



# CITY OF OAKLAND

Bureau of Planning

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, California, 94612 - 2032

August 5, 2016

To Berkeley Residents and Agencies:

The City of Oakland notified agencies and nearby residents of a Notice of Preparation (“NOP”) for a proposed project (Case Number ER16-010) at 41 Tunnel Road (the “Claremont Hotel”) on May 31, 2016. The NOP, attached to this letter, states that the comment period on it ended on July 6, 2016.

Based on discussions with the Governor’s Office of Planning and Research (OPR) and an internal review of the City’s address lists, the City has decided it would be prudent to extend the comment period from July 6, 2016 to 30 days after the date of this mailing. Accordingly, the comment period on the NOP will now end on September 6, 2016. All the other information in the NOP remains unchanged.

The City will consider every comment it has received to date, including comments made at the two scoping hearings, conducted on June 13th before the Landmark Advisory Preservation Board and July 6th before the Planning Commission. If you have already commented on the NOP, please do not send the same comments again. In addition, when making comments, please keep in mind their purpose, which is to help the City shape the EIR that it will prepare to analyze the environmental impacts of the proposed project. The City will offer future opportunities to comment on the proposed project itself.

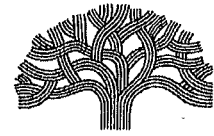
The City looks forward to hearing from you. Please send comments on the NOP to me at the following address:

Ann Clevenger  
City of Oakland, Bureau of Planning  
250 Frank H. Ogawa Plaza  
Suite 2114  
Oakland, CA 94612  
[aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

Sincerely,

*Scott Miller, for*

Ann Clevenger



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](mailto: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
<b>Hotel Uses</b>			
Hotel (Guest Rooms)	276	0	276
<b>Residential Uses</b>			
Residential Units	0	45 units	45 units
Residential Area <sup>1</sup>	0	70,000 sf	70,000 sf
<b>Club Uses</b>			
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
<b>Other</b>			
Parking Spaces	481	98 new spaces (30 for club/hotel use; minimum of 68 for residential use (1.5/unit))	579

Notes:

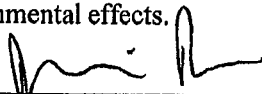
<sup>1</sup> Net saleable residential area.

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.

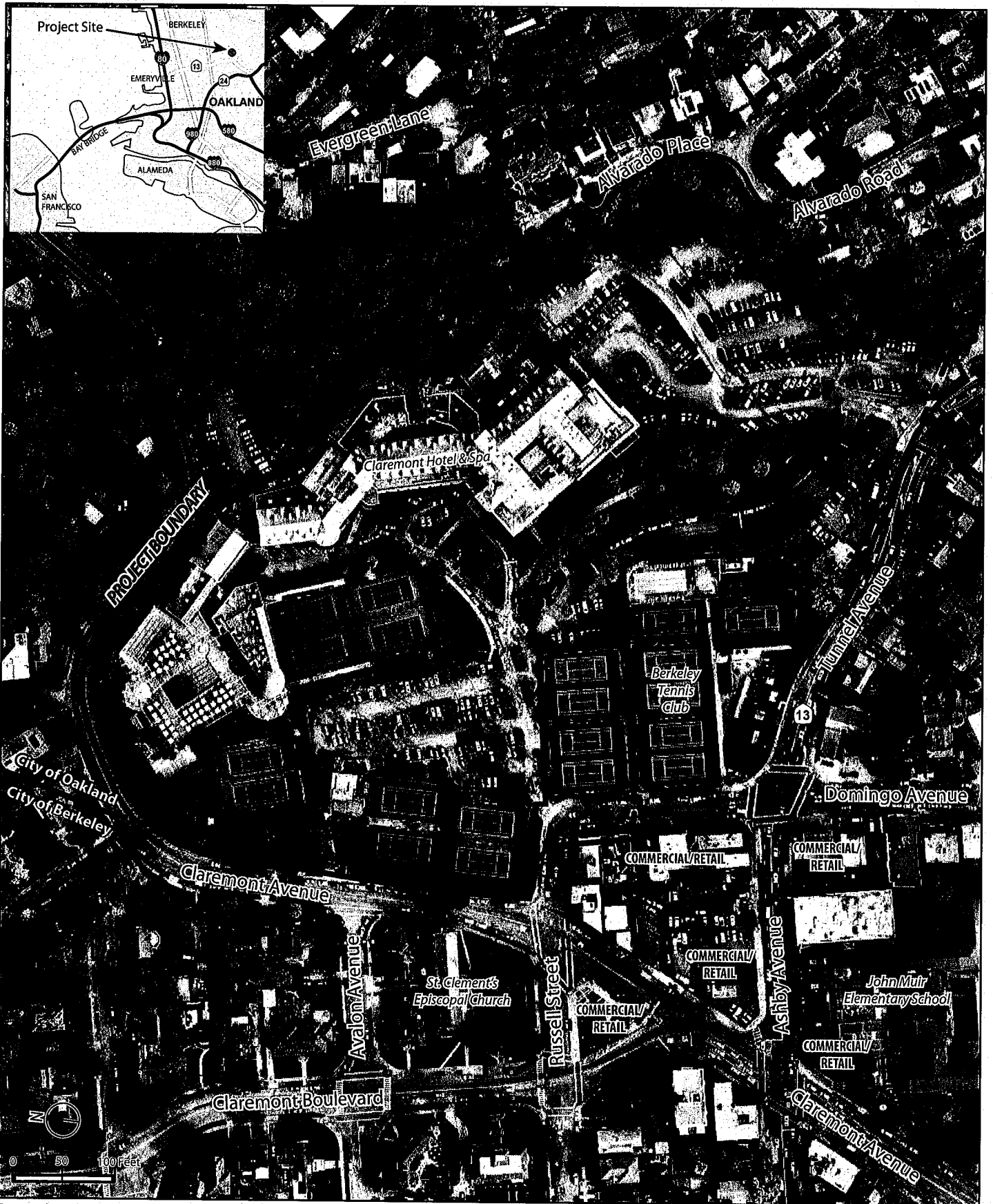
May 31, 2016  
File Number ER16-010



Darin Ranelletti  
City of Oakland  
Environmental Review Officer

**Attachments:**

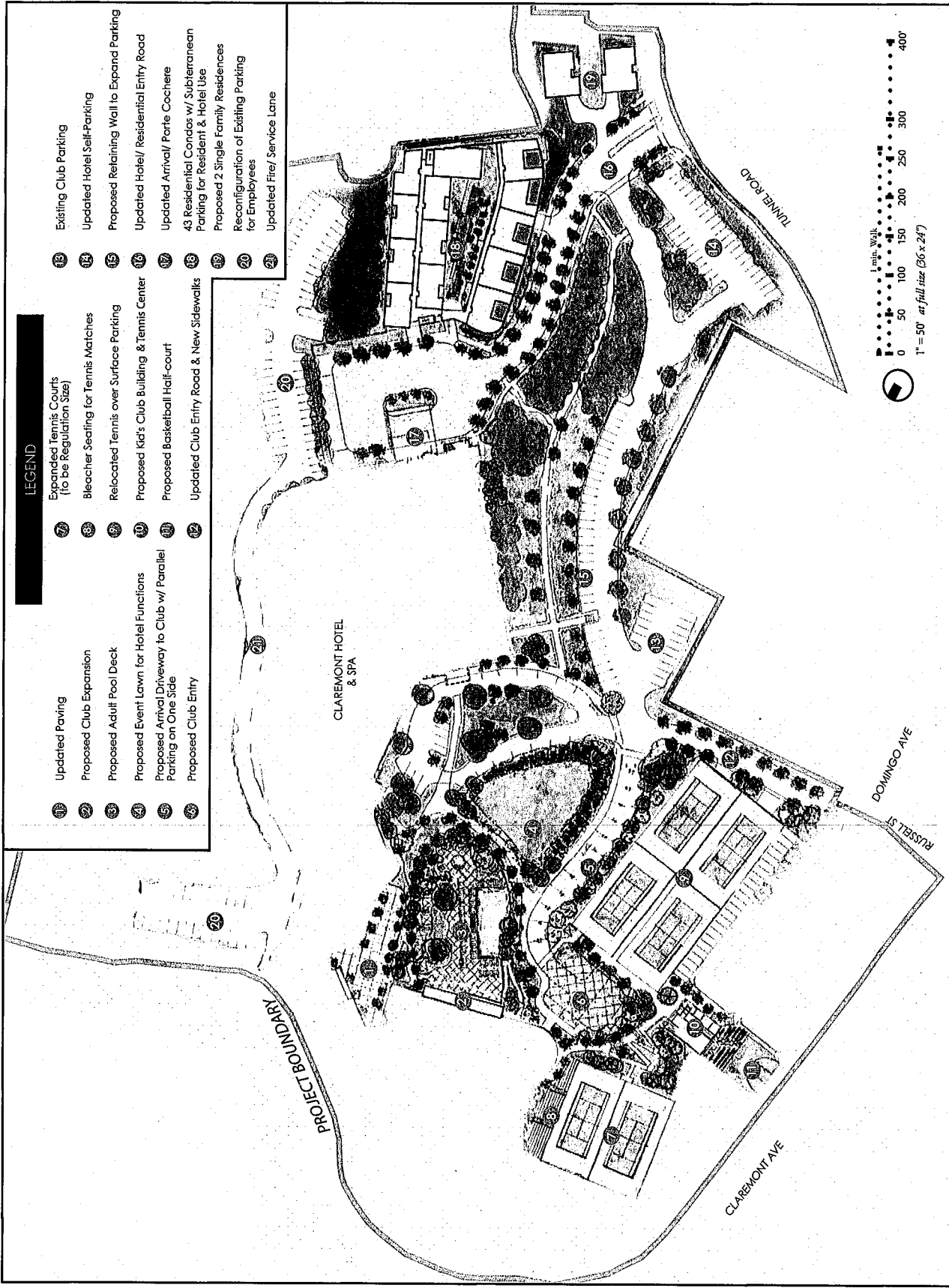
- Figure 1 Project Site
- Figure 2 Proposed Project Site Plan



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