the Bay and, in fact, referred to it as 'The Corniche,' similar to such areas located in Europe."

The plan for this site 28 years ago was for an open-air canopy for departing ferry passengers. But the ferry terminal had to be moved due to the shallow approach to the shoreline. Going from an open-air canopy to a four-story hotel would abandon any pretense that shoreline views are important or that setting matters. The proposed project also shows little regard for sea level rise policies. Rather than avoiding close proximity to the shoreline and potential flooding and storm surges, the hotel developer will raise the elevation of the site by five feet. It will be adding this five feet of fill on top of a landscape that is *already fill*, which is not even listed as a priority development area.

BCDC's sea level rise policies fact sheet offers the following guidance under the heading Preserving Undeveloped Areas: "The policies *encourage* preservation and *habitat enhancement in undeveloped areas* that are vulnerable to future flooding and contain significant habitats or species, or are especially *suitable for ecosystem enhancement*." (Emphasis added.) This 1.5-acre site is more suitable for ecosystem enhancement than ecosystem degradation. Piling on more fill to construct a hotel defies the gathering consensus on shoreline sea level rise and climate change adaptation.

This project would insert the only visual obstruction in the sweeping shoreline greenway, as well as squander open space that could otherwise be the recipient of ecosystem enhancements. This project belongs among the other buildings in the business park, not sandwiched into the middle of a shoreline greenway between the water and the road. Just because the City of Alameda Planning Board approved a project that is out of sync with other shoreline projects in Alameda does not mean that BCDC needs to follow suit.

The Sierra Club strongly urges the Commission to deny the permit.

Sincerely yours,

Luis Amezcua  
Chair, Executive Committee  
Northern Alameda County Group  
cc: Lawrence J. Goldzband, Executive Director (larry.goldzband@bcdc.ca.gov)

Jhon Arbelaez-Novak, Coastal Program Analyst (jhon.arbelaez@bcdc.ca.gov)

Attachment #2

June 16, 2020

San Francisco Bay Conservation and Development Commission  
455 Golden Gate Avenue, Suite 10600

**RE: 2350 Harbor Bay Site – Concerns about Terminating BCDC Oversight over Public Access at Parcel 4**

Dear San Francisco Bay Conservation and Development Commission,

The Sierra Club has always supported the protection of public access on the San Francisco Bay. People's ability to walk safely distanced during the current COVID-19 epidemic is critical to safeguard public health and human lives. Public access and enjoyment of the Alameda Shoreline could not be more important than during these times, and they are far from over. East Bay Regional Parks such as Crown Beach and Alameda Shoreline Parks serve the entire San Francisco Bay community.

**The Sierra Club has supported the completion of the Shoreline Park/Bay Trail at the [2350 Harbor Bay site for many years](#).** The City of Alameda finally took title to the Bay Front parcel, also known as Parcel 4, on January 16, 2019. This action was supported by many environmental organizations and the community and was accomplished through a unanimous vote of the Alameda City Council on October. 2,

2018. Agreements between the Berkeley Conservation and Development Commission (BCDC) and Harbor Bay Isle Associates (HBIA) had determined the creation of Shoreline Park around the perimeter of Harbor Bay Isle. This portion of Shoreline Park had been left in legal limbo for years.

Taking title to Parcel 4 now clarifies the boundaries and setbacks for the public land and park parcel . In plans advanced over the years by the developer of the adjoining privately owned parcel – Parcel 1 – the developer's architects created plans placing a large hotel building directly on the property line of the public park, absorbed the square footage of the public park to reach legal Floor to Area Ratio and at times stated that the developer owned both parcels – 1 and 4.

**We are concerned about terminating BCDC oversight of public access on the Bay at this sensitive location. Please consider your own objectives in making a decision regarding the termination of the Third Amendment to the Third Supplementary Agreement.** Please see the attached BCDC findings regarding the denial of a permit for a hotel on Parcel 1. The BCDC is essentially being asked to now give the green light to a 100-room hotel project that failed to be approved by the entire commission in 2017, and subsequently failed to win approval at the Alameda Planning Board, *and* failed to have this Planning Board denial reversed on appeal to the Alameda City Council in 2018.

The attached BCDC staff report, dated February 24, 2017, stipulates the reasons for the hotel permit denial including not only the failure of the hotel project to visually complement the Bay, but went even further in saying the hotel "will create an intimidating presence for the public, making the shoreline and the public access provided within the shoreline band unwelcoming."

The passage of three years has not made it any more likely that a 100-room hotel, either four or five stories, will complement the Bay shoreline on this tiny parcel. The commission modified its settlement agreement with HBIA to the Third Amendment to the Third Supplementary Agreement in 2013 which ended up removing this parcel in Alameda from O Open Space/Restaurant to Commercial – allowing only for office space above a restaurant.

**The Third Amendment to the Third Supplementary agreement should not be terminated, and BCDC should be defending and advancing public access on the San Francisco Bay rather than going in the opposite direction.**

Thank you for your consideration.

Respectfully,

Igor Tregub

Chair, Northern Alameda County Group

---

**From:** Diane Livia <dianelivia@sbcglobal.net>

**Sent:** Tuesday, June 16, 2020 2:23 PM

**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>

**Subject:** No more building on our Bay shore.

Dear Commissioners,

Please do not allow this resurrected plan to build a hotel right on the shoreline on Bay farm island.

This plan has been voted down by BCDC and the City Council of Alameda already, and by some hook and crook it's being brought before the Commission again as if it needed to be re considered.

The people of the city of Alameda and beyond have already said they do not want more building on the shoreline.

We want open space. If something has to be built we want it to be way back from the shoreline and of a reasonable size.

We do not want more buildings crowding the edge of our Bay.

We do not want our views of the bay obstructed any further.

Typos courtesy of Android.

Diane Livia

510-290-5295

---

**From:** Lisa Rudman <lrudman@radioproject.org>

**Sent:** Tuesday, June 16, 2020 2:41 PM

**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>

**Cc:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>

**Subject:** BCDC comment on item No. 8 --2350 Harbor Bay Parkway

*This comment is even more important in the age of COVIDI-19 and the need for open space.*

RE: Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement  
Dear BCDC Commissioners,

As a resident of Alameda, I am opposed to the proposal being discussed at the June 18th BCDC Commission meeting to terminate the 3rd Amended 3rd Supplementary Agreement relative to the parcel at 2350 Harbor Bay Parkway and to the BCDC entering any agreement with the developer.

So very many of us opposed this previously in 2015, 2016, 2017 and 2018 when the hotel was denied due to parking, zoning, bulk and set-back violations.

Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it as part of the Shoreline Park/Bay Trail.

We urge you to NOT approve termination of the 3rd Amended 3rd Supplementary Agreement.

Thank you for considering this important open space --especially now in the age of COVID-19, Lisa

Lisa Rudman  
mother and grandmother  
1525 St. Charles Ave.  
Alameda, CA

---

**From:** Kerwin Allen <[KerwinAllen@KennedyJenks.com](mailto:KerwinAllen@KennedyJenks.com)>

**Date:** June 16, 2020 at 3:17:59 PM PDT

**To:** "Goldzband, Larry@BCDC" <[larry.goldzband@bccdc.ca.gov](mailto:larry.goldzband@bccdc.ca.gov)>

**Subject:** Upcoming BCDC Meeting - Proposed Termination of Third Amended Third Supplemental Agreement

Dear Mr. Goldzband and/or BCDC Commissioners,

As a resident of Alameda for over 20 years, I am opposed to the proposal being discussed at the June 18th BCDC Commission meeting to terminate the 3rd Amended 3rd Supplementary Agreement relative to the parcel at 2350 Harbor Bay Parkway. I am also opposed to the BCDC entering any agreement with the developer. My home is in close proximity to this parcel and I am very much against the development of this parcel as a hotel, which is what the developer wants to do on this tiny parcel. I have previously opposed this in 2015, 2016, 2017 and 2018 when the hotel was denied due to parking, zoning, bulk and set-back violations. Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it as part of the Shoreline Park/Bay Trail.

Please do NOT approve termination of the 3rd Amended 3rd Supplementary Agreement and re-open this old wound.

Best Regards,  
Kerwin C. Allen

---

**From:** Leora Feeney <[leoraalameda@att.net](mailto:leoraalameda@att.net)>

**Sent:** Tuesday, June 16, 2020 3:59 PM

**To:** [wilma.chan@bccdc.ca.gov](mailto:wilma.chan@bccdc.ca.gov); Goldzband, Larry@BCDC <[larry.goldzband@bccdc.ca.gov](mailto:larry.goldzband@bccdc.ca.gov)>; BCDC PublicComment <[publiccomment@bccdc.ca.gov](mailto:publiccomment@bccdc.ca.gov)>

**Subject:** Proposed Agreement Terminating Third Amendment Third Supplement....Harbor Bay Isle

Please find my letter attached below. It regards the Proposed Agreement Third Supplement Agreement, Harbor Bay Isle Shoreline Park, Harbor Bay Business Park - Phase III, Alameda (for the commission consideration June 18).

I appreciate having it be part of the considerations.

Leora

Letter to BCDC:

San Francisco Bay Conservation and Development Commission  
375 Beale Street, Suite 510  
San Francisco, CA 94102

RE: Proposed Agreement Terminating Third Amended Third Supplementary Agreement, Harbor Bay Isle Shoreline Park, Harbor Bay Business Park – Phase III, Alameda. Date of consideration: June 18, 2020.

Dear BCDC Commissioners,

As a member of Save Our Shoreline (SOS) in the days when Harbor Bay Isle was beginning its development, citizens struggled to get the city and BCDC to enforce the 100 foot shoreline promenade promised in the project's EIR. If not, rewrite the EIR, we asked. Without a new EIR the project moved forward with amendments to allow houses on the water, but strong objection from SOS and others in Alameda resulted in having a shore pathway that would allow for equal amount of shoreline acres, but the 100 foot promenade was no longer in the plan. Much of it was narrow pathway with park along the way. As development began, it was discovered that the Harbor Bay Isle athletic club's pool was constructed very close to the water. I recall the developer calling it a "Boo Boo" at a city council meeting. Indeed! I smiled. Planning maps were borrowed from the city and lost in an HBI office fire as I recall, making it difficult for city to confirm how much land was lost. Save Our Shoreline insisted that offering an equal amount of real estate along the trail be the consequence for the "mistake". We had copies of the map. This would avoid digging up and moving the pool to its proper location while placing the trail on higher ground, out of the water at high tide. BCDC staff should be able to document the mistake that shaved enough land off of the shore to build what I'm remembering as an additional 11 and maybe more homes. There was a penalty for the encroachment of tidelands. Instead of tearing up the pool or giving up real estate, Harbor Bay Isle offered to build a bridge between Bay Farm Island and Mount Trashmore, the old Alameda City Dump. The offer was considered enough by BCDC and the city. Years later when the bridge needed repair no one seemed to accept responsibility. The agreement between the developer and BCDC seemed to overlook long term maintenance provision. East Bay Regional Park District called me once to ask if I had any idea who had jurisdiction for the bridge; the city thought maybe EBRPD was given the gift of this bridge that did not touch ground on their properties. I'm not sure how that was resolved.

I apologize for offering this history, but as I look at this current review, it is a history I must consider. And I am hoping that some of the BCDC board might request confirmation of my information from staff and consider it too.

The filling of the wetlands and low farmlands of Bay Farm Island is one of the Bay fills that inspired the need for your commission. I remember Elsie Roemer and Paul Covel, both giving much of their lives to conservation, working to preserve the habitat that is now Bay Farm Island from fill and once considered best rail habitat in the world. Elsie told me this. You, who now serve on the BCDC board, may not have this background or understand that nibbling away of natural resources each generation, is nibbling away at the quality of human life. We will not bring back the habitat that supported Clapper Rail (now Ridgway's Rail) numbers in the 1800s, but we can give people an opportunity to experience the Bay and views with a little space around them, maybe a Jack Rabbit will find some room. This corner of Bay Farm Island offers those on the trail to appreciate what is essential to living: experiencing the lessons and the comfort of nature. A large commercial facility encroaching into that space is not suitable.

One would hope that at this time both the city of Alameda and BCDC would use what is in their authority to protect lands that serve the community in very unique ways; I would hope they would refer to guidelines that would not allow precious natural resources to be lost to serve private benefit.

I urge you to consider this project carefully with history and future in mind. I've lived long enough to know that each generation means making compromises that weaken the work of previous efforts. We should be tightening the reins and not loosening them.

Please, do not terminate the 3<sup>rd</sup> Amended 3<sup>rd</sup> Supplementary Agreement.

Sincerely and thank you,

Leora Feeney  
1330 Eighth Street  
Alameda, CA 94501  
510- 522-0601  
Co-chair of Friends of Alameda Wildlife Reserve  
GGAS member, 45 years

---

**From:** Frank Matarrese <[f.j.matarrese@gmail.com](mailto:f.j.matarrese@gmail.com)>  
**Date:** June 16, 2020 at 5:24:34 PM PDT  
**To:** Wilma Chan <[wilma.chan@acgov.org](mailto:wilma.chan@acgov.org)>, "Goldzband, Larry@BCDC" <[larry.goldzband@bcdc.ca.gov](mailto:larry.goldzband@bcdc.ca.gov)>  
**Subject: RE: Item No. 8: Staff Report on Proposed Agreement that Terminates the 3rd Amended, 3rd Supplemental Agreement**

Dear Supervisor Chan and Executive Director Goldzband,

Thank you for your service to us on BCDC. I am writing as a resident of Alameda to express my opposition to the proposal being discussed at the June 18th BCDC Commission that seeks to terminate the 3rd Amended 3rd Supplementary Agreement for the parcel at 2350 Harbor Bay Parkway and to the BCDC entering any agreement with the developer.

Alameda residents opposed this previously in 2015, 2016, 2017 and 2018 when the hotel was denied because of failures to meet numerous zoning requirements, including set-back. I opposed it as well in my capacity as a City Council member during these years and favored making sure the associated parcel designated as open space be incorporated into the Shoreline Park and Bay Trail.

Notably, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it as part of the Shoreline Park/Bay Trail.

Please do not approve termination of the 3rd Amended 3rd Supplementary Agreement and clear the way for this additional public park space.

Thank you for your attention.

Frank Matarrese  
3232 Central Ave  
Alameda CA 94501

Former Alameda City Council member  
(2002-2010, 2014 - 2018)

---

**From:** mary anderson <[mtlanderson@gmail.com](mailto:mtlanderson@gmail.com)>  
**Sent:** Tuesday, June 16, 2020 5:39 PM  
**To:** BCDC PublicComment <[publiccomment@bcdc.ca.gov](mailto:publiccomment@bcdc.ca.gov)>  
**Subject:** Vote NO

How many times must the same battle be fought? If you had to stand for re-election for your Council seat every two months, how long would it be before you would Quit? Is the developer counting on the residents to give up fighting him?

We who live on Harbor Bay Isle and have enjoyed this path with our children for many years would hate to see it invaded by this hotel.

PLEASE vote NO on this hotel proposal. Uphold the ordinances, grant no variances, grant no changes in zoning, and protect the public land.

The will of the citizens has been made clear. There is no ambiguity.

Please end this persistent battle.

Mary T Anderson  
Resident, Harbor Bay

Confidential information: 130 Basinside Way

---

**From:** Edward Sing <singtam168@att.net>  
**Sent:** Tuesday, June 16, 2020 7:53 PM  
**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>  
**Subject:** Fw: Comments on June 18, 2020 BCDC Meeting Agenda, Item No. 8

My apologies - misspelled email address.

----- Forwarded Message -----

**From:** Edward Sing <singtam168@att.net>  
**To:** [PublicComments@bcdc.ca.gov](mailto:PublicComments@bcdc.ca.gov) <publiccomments@bcdc.ca.gov>  
**Cc:** Chan Wilma BOS Dist 3 <wilma.chan@acgov.org>; [larry.goldzband@bcdc.ca.gov](mailto:larry.goldzband@bcdc.ca.gov) <larry.goldzband@bcdc.ca.gov>; ANDREW THOMAS <athomas@alamedaca.gov>; NANCY McPeak <nmcpeak@alamedaca.gov>; Marilyn Ezzy Ashcraft <mezzyashcraft@alamedaca.gov>; LARA WEISIGER <lweisiger@alamedaca.gov>; Patricia Lamborn <patricia.lamborn@aol.com>; Reyla Graber <reylagraber@aol.com>; John Felts <jfelts@earthlink.net>; Chad Otten <chadwotten@aol.com>; Gary Thompson <gatfence@msn.com>; Kerwin C. Allen <kerwin.allen11@sbcglobal.net>; [srobles@cra-arch.com](mailto:srobles@cra-arch.com) <srobles@cra-arch.com>; Brown Dave BOS Dist 3 <dave.brown@acgov.org>  
**Sent:** Tuesday, June 16, 2020, 07:45:40 PM PDT  
**Subject:** Comments on June 18, 2020 BCDC Meeting Agenda, Item No. 8

SUBJECT: June 18, 2020 BCDC Meeting Agenda, Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement (Harbor Bay Business Park)

Dear BCDC Commissioners,

As a resident of Alameda, I am opposed to the proposal being discussed at the June 18th BCDC Commission meeting to terminate the 3rd Amended 3rd Supplementary Agreement (TSA) relative to the parcel at 2350 Harbor Bay Parkway, and to the BCDC entering any new agreement with the developer.

The residents of Alameda opposed the hotel proposed for this site previously in 2015, 2016, 2017 and 2018 when the hotel was denied approval by both BCDC and the City of Alameda due to parking, zoning, bulk and set-back violations. As such, there serves no useful purpose for BCDC and the City in considering any hotel at this site given the extremely limited size of the parcel and considering all of the issues which were raised previously and exhaustively

discussed, which ultimately led to disapproval of the site for a hotel. Such would be a waste of government resources given all of the previous discussions on this topic.

In addition, the staff report on terminating the TSA states an additional reason to terminate the 3<sup>rd</sup> amendment to the TSA is “.....development of the Harbor Bay Business Park.....has been substantially completed”. This is not true as the proposed Marriott Hotel has not yet sought final approval of their building plans nor been granted a building permit.

It is clear that this small site was intended and suitable only for a small office or restaurant per its zoning. Changing the TSA would do nothing to make the site more suitable for a multistory hotel.

Finally, it is my understanding that the City has acquired part of this parcel for continuation of the Shoreline Park. This results in an even smaller parcel on which a hotel would sit.

In light of the above, I urge you NOT to approve termination of the 3<sup>rd</sup> Amended 3<sup>rd</sup> Supplementary Agreement. I also believe that this site is not suitable for a multistory hotel.

Thank you for your consideration of the above.

Edward Sing

Bay Farm Resident

---

**From:** Irene D <id94501@gmail.com>

**Sent:** Tuesday, June 16, 2020 8:00 PM

**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>

**Subject:** Item No. 8: Proposed Agreement Terminating Third Amended Third Supplemental Agreement

My comment letter to the Commissioners is attached.

Irene Dieter

Date of hearing: June 18, 2020

**Item No. 8: Proposed Agreement Terminating Third Amended Third Supplementary Agreement, Harbor Bay, Alameda**

Dear Commissioners:

As a reminder, those who opposed the hotel project at this site included the neighboring Cantamar and Headlands Homeowners Associations, the Sierra Club, Golden Gate Audubon Society, UNITE HERE Local 2850, and local residents.

When BCDC denied the permit in February 2017, some of the comments were as follows:

The project “obstructs views of the Bay and inhibits public access,” noted Commissioner and Alameda County Supervisor Wilma Chan. After pointing out various reasons why it did not meet the commission’s guidelines, Chan concluded, “There’s nothing that can be done to make it right. It cannot be mitigated.”

“The proposal is rather lazy,” said Commissioner and San Francisco Supervisor Jane Kim. “There’s nothing on this hotel that is a public amenity that provides greater access or even greater attraction or interest to the Bay.”

Many of the commissioners who voted in favor of the permit said that while they believed the project met BCDC requirements, they themselves would never have approved it at the city level. They did not think it was the best design or location.

“There’s nothing for the public here,” stated Commissioner and Richmond Mayor Tom Butt. “It’s a strange place to put a hotel. It’s isolated with no amenities near it.” The site plan offered no terrace for public viewing, and no restaurant, café or bar as BCDC’s design review board had requested. “Normally there’s a symbiotic relationship between the Bay and the project. But with this, there is none,” said Butt.

Other commissioners said constructing a hotel in the middle of an unobstructed shoreline area is bad in itself.

Please deny the proposal to terminate the 3rd Amended 3rd Supplemental Agreement. No good will become of it.

Irene Dieter  
Alameda resident

---

**From:** Richard Bangert <rb94501@gmail.com>  
**Sent:** Tuesday, June 16, 2020 9:09 PM  
**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>  
**Cc:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>  
**Subject:** June 18, 2020 commission meeting comment Item 8

Please find my comments in the attached letter. Please do not post my email address.

Thank you,  
Richard Bangert  
Attached letter:



---

**From:** Patricia Lamborn <patricia.lamborn@aol.com>  
**Sent:** Wednesday, June 17, 2020 10:10 AM  
**To:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Zeppetello, Marc@BCDC <marc.zeppetello@bcdc.ca.gov>; BCDC PublicComment <publiccomment@bcdc.ca.gov>  
**Cc:** Wilma Chan <wilma.chan@acgov.org>  
**Subject:** Item No. 8 Proposed Agreement Terminating Third Amended Third Supplementary Agreement June 18,2020

Dear BCDC Commissioners and Alternates,

I am writing to ask that you **NOT terminate the Third Amended Third Supplementary Agreement** relative to the 2 parcels located at 2350 Harbor Bay Parkway. The Third Amended Third Supplementary Agreement defines allowed use on the 1.17 acre Parcel 1- Office /Restaurant. It also defines public access related to the 1/3 acre right on the Bay - Parcel 4- entitled to the city of Alameda to complete Shoreline Park.

I am a 30 year resident of Alameda and I have followed the proposed development of parcel 1 by Mina Patel/Ram Hotels since 2015. I have conducted Public Records Requests which reveal a concerted effort to undermine the legal zoning of this parcel which the residents of Alameda, 3 elected Mayors, including Alternate Commissioner Gilmore , the Alameda City Council and the Alameda Planning Board have re-affirmed and voted for in 2014, 2015, and 2018. **Office/Restaurant- YES Hotel- NO.**

If you terminate this Agreement you are doing the opposite of what you state your intention is -- you are manipulating local zoning laws and undermining the decisions of elected local officials. You are also defeating --- not defending- public access on the San Francisco Bay. **In your own BCDC Staff Report confirming the full BCDC Commission denial of a permit for Patel's hotel in 2017 staff states " The project fails to provide maximum feasible public access, consistent with the project, to the Bay and its shoreline, as required by Sections 66602and 66632.4 of the McAteer- Petris Act. "**

#### **Background and attachments :**

**March 2013-** BCDC enters into the Third Amended Third Supplementary Agreement with HBIA which changes the use on Parcel 1 from Restaurant to Office Restaurant. Commission Alternate Marie Gilmore is the Mayor of Alameda and an alternate for Wilma chan on the Commisison.

**Feb. 2014** Mayor Gilmore and the Alameda City Council vote to change the zoning of Parcel 1 from O Open Space allowing a Restaurant to C-M PD with Specified Conditions - Use Consistent with the Third Amendment to the Third Supplemental Agreement-- Office / Restaurant. ( see Attached )

**Sept. 2014** - Mina Patel purchases Parcel 1--- knowing exactly what the parcel use is----she attaches the Third Amendment to Third Suppplementary Agreement to the Title Document -- see attached - Chicago Title Company Report Sept. 10,2014 # 16

**Feb. 24, 2017** BCDC Staff Report confirms the full BCDC Commission denial of a permit for Patel's hotel project ( see attachment )

**Oct. 2, 2018** Alameda City Council votes unanimously to take title to Parcel 4 with a unanimous City Council vote. ( see attachment ). Parcel 4 = Shoreline Park and legal setbacks for Shoreline Park are 25 feet for restaurant use, 50 feet for office. A hotel just won't fit on the adjoining parcel, Parcel 1.

**Oct. 2, 2018** Alameda City Council votes unanimously to support the Alameda Planning Board decision regarding Parcel 1, 2350 Harbor Bay Parkway - No to hotel use.

Please respect the decision of the residents and their elected officials as well as your own mandate to provide maximum public access to the Bay.

Sincerely,  
Patricia Lamborn  
Alameda Resident

CITY OF ALAMEDA ORDINANCE NO. 3086  
New Series

AMENDING ZONING MAP AT 2350 HARBOR BAY PARKWAY  
FROM O (OPEN SPACE) TO C-M PD (COMMERCIAL-  
MANUFACTURING, WITH A PLANNED DEVELOPMENT OVERLAY)  
WITH SPECIFIED CONDITIONS

Janet C. Kern, City Attorney

Approved as to Form

BE IT ORDAINED by the City Council of Alameda:

Findings:

In enacting this Section, the City Council finds as follows:

1. **The amendment maintains the integrity of the General Plan.** The proposed zoning map amendment ensures consistency between the General Plan and the Alameda Zoning Map. The proposed zoning map amendment is consistent with the current General Plan, which identifies the site as Business Park.
2. **The amendment will support the general welfare of the community.** The proposed zoning map amendment will support the general welfare of the community by redeveloping a vacant parcel, completing a portion of the Bay Trail and allowing the site to be developed consistent with the General Plan and consistent with other uses in the area.
3. **The amendment is equitable.** The proposed zoning map amendment is equitable in that it is consistent with the General Plan, the City Charter and other City documents related to the development of Harbor Bay Isle.
4. **California Environmental Quality Act.** For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), the Zoning Map Amendment is consistent with the 1989 Addendum to the Final Environmental Impact Report for Harbor Bay Isle.

Section 1. The Citywide Zoning Map shall be amended to change the zoning designation for the parcel at 2350 Harbor Bay Parkway, APN: 074-1362-005, from O (Open Space) to CM-PD (Commercial-Manufacturing, with a Planned Development overlay).

Section 2. The Zoning Map Amendment for 2350 Harbor Bay Parkway from O (Open Space) to CM-PD (Commercial-Manufacturing, with a Planned Development overlay), is approved with the following conditions:

- 1) Use. Consistent with the Third Amendment to the Third Supplemental Agreement, dated March 15, 2013, between the San Francisco Bay Conservation and Development Commission and Harbor Bay Isle

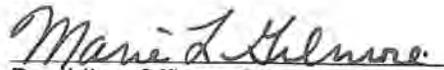
Associates, use of the site should be limited to a) a single use building containing either a restaurant or private offices, or b) a mixed use building containing, on the upper floor or floors, private offices, and on the ground floor, one or more visitor-serving commercial uses, such as either a sit-down or take-out restaurant, snack bar or coffee shop.

- 2) Shoreline Improvements. Redevelopment of the site must include reconstruction of the public shoreline in front of the site. The development plan for the property should include a plan for the reconstruction of this "gap" in the Bay Trail. The public shoreline improvements in front of the proposed new building should include an enhanced public seating area and other appropriate amenities for viewing the Bay. Completion of the Bay Trail improvement is required prior to a Certificate of Occupancy of any building on the site.
- 3) Parking. Parking for the new building shall not be placed between the building and the waterfront.
- 4) Architectural Design. Due to the unusual configuration of the parcel, the new building must be very attractive on all four elevations, all of which are highly visible from the public shoreline park and the public right-of-way on Harbor Bay Parkway. For these same reasons and the fact that the site is relatively small, uses that require truck loading and staging areas shall not be permitted on the site.

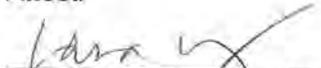
Section 3. Severability Clause. It is the declared intent of the City Council of Alameda that if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provision of this ordinance.

Section 4. This ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.

Section 5. The above amendment shall be known as and referenced to as Rezoning Amendment No. \_\_\_\_ to Ordinance No. 1277, N.S.

  
Presiding Officer of the Council

Attest:

  
\_\_\_\_\_  
Lara Weisiger, City Clerk

\* \* \* \* \*

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the 18<sup>th</sup> day of February, 2014, by the following vote to wit:

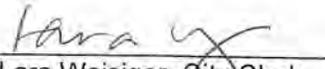
AYES: Councilmembers Chen, Daysog, Ezzy Ashcraft, Tam and Mayor Gilmore – 5.

NOES: None.

ABSENT: None.

ABSTENTIONS: None.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 19<sup>th</sup> day of February, 2014.

  
Lara Weisiger, City Clerk  
City of Alameda

## San Francisco Bay Conservation and Development Commission

455 Golden Gate Avenue, Suite 10600, San Francisco, California 94102 tel 415 352 3600 fax 415 352 3606

February 24, 2017

**TO:** Commissioners and Alternates

**FROM:** Lawrence J. Goldzband, Executive Director (415/352-3653; larry.goldzband@bcdc.ca.gov)  
Marc Zeppetello, Chief Counsel (415/352-3655; marc.zeppetello@bcdc.ca.gov)  
Jhon Arbelaez-Novak, Coastal Program Analyst (415/352-3649; jhon.arbelaez@bcdc.ca.gov)

**SUBJECT: Staff Recommendation for Proposed Findings to Support Denial of Application for BCDC Permit Application No. 2016.003.00**  
(For Commission consideration on March 2, 2017)

**Staff Recommendation: Findings to Support Denial of Application for BCDC Permit Application No. 2016.003.00**

The staff recommends that the Commission adopt the following findings:

1. In 1984, the San Francisco Bay Conservation and Development Commission (Commission) and Harbor Bay Isle Associates (HBIA)—the main developer for Harbor Bay Island— entered into an agreement to resolve a disagreement between the Commission and HBIA over the Commission’s jurisdiction under the McAteer-Petris Act over development at Bay Farm Island in the City of Alameda. Since that time, the island,

which includes the 1.51-acre project site, has been governed by the provisions of this agreement in which HBIA agreed to define the nature and extent of public access provided at the island in conjunction with development, and the Commission agreed, with the exception of the ferry terminal, not to require a permit of HBIA for private development, uses, and associated facilities within its 100-foot shoreline band jurisdiction, while work in the Bay continues to require a Commission permit. As originally written, the agreement designated the project site for a ferry terminal.

2. On several occasions, the agreement has been amended to reflect revised development plans at the project site, at the ferry terminal, and for public access. On November 13, 1990, the Commission and HBIA entered into the *Second Amendment to the Third Supplementary Agreement (TSA)*, which allowed the ferry terminal site designation to be moved from the subject property to a location further northwest and, in turn, for the subject property to be designated for a restaurant development. The Second Amendment to the TSA, provided for an on-site 0.20-acre (8,712-square-foot) easement for a shoreline pedestrian pathway, a 0.14-acre (6,098-square-foot) easement at Harbor Bay Parkway for a sidewalk and bicycle path, and ten public parking spaces within the

2

grounds of the adjacent East Meadow Park, owned and operated by the City of Alameda. The restaurant project was never realized. On March 15, 2013, the *Third Amendment to the TSA* was issued, which changed the land use designation for the subject property to “restaurant/commercial office” instead of only “restaurant.” This amendment included the same conditions regarding public access and public parking that were contained in the Second Amendment to the TSA.

3. In 2014, HBIA sold the subject project site to Ms. Daxa Patel, who proposed a five-story hotel at the site. The Commission staff subsequently informed Ms. Patel that a Commission permit was needed for construction because a hotel was not consistent with the use, noted above, for the site as specified in the Third Amendment to the TSA.
4. On May 9, 2016, the originally-proposed public access design was reviewed by the Commission’s Design Review Board (DRB). At that meeting, the DRB advised the project proponent and Commission staff that the overall massing and layout of the project dominated the relatively small site. The DRB advised the project proponent to:
  - a) remove parking spaces and relocate the hotel farther from the shoreline in the direction of Harbor Bay Parkway;
  - b) move the bike path to the shoreline area;
  - c) make the site more welcoming for the public;
  - d) relocate an enclosed public pathway at the south side of the building;
  - e) return to the DRB for further review.
5. On August 4, 2016, the Commission opened and closed a public hearing on the project, and concerns were raised about whether the project would provide maximum feasible public access consistent with the project. On August 10, 2016, the applicant temporarily withdrew the permit application from Commission consideration, and extended the time under the Permit Streamlining Act in which the Commission could act on the application through February 27, 2017.
6. At the time of the August 4, 2016 meeting, the staff did not believe the project would provide maximum feasible public access consistent with the project. The staff believed that it was feasible to move additional parking off-site, provide better public access areas and amenities to make the areas more inviting to the public, and reduce the height of the building to provide a less intimidating experience. Following discussions

with the City of Alameda regarding their building and parking requirements, it was confirmed that all changes recommended by staff were feasible.

7. On January 27, 2017, the applicant requested that its application, as revised, be reinstated for active consideration by the Commission. Due to the limited time available prior to the February 27, 2017 deadline for the Commission to act on the application, it was not possible to return to DRB for review of the revised application.
8. Due to the amount of time that had transpired since the public hearing, and the revisions to the project, the Commission re-opened the public hearing on the permit application on February 16, 2017.
9. After considering the revised project application summary, the staff recommendation, and the comments of the applicant's representative and members of the public, the Commission took a roll call vote. There were eleven affirmative votes, six negative votes,

and one abstention—less than the necessary 13 required affirmative votes for approval of the permit application, as required by Section 66632(f) of the McAteer-Petris Act. The Commissioners who voted to approve the BCDC permit application were Commissioners Addiego, Scharff, Gibbs, Lucchesi, McGrath, Nelson, McElhinney, Vasquez, Techel, Wagenknecht, and Acting Chair Halsted. The Commissioners who voted to deny the application were Commissioners Butt, Gilmore, Gorin, Kim, Sears, and Showalter. Commissioner DeLaRosa abstained from voting on the application.

10. The Commission **denies** BCDC Application No. 2016.003.00 on the following grounds:

- a. The project fails to provide maximum feasible public access, consistent with the project, to the Bay and its shoreline, as required by Sections 66602 and 66632.4 of the McAteer-Petris Act.
- b. The project does not provide sufficient Bay-related activities and amenities to enhance the pleasure of the public to use and view the Bay, and fails to provide variety, interest and attraction to the adjacent shoreline public access areas, as required by the San Francisco Bay Plan (Bay Plan) Policy No. 2 on Appearance, Design, and Scenic Views, which states, in part, “[a]ll bayfront development should be designed to enhance the pleasure of the user or viewer of the Bay,” and Bay Plan Policy No. 7 on Public Access, which states, in part, “public access improvements...should be designed and built to encourage diverse Bay-related activities and movement to and along the shoreline.”
- c. The building’s proximity to the shoreline, within the shoreline band, does not visually complement the Bay, the height and massing of the building will significantly obstruct views of the water, and the vertical separation between the proposed hotel lobby and the adjacent public access area would preclude desirable, beneficial activation of the shoreline, as required by Bay Plan Policy No. 4 on Appearance, Design, and Scenic Views, which states, in part, “structures and facilities that do not take advantage of or visually complement the Bay should be located and designed so as not to impact visually on the Bay and shoreline.”
- d. The building design and its proximity to the shoreline, within the shoreline band, will create an intimidating presence for the public, making the shoreline and the public access provided within the shoreline band unwelcoming. A welcoming public access area is a guiding principle for all public access areas in the Bay, as stated in the Commission’s Public Access Design Guidelines, which state, in

part, “public access areas must be designed in a manner that feels public...” The Guidelines should be used when designing public access areas, as required by Bay Plan Policy No. 12 on Public Access, which states, in part, “[t]he Public Access Design Guidelines should be used as a guide to siting and designing public access consistent with a proposed project.”

Visit Us on our Website: [www.ctic.com](http://www.ctic.com)



# CHICAGO TITLE COMPANY

ISSUING OFFICE: 2150 John Glenn Drive, Suite 400, Concord, CA 94520

FOR SETTLEMENT INQUIRIES, CONTACT:  
Chicago Title Company  
825 Broadway • Oakland, CA 94607  
(510)893-8871 • FAX (510)893-8898

Another Prompt Delivery From Chicago Title Company Title Department  
Where Local Experience And Expertise Make A Difference

## PRELIMINARY REPORT

Title Officer: Karen Dougherty  
Title No.: FWAC-5991400952-KD

Escrow Officer: Christina Ly  
E-Mail: [Christina.Ly@CTT.com](mailto:Christina.Ly@CTT.com)  
Escrow No.: FWAC-5991400952-CL

TO: 1011 Ram Fairfield Ama, LLC

Attn:

PROPERTY ADDRESS(ES): 2350 Harbor Bay Parkway, Alameda, CA

EFFECTIVE DATE: August 19, 2014 at 07:30AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Greenly LLC, a California limited liability company

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

READ & APPROVED DATE: 9/10/14

X ~~\_\_\_\_\_~~

X ~~\_\_\_\_\_~~

X ~~\_\_\_\_\_~~

**EXCEPTIONS**  
(continued)

13. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
- Recording Date: February 18, 1992  
Recording No.: 92-48969, Official Records
14. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot;
- Purpose: Pathway  
Affects: Eastern portion of said land, as shown on Parcel Map 6204
15. Terms, conditions, provisions, reservations, recitals, and easements, contained on the Certificate page of Parcel Map 6024, filed February 5, 1991, Map Book 198, Page 12, Alameda County Records.
16. Matters contained in that certain document
- Entitled: Third Amendment to Third Supplementary Agreement  
Dated: March 16, 2013  
Executed by: Harbor Bay Isle Associates and San Francisco Bay Conservation and Development Commission  
Recording Date: March 22, 2013  
Recording No.: 2013-108017, Official Records
- Reference is hereby made to said document for full particulars.
17. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

**From:** SANDY SULLIVAN <sandysullivan100@comcast.net>

**Sent:** Wednesday, June 17, 2020 11:44 AM

**To:** BCDC PublicComment <publiccomment@bcdca.gov>

**Cc:** Goldzband, Larry@BCDC <larry.goldzband@bcdca.gov>; Wilma Chan <wilma.chan@acgov.org>

**Subject:** Item No 8 Harbor Bay Business Park agreement termination

Dear BCDC Commissioners:

RE: **Item No.8.** Staff report on proposed agreement terminating the third amendment to the third supplemental agreement.

This asks for a NO vote on the proposed agreement impacting the bay front hotel project in Harbor Bay Business Park that's before you.

This out-of-state developer is attempting an end run through BCDC to build an oversized 100-room hotel (without adequate parking) smack dab on the bay, destroying our limited coastline. Don't buy into it. There were guidelines and agreements in place when they bought this parcel. Those should still apply to this purchase.

The parcel is zoned for a restaurant/small office building—not a 100-room hotel. This project has been voted NO by the City of Alameda Planning Board and voted No by the Alameda City Council. It is an inappropriate project for the site and fails to meet the zoning, parking, and setback requirements. Its size and proximity to the bay adds blight to our coastline.

Vote NO on Item No.8, the Patel project request.

Respectfully,

Sandy Sullivan

Former member and past president Alameda Planning Board

---

**From:** Patricia Lamborn <patricia.lamborn@aol.com>

**Sent:** Wednesday, June 17, 2020 3:02 PM

**To:** Goldzband, Larry@BCDC <larry.goldzband@bcdca.gov>; Zeppetello, Marc@BCDC <marc.zepetello@bcdca.gov>; BCDC PublicComment <publiccomment@bcdca.gov>

**Cc:** Wilma Chan <wilma.chan@acgov.org>

**Subject:** Item 8 - Don't Terminate Third Amended Third Supplementary Agreement

Dear BCDC Commisisoners and Alternates,

I am writing to ask that you NOT terminate the Third Amended Third Supplementary Agreement which defines the use and development of 2 parcels right on the San Francisco Bay at 2350 Harbor Bay Parkway ----- Parcel 1, a 1.17 acre parcel owned by Mina Patel/Ram Hotels and Parcel 4, 1/3 acre now owned by the City of Alameda,

I am sharing 3 pictures I took today of this location to underscore how critical your decision and oversight is of this location and what you endanger by terminating the Third Amended Third Supplementary Agreement.

Residents of Alameda organized to move our city to take title to **Parcel 4 as of Jan. 16, 2019**, because the private developer has consistently encroached on this public land/public access on the Bay. Over the last 5 years Patel's architects have submitted designs to both our city and BCDC which :

- set a **5 story/100 room hotel directly on the property line of the public property**,
- merged the square footage of both parcels to meet the legal F.A.R. Foot to Area Ratio
- claimed to own both parcels during a final design proposal in 2018

Our City has taken title to Parcel 4, the 44 foot by 345 foot parcel directly on the bay-- officially making it part of Shoreline Park. Pictures 1 and 2 include a yellow tape that marks the boundary of the Shoreline Park and Patel's parcel. . Alameda's Planning Ordinance 1203 calls for 25 feet setbacks for restaurants

bordering on Shoreline Park and 50 feet for offices up to 50 feet in height. BCDC oversight at this location is more critical than ever. Now is not the time to terminate it.

The last foto shows the view of both parcels from the Bay. It reflects the sensitive location, and what your decision will mean to the people who value access to it . Don't let them down,

Sincerely,

Patricia Lamborn

[patricia.lamborn@aol.com](mailto:patricia.lamborn@aol.com)







---

**From:** GARY THOMPSON

**Sent:** Wednesday, June 17, 2020 3:06 PM

**To:** [PublicComment@bcdc.ca.gov](mailto:PublicComment@bcdc.ca.gov) <[publiccomments@bcdc.ca.gov](mailto:publiccomments@bcdc.ca.gov)>; [larry.goldzband@bcdc.ca.gov](mailto:larry.goldzband@bcdc.ca.gov) <[larry.goldzband@bcdc.ca.gov](mailto:larry.goldzband@bcdc.ca.gov)>; Chan Wilma BOS Dist 3 <[wilma.chan@acgov.org](mailto:wilma.chan@acgov.org)>

**Subject:** Proposed Hotel at 2350 Harbor bay parkway Alameda

Dear BCDC Commissioners,

I would like to express opposition to termination of the 3rd Amended 3rd Supplementary Agreement relative to the proposed Hotel at this location and entering into a new agreement with the developer. The construction of a 5-story hotel on this extremely small (1.17acre) parcel

and the despoiling of this of unique piece of shore line is unacceptable to the many residents and families who currently enjoy it's use.

This property was originally zoned open space, then changed to a small office with coffee shop. Residents of Alameda County opposed changing this to a hotel in 2015, 2016, 2017 and in 2018 the Alameda City Council and planning commission turned it down as an inappropriate use due to multiple considerations.

We are respectfully urging you to vote NO.

Thank you

Gary Thompson, Secretary

Cantamar Home Owners Association

---

**From:** Tracey McCormick <tracey\_mccormick8@yahoo.com>

**Sent:** Wednesday, June 17, 2020 3:24 PM

**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>; Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>

**Subject:** Item No. 8: Staff Report on Proposed Agreement Terminating Third Amended Third Supplemental Agreement

Dear BCDC Commisisoners,

As a resident of Alameda, I am opposed to the proposal being discussed at the June 18th BCDC Commission meeting to terminate the 3rd Amended 3rd Supplementary Agreement relative to the parcel at 2350 Harbor Bay Parkway and to the BCDC entering any agreement with the developer. We opposed this previously in 2015, 2016, 2017 and 2018 when the hotel was denied due to parking, zoning, bulk and set-back violations. Furthermore, the City of Alameda has now taken title to the land on the Bay Side of this parcel and designated it as part of the Shoreline Park/Bay Trail.

We urge you to NOT approve termination of the 3rd Amended 3rd Supplementary Agreement.

Tracey McCormick

---

**From:** KAREN ARMES <karen.armes@sbcglobal.net>

**Sent:** Wednesday, June 17, 2020 4:51 PM

**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>

**Cc:** Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Wilma Chan <wilma.chan@acgov.org>

**Subject:** Objection to Proposed Agreement Terminating Third Amended Third Supplementary Agreement

Dear San Francisco Bay Conservation and Development Commissioners:

It has been brought to my attention that you will be voting on a staff proposal at your upcoming meeting tomorrow, June 18, 2020, that recommends terminating the subject Agreement relative to the parcel at 2350 Harbor Bay Parkway. After extensive attempts to educate myself on the Third Amended Third Supplementary Agreement, I was perplexed and frustrated that this important document which is to be discussed, does not seem to be available for the public's review. I was unsuccessful in located the document on the BCDC website, nor was it accessible through other on-line means. That in and of itself

troubles me, and makes me question why such an important document that was crafted and agreed upon by multiple parties so many years ago, is not easily accessible to the public for review, especially in light of the staff recommendation to terminate it.

I oppose the termination of the subject Agreement based upon the following points:

1) The Developer, RAM Hotels, purchased this small one acre parcel fully aware of the Agreement specifying only the construction of a restaurant or office building. Apparently they felt they could persuade the BCDC and the City of Alameda Officials to rezone this parcel for their specific benefit. With the proposed recommendation to terminate the subject Agreement, it terminates the strongest position Alameda Residents have in halting the building of a hotel on this undersized parcel of land. By terminating the subject Agreement, BCDC gives RAM Hotels a stronger negotiating position that ultimately may overturn the wishes of many in Alameda and our Local Government, who have voted against a hotel on this parcel and have referenced the subject Agreement in their City Counsel meeting records against such a Hotel at this small site.

2) Although it seems precedent has been set regarding building within the 100 foot setback (Site 2 & 3, McGuire & Hester and Stacey-Witbeck buildings), terminating the subject Agreement would impact not only the parcel at 2350 Harbor Bay Parkway, but also the proposed Site 4, Marriott Hotel Project, 2900 Harbor Bay Parkway. It is unclear from my research if RAM Hotels owns both sites. Transferring responsibility to the City of Alameda to determine the fate of this track of land does not remove BCDC oversight of the 100 foot setback, as I understand the proposed Termination Document. However, many residents of the City of Alameda have already voiced their opposition to buildings that will, regardless of setback, impact public access and sight-lines to the Bay. BCDC's oversight and written Agreements help ensure the Public's interest is supported in these last few bay-side parcels.

I feel BCDC is in the best position to ensure that construction along the Bay protects the shoreline and adjacent property/setbacks into perpetuity. In this particular case, BCDC's subject Agreement also strengthens the Communities position that a multi-story hotel on this sight is not appropriate. Therefore, I oppose your terminating the subject Agreement and I urge you to vote no on termination to not only ensure consistent Bay and Shoreline access for all, but to support the Citizenry and Local Government preferences for this particular parcel.

Sincerely,  
Karen E. Armes  
Alameda, CA 94502

---

**From:** Brian Schumacher <bdschumacher@gmail.com>  
**Sent:** Wednesday, June 17, 2020 5:27 PM  
**To:** BCDC PublicComment <publiccomment@bcdc.ca.gov>  
**Subject:** Please do not approve terminating the 3rd Amended 3rd Supplementary Agreement

RE: Item No. 8. Staff Report of Proposed Agreement Terminating Third Amended Third Supplemental Agreement

Dear BCDC Commissioners:

We own and live here in Alameda and oppose BCDC entering any agreement with a developer to erect a hotel hard on the Alameda coastline at 2350 Harbor Bay Parkway.

Problems with putting a hotel on that site include parking, zoning, and set-back. They caused you as a Commission to deny many times before, permission to build and you have denied it every time that the developer has raised it.

Nothing has changed and nothing can change. This site is not suitable and cannot be made suitable.

The only appropriate disposition for you at this point is to deny the application with prejudice, which would mean that the developer may not raise it again before you, and cause spending of public and personal resources in hopes of a different outcome.

Sincerely,

Brian and Kathy Schumacher

---

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

From: Nancy Gordon <nancyjoy4business@gmail.com>

Sent: Thursday, June 18, 2020 7:50 AM

To: BCDC PublicComment <publiccomment@bcdc.ca.gov>

Subject: 6/18 NancyGordon says vote NO on hotel at Alameda's Harbor Bay Parkway

To BCDC: I want to go on record as opposing the hotel plan. Alameda council voted NO in October 2018 as did the Planning Board. For many reasons there should NOT be a hotel there! Restaurant and offices are the proper uses for that area zoned as such.

No hotel!! Please vote NOT to allow this usage there. Thank you. Nancy Gordon, Alameda resident, 1021 Union St Sent from my iPhone

---