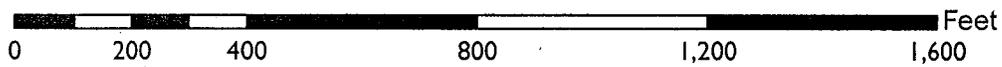
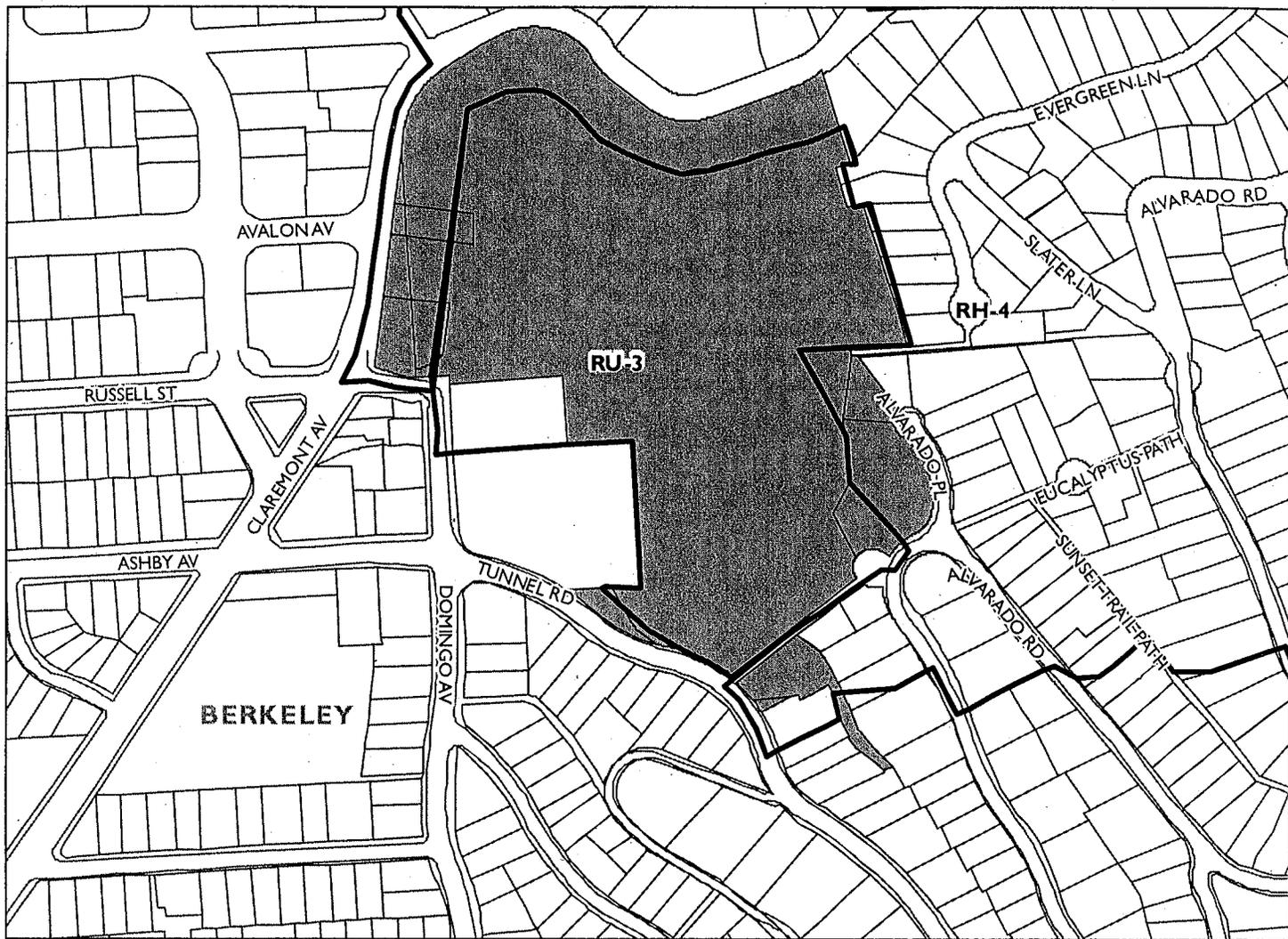


Location:	41 Tunnel Road (Claremont Hotel) (APN: 48H-7670-19, 48H-7670-20, 48H-7670-21, 48H-7670-22, 48H-7670-23, 48H-7670-24, 48H-7670-25, 48H-7670-27, 48H-7670-28-3, 64-4225-04, and 64-4225-05, 48H-7670-26, 48H-7670-29-2, and 64-4226-24)
Proposal:	Scoping session for a proposal for: (a) Site and Circulation Improvements, including: realign site access, modify on-site circulation and parking, replace the existing porte cochere, and landscape improvements; (b) Club Expansion and Improvements, including: Update and expand existing club facilities including both indoor and outdoor facilities; increase membership by 15 percent (up to 250 new memberships), from 1,600 to a maximum of 1,850 memberships; and (c) New Residential Units – At the southeast portion of the site, construct a 43 unit for-sale residential building on existing surface parking lots and two single-family homes adjacent to the Tunnel Road entry to the site.
Applicant:	Signature Development Group, Inc.
Contact Person/Phone Number:	Jamie Choy / (510)251-9276
Owner:	Claremont Hotel Properties, LP
Case File Number:	ER16-010
Planning Permits Required:	The proposed project would, in part, require modifications to the existing Conditional Use Permit, a Tentative Parcel Map to provide separate parcels for the residential uses, Design Review for the new residential units, and possibly variances.
General Plan:	Community Commercial, Hillside Residential
Zoning:	RH-4, Hillside Residential Zone – 4; RU-3, Urban Residential Zone - 3
Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A Notice of Preparation (NOP) to prepare the EIR was published on May 31, 2016. The comment period for the NOP ends on July 6, 2016.
Historic Status:	The Claremont Hotel building (not including the porte cochere constructed in the 1980's) is a local Oakland Landmark (LM01-404, Ordinance No. 12438 C.M.S.) and is rated A1+; the Claremont Hotel property is identified as an Area of Primary Importance (API). Thus the Claremont Hotel building (as a landmark) and Claremont Hotel property (as an API) are currently CEQA Historic Resources. The original landmark designating ordinance included a Design Review overlay on the entire property.
Service Delivery District:	2
City Council District:	1
Action to be Taken:	Receive public and Landmarks Board comments about what information and analysis should be included in the EIR relating to Cultural Resources.

SUMMARY

The City of Oakland's Planning and Building Department, Bureau of Planning, is preparing a Draft Environmental Impact Report (EIR) for the proposed Landscape/Circulation Improvements, Club Expansion and Residential Project at the Claremont Hotel property (the project) as described below, and is requesting comments on the scope and content of the Draft EIR. The Draft EIR will address the potential physical, environmental effects that the project may have on each of the environmental topics outlined in the California Environmental Quality Act (CEQA).



Case File: ER16010
Applicant: Claremont Hotel Properties LP
Address: 41 Tunnel Road
Zone: RH-4, RU-3

The City has determined that project impacts may be significant and an Environmental Impact Report (EIR) will be prepared. The City will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and for the land use and project approvals. As such, the City has the responsibility to prepare an EIR for the project. The City has not prepared an Initial Study.

The Notice of Preparation (NOP) was published on May 31, 2016. This scoping session is being held to solicit public and Landmarks Preservation Advisory Board (LPAB) comments on what cultural resource-related information and analysis should be contained in the EIR. Specifically, comments should focus on discussing possible impacts on the physical environment, suggestions about methodologies to analyze those impacts, ways in which potential adverse effects might be minimized, and alternatives that may lessen the impacts to cultural resources in light of the project objectives and the EIR's purpose to provide useful and accurate information about such factors with respect to cultural resources. In addition to the oral and written comments received at this scoping meeting, written comments will be accepted until July 6, 2016, when a scoping session will also be before the City Planning Commission is scheduled.

SITE DESCRIPTION

The Claremont Hotel, a designated City of Oakland Landmark, is located in the northern/central portion of the approximately 19.2-acre project site. Landscaping, pedestrian paths, and vehicle access driveways and parking areas surround the hotel. Landscaped lawns slope down from the hotel on the west, toward the surface parking lots and tennis courts. The northwest portion of the site is comprised of club facilities and a swimming pool complex. Surface parking and a fire access lane are located northeast and southeast of the hotel. Further northeast is a natural area, predominated by eucalyptus trees. The project site is accessible from two primary entrances: an entry from Tunnel Road and an entry from Russell Street and Domingo Avenue. The project site is located in a primarily residential area, with neighborhood serving commercial and retail uses located immediately across Domingo Avenue and Tunnel Road. The project site is not included on any list of hazardous waste sites compiled pursuant to Government Code Section 65962.5.

HISTORIC SUMMARY

The Claremont Hotel property is a designated City Landmark per City Ordinance No. 12438 C.M.S., passed by City Council July 30, 2002, and is therefore a historically significant and a historic resource under CEQA. The Claremont Hotel has been determined eligible for listing on the California Register of Historical Resources (CRHR) and National Register of Historic Places, but is not currently listed on either. Additionally, the Power House, which is located on the same parcel directly northwest of the hotel, was specifically determined eligible for listing on the National Register as a contributing building to the hotel complex.

The City Landmark designation was limited to the hotel building including its entire footprint. The designation requires the preservation of the exterior features, excluding incompatible, non-original elements, changes, and additions. The post-1937 enclosure of the veranda, the porte-cochere on the south end of the building, and other non-original exterior elements of the hotel were specifically excluded. In addition, the ordinance specifically excluded the outdoor recreational facilities, the parking lots, and ancillary buildings from historic designation. While the ordinance excluded the associated lands from

designation, it placed a design overlay on them. The lands not designated with hotel were rezoned S-4 (Design Review Combined Zone). The ordinance landmarking the hotel building requires applications for work in the S-4 Zone to protect the sight lines of the hotel building from immediate downhill streets and from distant public views from San Francisco and Oakland and provide an appropriate sense of open space around the hotel building. The ordinance also recognized the potential for the hotel building to be expanded into these non-designated lands and specified that such proposals would be subject to review by the Landmarks Preservation Advisory Board. The proposed project does not expand the hotel building. The S-4 zoning district has since expired; however, these requirements per Ordinance 12438 remain applicable.

PROJECT DESCRIPTION

The proposed project entails the expansion and improvement of the subject property as summarized below, shown in Figure 2 (see Attachment "A"), and detailed in Table 1 below:

- **Site and Circulation Improvements** – At various locations throughout the site, realign site access, modify on-site circulation and parking, replace the existing porte cochère, and landscape improvements;
- **Club Expansion and Improvements** – At the northwest portion of the site, update and expand existing club facilities including both indoor and outdoor facilities; increase membership by 15 percent (up to 250 new memberships), from 1,600 to a maximum of 1,850 memberships; and
- **New Residential Units** – At the southeast portion of the site, construct a 43 unit for-sale residential building on existing surface parking lots and two single-family homes adjacent to the Tunnel Road entry to the site.

The proposed project would, in part, require modifications to the existing Conditional Use Permit, a Tentative Parcel Map to provide separate parcels for the residential uses, and Design Review for the new residential units. Variances also may be required.

Table 1: Summary of Existing Conditions and Proposed Project Uses and Facilities

Uses and Facilities	Existing	Proposed Project	Total with Project
Hotel Uses			
Hotel (Guest Rooms)*	276	0	276
Residential Uses			
Residential Units	0	45 units	45 units
Residential Area ¹	0	70,000 sf	70,000 sf
Club Uses			
Club Memberships	1,600	250	1,850
Club Facilities	35,000 sf	6,000 sf	41,000 sf
Tennis Courts	10	0	10
Swimming Facilities	4 facilities (1 large pool, 1 lap pool, 1 kid's pool, 1 whirlpool)	1 new adult pool	5 total facilities
Other			
Parking Spaces	481	98 new spaces (30 for club/hotel use; minimum of 68 for residential use (1.5/unit))	579

Table 1 Notes:

¹ Approximate net saleable residential area.

sf = square feet

* No internal or external changes to the hotel itself are proposed except for the replacement of the non-historic porte-cochere.

GENERAL PLAN

The General Plan's Land Use and Transportation Element (LUTE) classifies the majority of the project site as Community Commercial, and other portions of the site as Hillside Residential.

The Community Commercial land use classification is intended to, "identify, create, maintain, and enhance areas that are suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers." The Desired Character and Uses may include neighborhood center uses and larger scale retail and commercial uses, and can be complemented by the addition of urban residential development and compatible mixed-use development. The maximum FAR for this classification is 5.0, and the maximum residential density is 125 units per gross acre.

The Hillside Residential land use classification is intended to, "create, maintain, and enhance neighborhood residential areas that are characterized by detached, single unit structures on hillside lots." Typical lot sizes in this classification range from approximately 8,000 square feet to one acre in size. The Desired Character and Uses are to remain residential in character. Maximum density is 5 units per gross acre.

ZONING DISTRICT

The majority of the project site, including the Claremont Club and Power House, is in Oakland's RU-3 Urban Residential zoning district pursuant to the 2011 rezoning (Ordinance 13064). The Club Annex, the tennis courts along Claremont Avenue, part of the hillside behind the Hotel and Spa, and the proposed Kid's Camp, are located in zoning district RH-4, Hillside Residential. Surrounding land uses are primarily single-family residential, with some commercial uses located along Domingo Avenue, Ashby Avenue, and Tunnel Road.

ENVIRONMENTAL REVIEW PROCESS

Staff has determined that an EIR is required. The main purpose of this scoping session is to solicit comments from both the LPAB and the public on what cultural resource-related information and analysis should be considered in the EIR. Specifically, comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors, with respect to cultural resources. Comments related to policy considerations and the merits of the project will be the subject of future, duly noticed public meetings.

Staff published the NOP on May 31, 2016. The public comment period lasts until July 6, 2016. Staff expects the Draft EIR will be available in late 2016/early 2017. Even after the Draft EIR is published, staff will continue to work with the project sponsor to refine their project, respond to the information and analysis contained in the Draft EIR, and move ahead toward the final consideration of the project once the Final EIR is completed. As with previous projects, and as permitted by CEQA (Section 15004), the EIR process and project review, to the maximum extent feasible, should be coordinated and run concurrently. The environmental impact report will address potential environmental impacts associated with construction and operation of the project including construction of the proposed project obtaining all necessary zoning, grading and building permits, and any other discretionary actions required by the City of Oakland and other governmental agencies.

It is anticipated that the project may have significant environmental impacts related to the following environmental topic areas, which will be evaluated in the Draft EIR: **Aesthetics, Air Quality, Historic Architectural Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise and Vibration, and Traffic and Transportation.** It is anticipated that the project will have no environmental impacts or not have significant environmental impacts on **Agriculture and Forest Resources, Biological Resources, Archeological and Paleontological Resources, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Shadow and Wind, and Utilities and Service Systems.** Nevertheless, these environmental factors will be analyzed in the Draft EIR.

The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

Specifically, as relates to:

Aesthetics

Aesthetics will be comprehensively considered in the EIR due to the sensitive visual nature of the site and the requirements for the protection of the sight lines of the hotel building the immediate downhill streets and from distant public views of the building from San Francisco and Oakland and protection of an appropriate sense of open space around the hotel building associated with the City's Landmark designation.

The Aesthetics section of the EIR will include visual simulations of the proposed project on the existing visual character of the site and its surroundings will be described and analyzed, including visibility of the project site from immediate downhill streets and from distant public views of the building from San Francisco and Oakland, potentially including the nearby Oakland hills. The EIR will evaluate the project's potential visual effects based on a site reconnaissance and review of ground level and aerial photographs, topographic data, and the applicant's project drawings. Computer-assisted visual simulations will be used to support the analysis representing "before" and "after" visual conditions at the project site.

The EIR will describe the area's existing visual character using photographs and narrative, and will include views from and to the site, noting the site's visibility as seen from public view corridors and sensitive public viewing locations within the vicinity. The EIR will summarize the project's effects on existing public views and view corridors, using the visual simulations and other collected data. Cumulative visual effects will also be evaluated. The potential impacts associated with new sources of night lighting that may result from new development will be considered.

If a significant impact is identified for any of the analyses described above after application of Oakland's applicable SCAs, feasible mitigation measures will be identified to reduce potential impacts to less-than-significant levels.

Cultural - Historic Architectural Resources

As described in the Historic Summary above, the Claremont Hotel is a designated City Landmark per City Ordinance No. 12438 C.M.S., passed by City Council July 30, 2002, and is therefore a historically significant and a historic resource under CEQA. The Claremont Hotel has been determined eligible for listing on the California Register of Historical Resources (CRHR) and National Register of Historic Places, but is not currently listed on either, according to previous work. Additionally, the Power House, which is located on the same parcel directly northwest of the hotel, was specifically determined eligible for listing on the National Register as a contributing building to the hotel complex.

The EIR setting section, research will be conducted and a review of existing documentation available regarding the project site as described further below. Background research and a cultural resources field survey will be completed. Background research will include a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System to identify cultural resources studies of and recorded resources in the project area and archival research at the Oakland Cultural Heritage Survey (OCHS) and the Oakland History Room in the Central Branch of the Oakland Public Library. An architectural historian will conduct a field survey of the project site to determine the historical integrity of the Claremont Hotel building.

Based upon the foregoing, a preliminary determination will be made as to whether the Claremont Hotel building in the project site retains the historical and architectural qualities that qualify it for listing in the National and California registers; prior documentation will be summarized. The baseline conditions statement will also summarize relevant cultural resource laws, regulations and policies.

The EIR will evaluate if the project-related activities would result in a "substantial adverse change" (Public Resources Code [PRC] Section 21084.1) in the historical significance of the Claremont Hotel building. As part of the impacts analysis, a review will be performed of the project construction plans and the project description to determine whether the project will impact any recorded historic built environment resources within the project site, including the Power House. Based on the Secretary of the Interior's Standards for the Treatment of Historic Properties, the EIR will analyze the project design relative to the architectural character-defining features of the Claremont Hotel. The analysis will be based on the conceptual guidance provided in the Secretary's Standards, especially as they pertain to impacts of proposed new construction adjacent to a historic resource.

If a significant impact is identified for any of the analyses described above after application of Oakland's applicable SCAs, feasible mitigation measures will be identified to reduce potential impacts to less-than-significant levels.

Alternatives Analysis

The CEQA consultant will work with the City to identify and evaluate a reasonable range of alternatives, including the No Project alternative. The alternatives will be based in part on significant impacts that are identified during the Setting, Impacts, and Mitigation Measures phase of the Draft EIR process.

According to the CEQA Guidelines, alternatives can be evaluated in less detail than the project; thus, the alternatives analysis in the EIR will be undertaken at a qualitative level, but the discussion will be of sufficient detail to evaluate the benefits and drawbacks of each alternative, and to provide some qualitative conclusions regarding the alternatives. Specifically for traffic and transportation, the transportation consultant will qualitatively describe the likely transportation impacts based on a calculation of trip generation for each of the alternatives as compared to each other and to the proposed project.

Based on the Alternatives Analysis, the Environmentally Superior Alternative will be identified, as required by CEQA.

CONCLUSION

Staff requests the public and the LPAB provide comments on what types of cultural resource-related information and analysis, including alternatives, should be considered in the EIR.

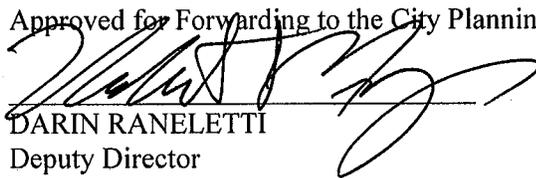
Prepared by:


ANN CLEVINGER
Planner III

Approved by:


SCOTT MILLER
Zoning Manager
Bureau of Planning

Approved for Forwarding to the City Planning Commission:


DARIN RANELETTI
Deputy Director
Bureau of Planning

Attachments:

- A. Notice of Preparation (NOP)
- B. Plans
- C. Ordinance No. 12438 C.M.S. (Landmarks Ordinance)



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

**NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
FOR THE CLAREMONT HOTEL – CLUB EXPANSION AND
RESIDENTIAL PROJECT**

The City of Oakland's Planning and Building Department, Bureau of Planning, is preparing a Draft Environmental Impact Report (EIR) for the proposed Claremont Hotel – Club Expansion and Residential Project (the project) as identified below, and is requesting comments on the scope and content of the Draft EIR. The Draft EIR will address the potential physical, environmental effects that the project may have on each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City has **not** prepared an Initial Study.

The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for approving the project or carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in approving or carrying out the project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy.

Responses to this NOP and any questions or comments should be directed in writing to or via email to: Ann Clevenger, City of Oakland, Bureau of Planning, 250 Frank H. Ogawa, Suite 2114 Oakland, CA 94612; (510) 238-6980 (phone); (510) 238-4730 (fax) or by e-mail at aclevenger@oaklandnet.com. Written comments on the NOP must be received at the above mailing or e-mail address **by 4:00 p.m. on July 6, 2016**. Please reference case number **ER16-010** in all correspondence.

In addition, comments may be provided at the EIR Scoping Meetings to be held before the Landmarks Preservation Advisory Board and the City Planning Commission.

All comments should focus on potential impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors.

PUBLIC SCOPING HEARINGS:

The Landmarks Preservation Advisory Board will conduct a public scoping hearing focusing on the Cultural Resource related aspects of the Draft EIR for the project on **Monday, June 13, 2016, at 6:00 p.m.** in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA .

The City Planning Commission will conduct a public scoping hearing on the Draft EIR for the project on **Wednesday, July 6, 2016, at 6:00 p.m.** in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA.

PROJECT TITLE: Claremont Hotel – Club Expansion and Residential Project

PROJECT LOCATION: The project site is a portion of the properties that comprise the Claremont Hotel, Club and Spa, and is approximately 19.2 acres at 41 Tunnel Road, located primarily within the City of Oakland. A 0.24-acre portion of the site is located within the City of Berkeley; however, no new structures are proposed within Berkeley. The project site is situated at the base of the Claremont Hills, and as shown in Figure 1. It is generally bounded by Claremont Avenue, Domingo Avenue, Tunnel Road/State Route 13, the Berkeley Tennis Club, as well as Alvarado Road. The site is comprised of eleven parcels in the City of Oakland (Accessor Parcel Numbers [APN] 48H-7670-19, 48H-7670-20, 48H-7670-21, 48H-7670-22, 48H-7670-23, 48H-7670-24, 48H-7670-25, 48H-7670-27, 48H-7670-28-3, 64-4225-04, and 64-4225-05) and three parcels entirely within the City of Berkeley (APNs 48H-7670-26, 48H-7670-29-2, and 64-4226-24).

PROJECT SPONSOR: Claremont Hotel Properties, LP.

EXISTING CONDITIONS: The Claremont Hotel, a designated City of Oakland Landmark, is located in the northern/central portion of the approximately 19.2-acre project site. No modifications are proposed to the hotel building, except for replacement of the existing porte cochère (which was added in the 1980s). Landscaping, pedestrian paths, and vehicle access driveways and parking areas surround the hotel. Landscaped lawns slope down from the hotel on the west, toward the surface parking lots and tennis courts. The northwest portion of the site is comprised of club facilities and a swimming pool complex. Surface parking and a fire access lane are located northeast and southeast of the hotel. Further northeast is a natural area, predominated by eucalyptus trees. The project site is accessible from two primary entrances: an entry from Tunnel Road and an entry from Russell Street and Domingo Avenue. The project site is located in a primarily residential area, with neighborhood serving commercial and retail uses located immediately across Domingo Avenue and Tunnel Road. The project site is not included on any list compiled pursuant to Government Code Section 65962.5.

PROJECT DESCRIPTION: The proposed project entails the expansion and improvement of the subject property as summarized below, shown in Figure 2, and detailed in Table 1 below:

- **Site and Circulation Improvements** – At various locations throughout the site, realign site access, modify on-site circulation and parking, replace the existing porte cochère, and landscape improvements;
- **Club Expansion and Improvements** – At the northwest portion of the site, update and expand existing club facilities including both indoor and outdoor facilities; increase membership by 15 percent (up to 250 new members), from 1,600 to a maximum of 1,850 members; and
- **New Residential Units** – At the southeast portion of the site, construct a 43 unit for-sale residential building on existing surface parking lots and two single-family homes adjacent to the Tunnel Road entry to the site.

The proposed project would, in part, require modifications to the existing Conditional Use Permit, a Tentative Parcel Map to provide separate parcels for the residential uses, and Design Review for the new residential units. Variances also may be required.

Table 1: Summary of Existing Conditions and Proposed Project Uses and Facilities

Uses and Facilities	Existing	Proposed Project	Total with Project
Hotel Uses			
Hotel (Guest Rooms)	276	0	276
Residential Uses			
Residential Units	0	45 units	45 units
Residential Area ¹	0	70,000 sf	70,000 sf
Club Uses			
Club Members	1,600	250	1,850
Club Facilities	35,000 sf	6,000 sf	41,000 sf
Tennis Courts	10	0	10
Swimming Facilities	4 facilities (1 large pool, 1 lap pool, 1 kid's pool, 1 whirlpool)	1 new adult pool	5 total facilities
Other			
Parking Spaces	481	98 new spaces (30 for club/hotel use; minimum of 68 for residential use (1.5/unit))	579

Notes:

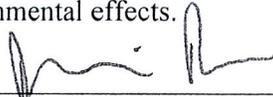
¹ Net saleable residential area.

sf = square feet

PROBABLE ENVIRONMENTAL EFFECTS: It is anticipated that the project may have significant environmental impacts related to the following environmental topic areas, which will be evaluated in the Draft EIR: **Aesthetics, Air Quality, Historic Architectural Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise and Vibration, and Traffic and Transportation.** It is anticipated that the project will have no environmental impacts or not have significant environmental impacts on **Agriculture and Forest Resources, Biological Resources, Archeological and Paleontological Resources, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Shadow and Wind, and Utilities and Service Systems.** Nevertheless, these environmental factors will be analyzed in the Draft EIR.

The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

May 31, 2016
File Number ER16-010



Darin Ranelletti
City of Oakland
Environmental Review Officer

Attachments:

- Figure 1 Project Site
- Figure 2 Proposed Project Site Plan



Source: <http://maps.us.nearmap.com>, 2016

Claremont Hotel – Club Expansion and Residential Project

Figure 1
Project Site



Source: Hart | Howerton LTD., 2016

Claremont Hotel - Club Expansion and Residential Project

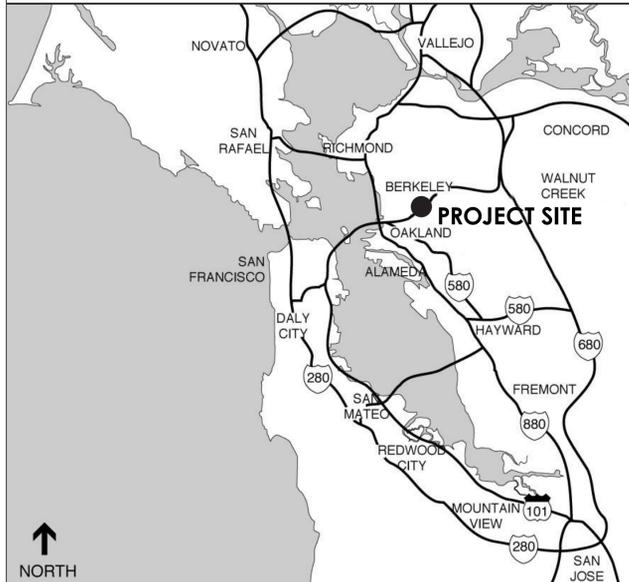
Figure 2
Proposed Project Site Plan

CLAREMONT CLUB, SPA & RESIDENCES

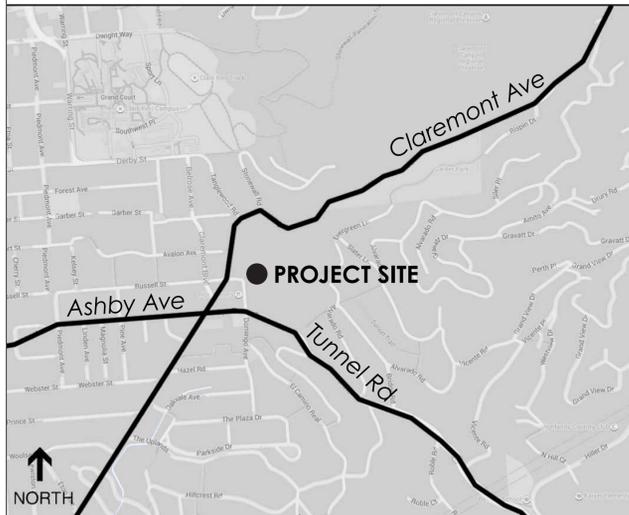
A FAIRMONT HOTEL

LANDMARKS SUBMITTAL

LOCATION MAP



VICINITY MAP



PROJECT DIRECTORY

OWNER

Claremont Hotel Properties, LP
41 Tunnel Road
Oakland, CA 94705

DEVELOPER

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(510) 251 9270
Contact: Jamie Choy
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eashley@harthowerton.com

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(925) 227 9100
Contact: Mark Falgout
mfalgout@rja-gps.com

SHEET INDEX

		Landmarks Submission 6/13/16
GENERAL, SITE & LANDSCAPE		
G001	Cover Sheet	X
G002	Site Plan - Existing Conditions	X
G003	Neighborhood Plan	X
G004	Existing Site Photos	X
G005	Site Plan - Proposed	X
G006	Pedestrian Circulation & Access Plan	X
G007	Proposed Aerial Rendering	X
RESIDENTIAL BUILDINGS		
AR001	Residential - Site Photos	X
AR002	Residential - Inspiration Images Imagery	X
AR003	Residential - Floor Plans	X
AR004	Residential - Building Section	X
AR005	Residential - Site Section	X
AR006	Residential - Rendering	X
HOTEL		
AH001	Hotel - Porte Cochere Rendering	X



**CLAREMONT CLUB,
SPA & RESIDENCES**
A FAIRMONT HOTEL Oakland, CA



CLAREMONT CLUB, SPA & RESIDENCES

A FAIRMONT HOTEL *Oakland, CA*

LEGEND

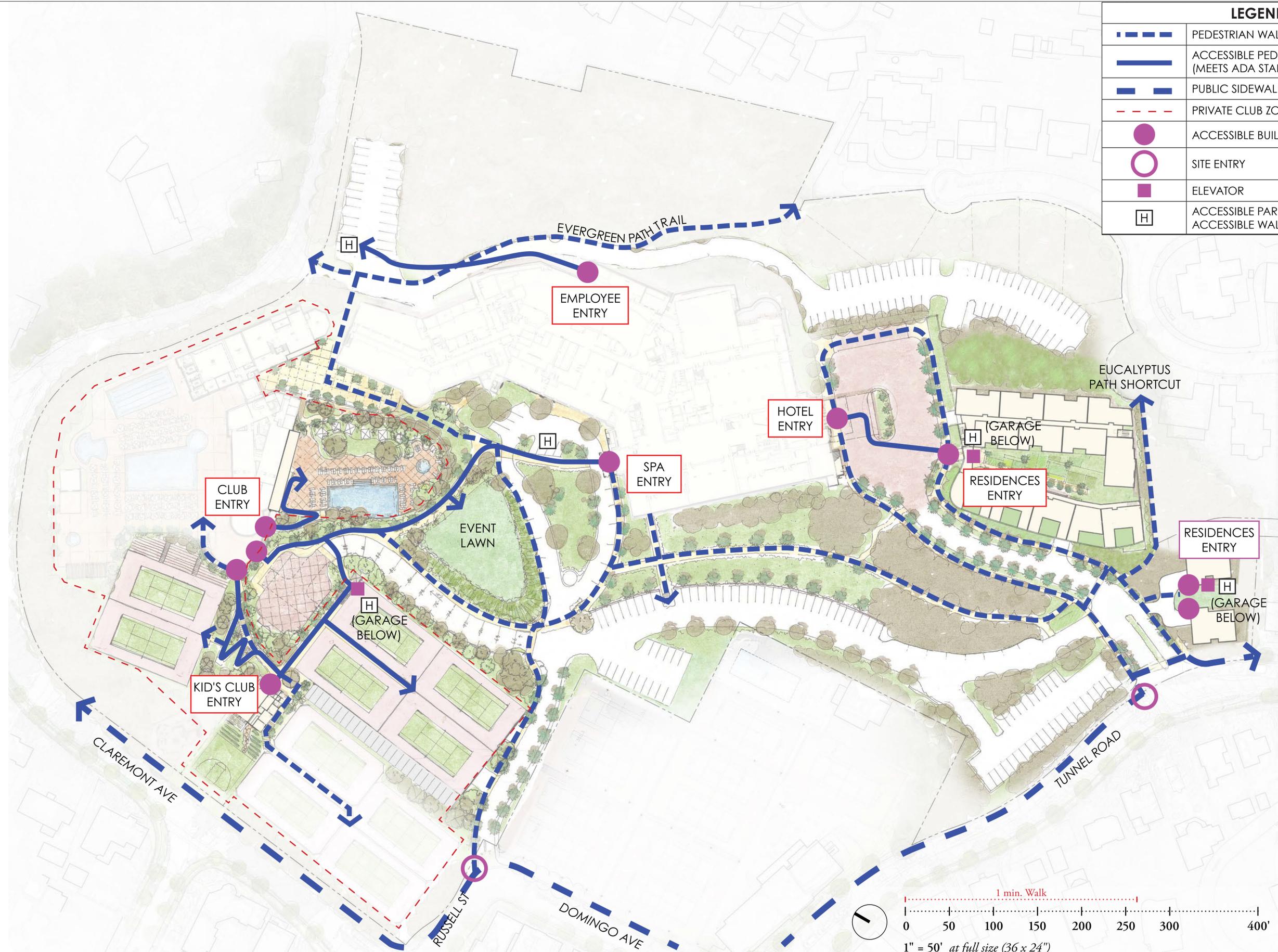
- 1 Updated Paving
- 2 Proposed Club Expansion
- 3 Proposed Adult Pool Deck
- 4 Proposed Event Lawn
- 5 Proposed Arrival Driveway to Club w/ Parallel Parking on One Side
- 6 Proposed Club Entry
- 7 Expanded Tennis Courts
- 8 Proposed 100 Bleacher Seats
- 9 Relocated Tennis over Surface Parking
- 10 Proposed Kid's Club Building & Tennis Center
- 11 Proposed Basketball Half-court w/ Lights
- 12 Updated Club Entry Road & New Sidewalks
- 13 Existing Club Parking
- 14 Updated Hotel Self-Parking
- 15 Proposed Retaining Wall to Expand Parking
- 16 Updated Hotel/ Residential Entry Road
- 17 Updated Arrival/ Porte Cochere
- 18 Proposed 43 Residential Condos w/ Subterranean Parking for Resident & Hotel Use
- 19 Proposed 2 Single Family Residences
- 20 Updated Employee Parking
- 21 Updated Fire/ Service Lane



CLAREMONT CLUB, SPA & RESIDENCES

A FAIRMONT HOTEL *Oakland, CA*

LEGEND	
	PEDESTRIAN WALKWAY
	ACCESSIBLE PEDESTRIAN WALKWAY (MEETS ADA STANDARD)
	PUBLIC SIDEWALK IN R.O.W.
	PRIVATE CLUB ZONE
	ACCESSIBLE BUILDING ENTRY
	SITE ENTRY
	ELEVATOR
	ACCESSIBLE PARKING CONNECTED TO ACCESSIBLE WALKWAY







① SITE: AERIAL VIEW



② SITE: ENTRYWAY FROM TUNNEL ROAD



③ SITE



④ SITE: EVERGREEN PATH



⑤ CLAREMONT HOTEL PARKING LOT



⑥ SLOPE OF SITE



SITE MAP

1 EXISTING SITE PHOTOS



① CLAREMONT HOTEL



SITE MAP

2 NEIGHBORING BUILDING PHOTOS





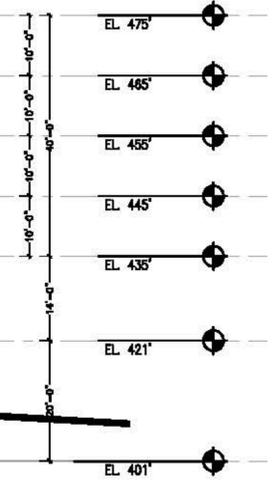
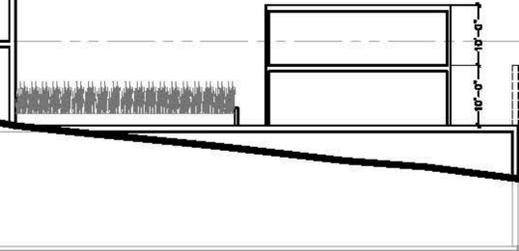
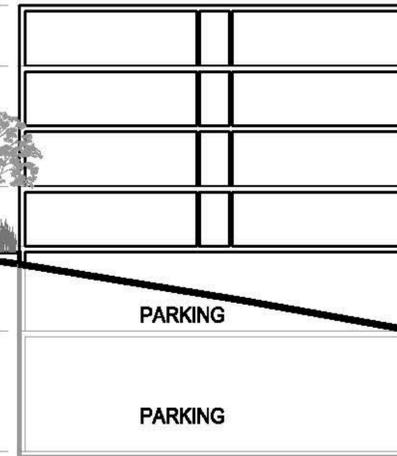
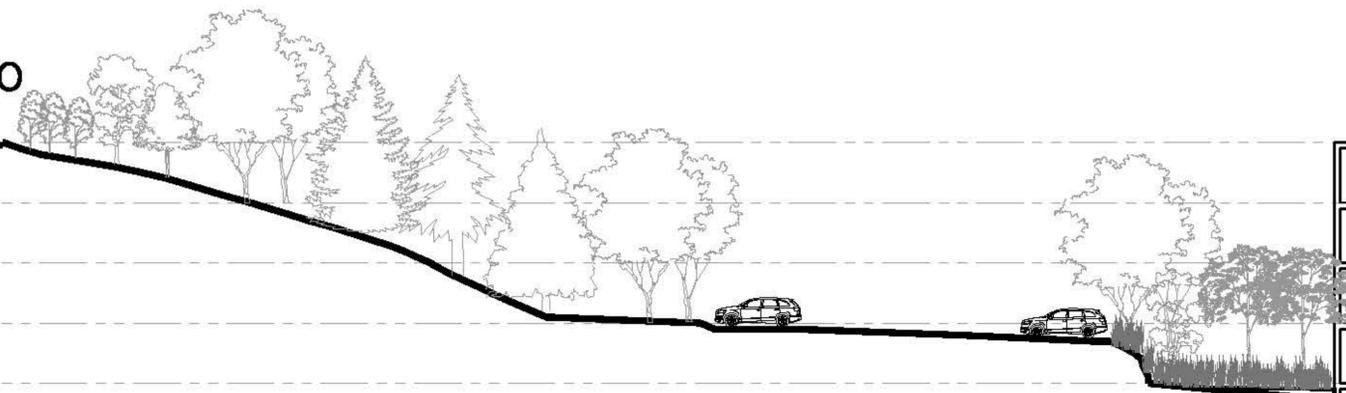
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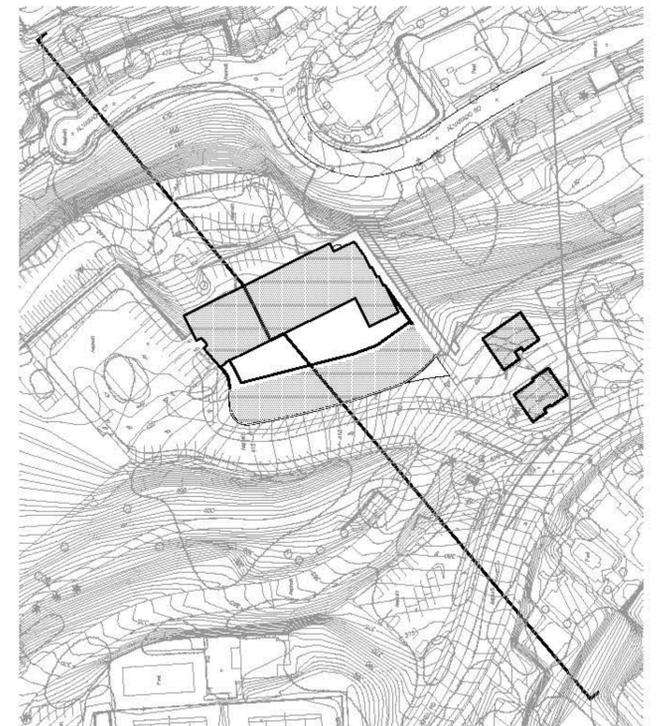
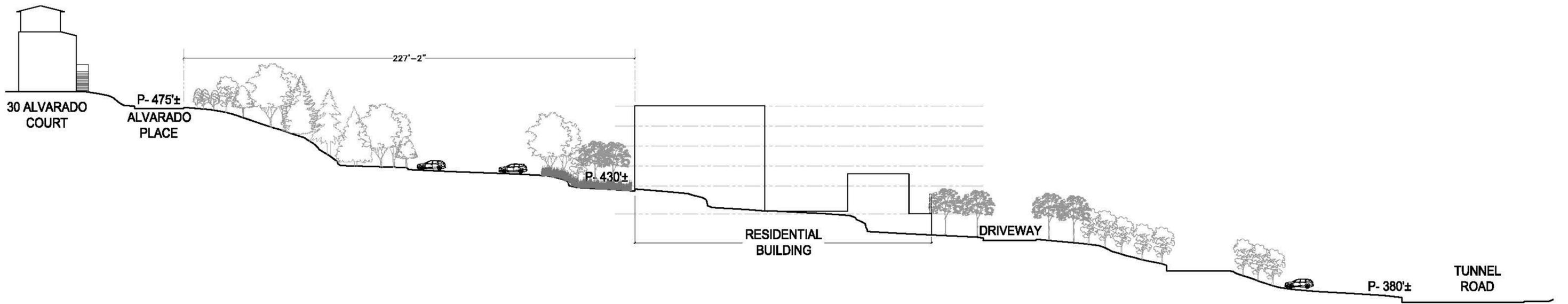


SECOND FLOOR PLAN

Unit Breakdown Summary:		
Residential Units		
# of Units	Type	SF (Net)
3	1BR	900/1175
12	2BR	1150/1400
28	3BR	1340/1880
2	3BR(SINGLE FAMILY)	3650/3820
45	Total Units	65925

ALVARADO
PLACE







Lm01-404

REVISED
7-29-02

FILED
OFFICE OF THE CITY CLERK
OAKLAND

OAKLAND CITY COUNCIL

02 JUL 30 AM 11:55

ORDINANCE NO. 12438 C.M.S.

INTRODUCED BY COUNCILMEMBER _____

ORDINANCE REZONING THE HOTEL BUILDING LOCATED AT 41 TUNNEL ROAD (HISTORIC NAME: CLAREMONT HOTEL; CURRENT NAME: THE CLAREMONT RESORT AND SPA) TO A DESIGNATED LANDMARK PURSUANT TO SECTION 17.102.030 OF THE OAKLAND PLANNING CODE and REZONING ALL OTHER PORTIONS OF THE PROPERTY AT 41 TUNNEL ROAD AND 2829 CLAREMONT AVENUE TO ADD S-4, DESIGN REVIEW COMBINING ZONE, TO THE UNDERLYING ZONES PURSUANT TO CHAPTER 17.144 OF THE OAKLAND PLANNING CODE.

WHEREAS, the Landmarks Preservation Advisory Board recommended rezoning the hotel building and the entire property of the Claremont Resort and Spa (historic names: Claremont Hotel) at 41 Tunnel Road to a designated Landmark pursuant to Section 17.102.030 of the Oakland Planning Code; and

WHEREAS, subsequent to the resolution adopted by the Landmarks Preservation Advisory Board recommending designation of both the building and the grounds as a landmark, the property owner objected in writing to landmark designation of the grounds and agreed to accept landmark designation of the hotel building; and

WHEREAS, notice of a public hearing on this matter was given to the owner of subject property and to the public pursuant to Section 17.144 of the Oakland Planning Code; a public hearing was held by the City Planning Commission on March 6, 2002; and

WHEREAS, after closing the public hearing, the City Planning Commission voted on March 6, 2002, to recommend rezoning the hotel building to a designated landmark and rezoning the remainder of the site to add S-4, Design Review Combining Zone, to the underlying zoning with design review applications for expansions of the hotel that are attached to the historic hotel building being referred to the LPAB for advisory input and with specific language in the Ordinance to protect sight lines toward the hotel building and to provide a sense of openness around the hotel; and

WHEREAS, the provisions of the California Environmental Quality Act (CEQA), and the guidelines as prescribed by the Secretary for Resources, as amended, have been satisfied pursuant to Section 15308 of the California Code of Regulations, as this designation is exempt from CEQA; and

WHEREAS, the City Council has determined that the hotel building has historical and architectural significance as described in the nomination application and in the public record of this application, and is a unique asset to the City; and that for these reasons, the historic hotel building is worthy of landmark designation; now therefore

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. The hotel building, shown on Exhibit A, at the Claremont Resort and Spa (historic name: Claremont Hotel) address 41 Tunnel Road, is hereby designated as a Landmark pursuant to Section 17.102.030 of the Oakland Planning Code. All other portions of the property including but not limited to the outdoor recreational facilities, the parking lots and ancillary buildings located on the property are not included in the landmark designation. Any future alteration, addition, demolition, or removal of the hotel building shall be subject to the provisions of OPC Section 17.102.030, as well as the applicable policies of the Historic Preservation Element of the Oakland General Plan.

SECTION 2. The particular features of the Landmark that should be preserved are the original exterior features of the building as they exist on the date hereof excluding any incompatible, non-original elements, changes and additions to the building. This specifically excludes from the elements to be preserved, but said exclusion is not limited to, the post-1937 enclosure of the veranda, the porte cochere on the south end of the building and other non-original exterior elements of the hotel building.

The exterior features of the building may be modified to replicate or more closely resemble its original appearance subject to the provisions of the OPC or may be modified to improve the appearance or function provided the changes do not substantially adversely affect character defining elements of the building and are consistent with the design review criteria of OPC Section 17.102.030 applicable to landmarks.

SECTION 3. The landmark site of said Landmark building is hereby defined as the footprint of the hotel building as it exists on the date of this ordinance, including the footprint of elements, such as the porte cochere, that are directly attached to the hotel building.

SECTION 4. The Director of City Planning is hereby directed to execute and cause to be recorded in the Recorder's Office of the County of Alameda a notice of designation of said Landmark.

SECTION 5. The property at the Claremont Resort and Spa (located at 41 Tunnel Road and 2829 Claremont Avenue) excluding the hotel building is hereby rezoned to add S-4, Design Review Combining Zone, to the underlying zoning. This rezoning to S-4 excludes the portion of parcel # 048H-7670-027 containing the footprint of the landmark building. The parcels rezoned to S-4 are identified with the following Assessor Parcel Numbers: 048H-7670-019; 048H-7670-020; 048H-7670-021; 048H-7670-022; 048H-7670-023; 048H-7670-024; 048H-7670-025; 048H-7670-027; 048H-7670-028-01; 064-4225-004; 064-4225-005 and that portion of the public right-of-way called "The Short Cut" which is currently used by the Claremont Resort and Spa for parking and related landscaping.

SECTION 6. The rezoning of the grounds to add S-4, Design Review Combining Zone, to the underlying zoning hereby includes the requirement that design review applications for attached expansion of the hotel (attached to the landmark building and located outside the existing footprint of the landmark building) shall be referred to the Landmarks Preservation Advisory Board (LPAB) for advisory input on the design, subject to the provisions of Section 1 of this Ordinance.

SECTION 7. The design review criteria set forth in 17.136.070B, used to review projects within the S-4 Design Review Combining Zone as applied to the property at the Claremont Resort and Spa, defined in Section 5, shall be modified to read as follows: "the proposal will be of a quality and character that harmonizes with, and serves to protect the value of, private and public investment in the area, including the historic landmarked building."

SECTION 7 8. In addition to the other review requirements set forth in the Oakland Planning Code and the Historic Preservation Element for either a landmarked structure or for work proposed in an S-4 zone, and without reducing or eliminating any such requirements, applications submitted for design review for a project located either within the S-4 or landmarked portions of the site shall be reviewed so as to:

- a) protect sight lines of the hotel building from the immediate downhill streets and from distant public views of the building from San Francisco and Oakland;
- b) provide an appropriate sense of open space around the hotel building;

SECTION-8 9. This Ordinance is exempt from environmental review pursuant to Section 15308 of the California Environmental Quality Act Guidelines and the Planning Director is directed to cause to be filed a Notice of Exemption.

SECTION-9 10. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of this Ordinance and the application shall not be affected thereby.

JUL 30 2002

IN COUNCIL, OAKLAND, CALIFORNIA, , 2002

PASSED BY THE FOLLOWING VOTE:

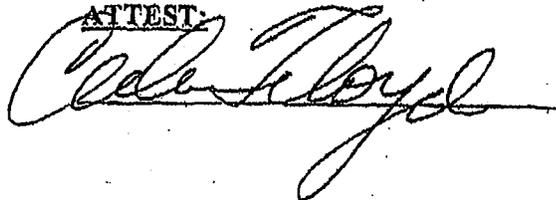
AYES- BRUNNER, CHANG, MAYNE, NADEL, REID, SPEES, WAN, AND
PRESIDENT DE LA FUENTE - 6

NOES- 0

ABSENT- 0

ABSTENTION- 0

ATTEST



CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California

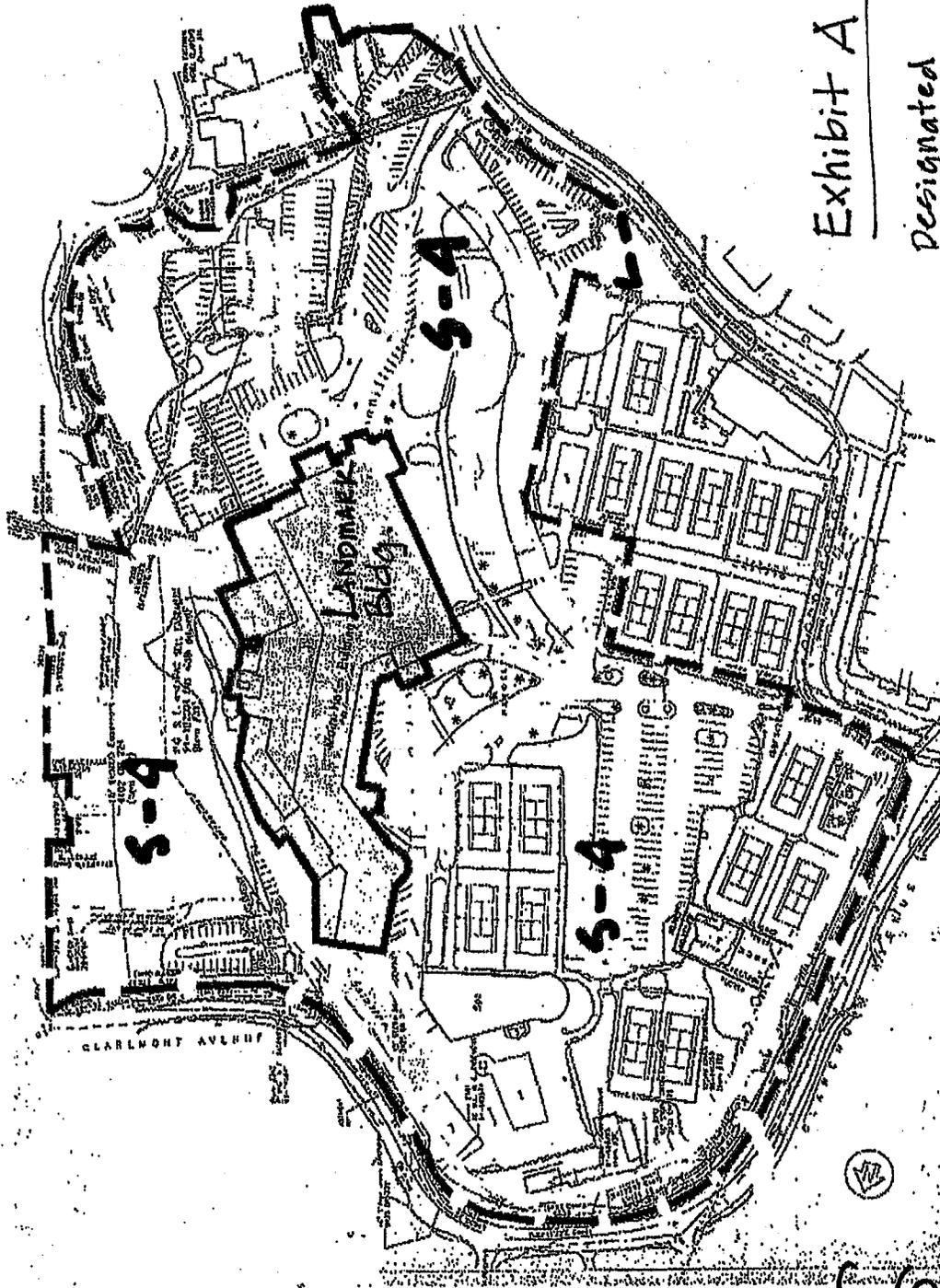


Exhibit A

┌
Designated
Landmark

Boundary of property
resized to 6-4

6,6-1
ORACOUNCIL
JUL 16 2002