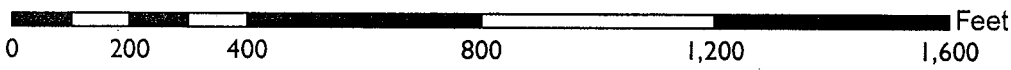
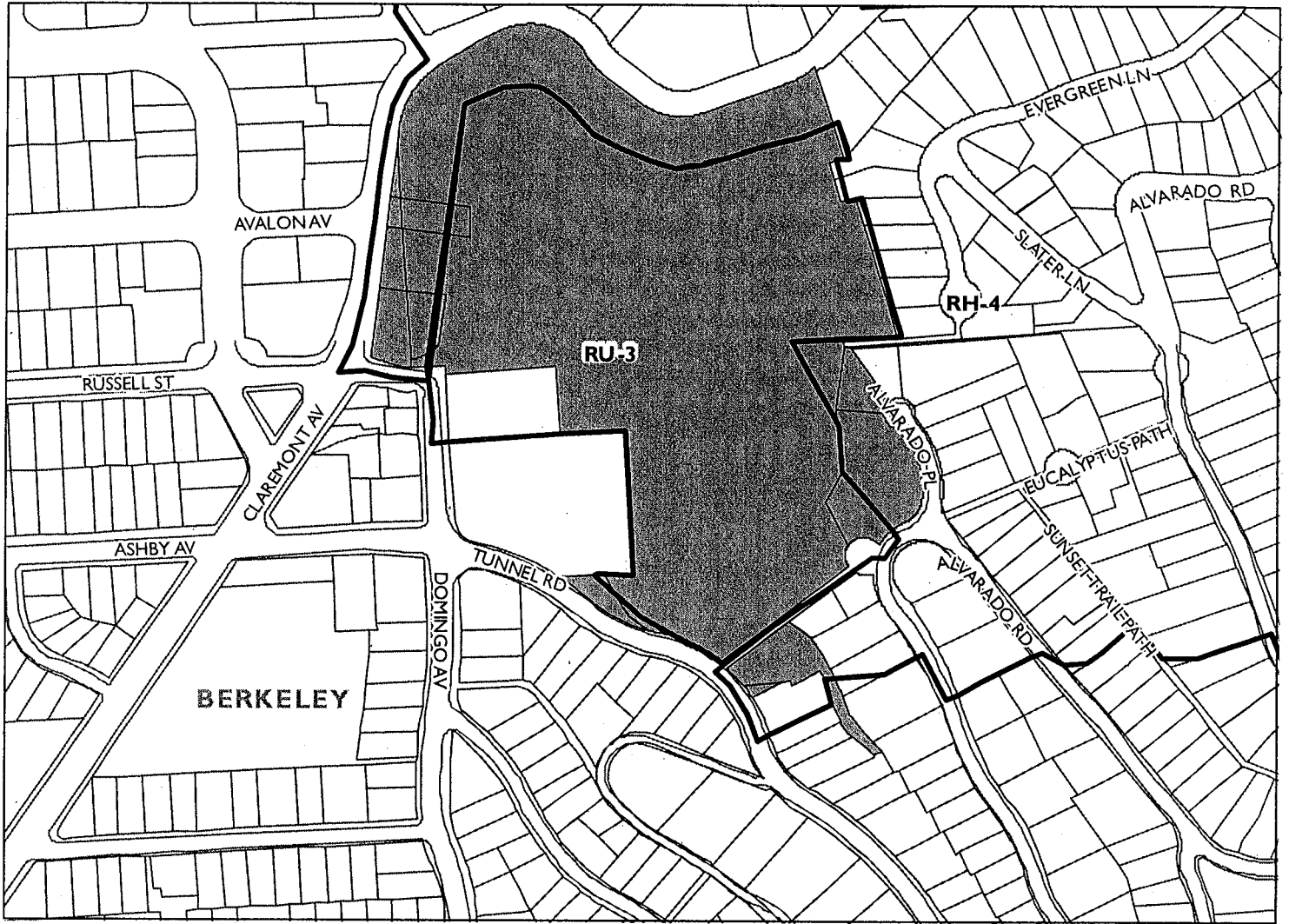


Location:	41 Tunnel Road (Claremont Hotel) (APN: 48H-7670-19, 48H-7670-20, 48H-7670-21, 48H-7670-22, 48H-7670-23, 48H-7670-24, 48H-7670-25, 48H-7670-27, 48H-7670-28-3, 64-4225-04, and 64-4225-05, 48H-7670-26, 48H-7670-29-2, and 64-4226-24)
Proposal:	Scoping session for a proposal for: (a) Site and Circulation 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.

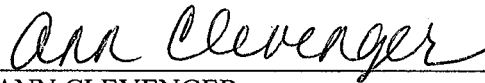
According to the CEQA Guidelines, alternatives can be evaluated in less detail than the project; thus, the alternatives analysis in the EIR will be undertaken at a qualitative level, but the discussion will be of sufficient detail to evaluate the benefits and drawbacks of each alternative, and to provide 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:



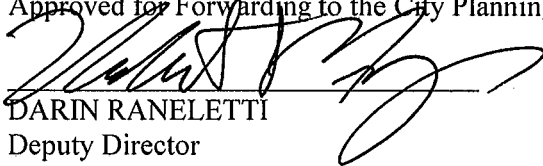
ANN CLEVINGER
Planner III

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)