City of Alameda
2263 Santa Clara Avenue Room 190
Alameda, CA 94501

Planning and Building Department
TEL. 510-747-6850
TTD. 510-522-7538

PLANNING PERMIT APPLICATION

Project Address: Vacant parcels on north side of North Loop Road

Is the property subject to a ~~Homeowners~~ Owners Association? ☑ Yes ☐ No Association Name: Harbor Bay Business Park Association

Please check all applicable permits.

- ☐ Major Design Review
- ☐ Minor Design Review
- ☐ Historical Advisory Board*
- ☐ Sign Permit*
- ☐ Use Permit*
- ☐ Variance*
- ☐ Planned Development
- ☐ General Plan Amendment
- ☐ Zoning Text Amendment
- ☑ Subdivision*
- ☐ Rezoning
- ☑ Other Final Development Plan

☑ Approval of Updated Master Plan for Harbor Bay Isle.

Permit requires supplemental application.

Please describe the application request. (Please attach additional sheets if necessary).

(1) Approval of Final Development Plan for the development of a new Harbor Bay Club at this site. (2) The 3 current parcels need to be re-subdivided into 2 parcels. (3) Approval of an updated Master Plan for Harbor Bay Isle showing relocation of the Harbor Bay Club and new homes on the former Club site. See attached Narrative Statement.

Please read terms on reverse before proceeding.

Property Owner(s): Harbor Bay Isle Associates

Address: 1141 Harbor Bay Parkway, Suite 221 Phone (w): (510)769-5124

City: Alameda State: CA Zip: 94502 Phone (h): _____

Applicant *(if different than property owner)*: _____

Address: _____ Phone (w): _____

City: _____ State: _____ Zip: _____ Phone (h): _____

Agent *(if different than applicant)*: Daniel F. Reidy

Address: 270 Blair Mine Road Phone (w): (209)736-0712

City: Angels Camp State: CA Zip: 95222 Phone (h): _____

To Be Completed By City Staff

Case Planner: _____ Date Received: _____ APN: _____

Over the Counter? Yes☐ No☐ Initial _____ Received By: _____ Zoning: _____

Application #: a) _____ Amount Paid: _____ GP: _____

b) _____ Receipt #: _____

APPLICATION CERTIFICATION, AUTHORIZATION, AND AGREEMENT

PROPERTY OWNER *(Person(s) who own(s) the property).*

I hereby certify under penalty of perjury, that I am the owner of record of the property described herein and that I consent to the action requested herein. Further, I hereby authorize City of Alameda employees and officers to enter upon the subject property, as necessary to inspect the premises and process this application.

Property Owner's Signature X _____ **Date** _____

C. Timothy Hoppen, President of Doric Realty, Inc.
General Partner of Harbor Bay Isle Associates

APPLICANT *(Person seeking the permit).*

I hereby certify that I have read this application form and that to the best of my knowledge, the information in this application and all the exhibits are complete and correct. I understand that any misstatement or omission of the requested information or of any information subsequently requested may be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper to the City of Alameda.

For applications subject to a time and materials charge, I hereby agree to pay the City of Alameda all incurred costs for staff time and materials associated with review and processing of the subject project even if the application is withdrawn or not approved. I understand that one or more deposits will be required to cover the cost noted herein at such time as required by the Planning Director to ensure there are adequate funds to cover anticipated time and materials costs. I expressly acknowledge and agree that failure to pay a written invoice for additional funds within 14 days of date of invoice shall constitute the applicant's withdrawal of the application.

Applicant's Signature X _____ **Date** 8-20-2013

C. Timothy Hoppen, President of Doric Realty, Inc.
General Partner of Harbor Bay Isle Associates

AGENT *(Person representing the applicant in the permit process).*

I hereby certify that I am the designated representative of the applicant during the permit process.

Agent's Signature X Daniel F. Reidy **Date** 8-20-2013

Daniel F. Reidy
Attorney for Harbor Bay Isle Associates

Please Note

1. *If form is not completely filled out, application will be considered incomplete.*
2. *Fees are not refundable and payment in no way guarantees approval of application.*
3. *Please make checks payable to the City of Alameda.*

NARRATIVE STATEMENT FOR APPLICATIONS FOR RELOCATION AND DEVELOPMENT OF A NEW HARBOR BAY CLUB ON NORTH LOOP ROAD AND FOR DEVELOPMENT OF NEW HOMES ON THE CURRENT HARBOR BAY CLUB SITE

SUMMARY OVERVIEW OF THE TWO PROJECT PROPOSALS

Harbor Bay Club Associates is the owner of the parcel of real property located at 200 Packet Landing Road and the operator of the Harbor Bay Club on the property. Harbor Bay Isle Associates is the owner of three vacant parcels of real property located on the north side of North Loop Road in the Harbor Bay Business Park. Harbor Bay Isle Associates and Harbor Bay Club Associates are affiliated partnerships, and they have worked together on formulating a joint plan for relocation and development of a new Harbor Bay Club on the North Loop Road parcels and for redevelopment of the current Harbor Bay Club site with new homes.

For the North Loop Road parcels, the Co-Applicants propose that most of the site be developed as a new Harbor Bay Club of enclosed buildings, outdoor pools, courts for tennis and other sports, open areas, and off-street parking, and also that a portion of the total property be designated for development of a commercial office building at a later time.

After establishment of the Harbor Bay Club at its new location on North loop Road, the Co-Applicants propose that the Club property on Packet Landing Road be redeveloped as a new residential neighborhood of 80 single family detached homes, with private roads for interior access, and Homeowner Association (HOA) common areas of open spaces and for guest parking.

CO-APPLICANTS' OBJECTIVES FOR THE TWO PROJECT PROPOSALS

1. To build and operate a new state-of-the-art private recreation and health club on the North Loop Road site with updated facilities and programs that go beyond what is available at the current Harbor Bay Club.

2. To acknowledge that residential use is now the highest and best use of the Packet Landing Road property and to actualize that acknowledgement with redevelopment of the site with high-value homes in an attractively landscaped setting.

3. To develop the Packet Landing Road site with new homes at a density comparable to and compatible with the densities of nearby residential developments in Harbor Bay Isle.

4. To develop the Packet Landing Road site with a sufficient number of residential units to fund: (a) the costs of demolition of structures and improvements currently on the site; (b) the costs of construction of new utilities infrastructure, internal access roads, and common area improvements for the new neighborhood; and (c) a reasonable share of the costs of relocating and upgrading the Harbor Bay Club at its new location.

5. To maximize the advantages of the Packet Landing Road site's location on the Bay edge with direct connections to the adjacent Shoreline Park and with nearby schools as a prime residential development site.

6. To support the City of Alameda's efforts to cooperate with ABAG's and MTC's "Smart Growth" land planning policies and programs by building new homes within an established urban area.

7. To conduct the planned construction at both sites and to incorporate "green" and sustainable features within the proposed new homes and the new Harbor Bay Club in compliance with the 2010 California Green Building Standards Code adopted by the City of Alameda.

8. To create opportunities for employment in the construction of both the new homes and the new Harbor Bay Club and for new positions at the new state-of-the art recreation and health club.

EXPLANATION OF APPLICATIONS TO DEVELOP NEW HOMES ON CURRENT HARBOR BAY CLUB SITE

A. SETTING AND SURROUNDINGS OF THE PROPOSED NEW RESIDENTIAL DEVELOPMENT SITE.

The current Harbor Bay Club property is located at the northeast corner of Harbor Bay Isle on Bay Farm Island. On the eastern side of the property is Veterans Memorial Park on Veterans Court, a landscaped parcel at the southerly end of the Bay Farm Island Bridge. Along the northern side of the property is a portion of the City's Shoreline Park that runs along the San Leandro Channel of the Bay. On

the southern side of the property is the residential neighborhood called Centre Court, comprised of 112 condominium homes. Across Packet Landing Road from the site is the residential neighborhood called Brittany Landing Harbor, comprised of 82 single family attached homes.

B. OVERVIEW OF APPLICATIONS FOR LAND USE AND PERMIT APPROVALS FOR REDEVELOPMENT OF THE CURRENT HARBOR BAY CLUB SITE WITH NEW HOMES.

The proposed development of the new residential neighborhood on Packet Landing Road will require a number of preliminary land use approvals from the City, namely:

1. Approval of a General Plan Amendment to change the land use designation of the property on the Land Use Map of the City's current General Plan from Commercial Recreation to Medium Density Residential;

2. Approval of an amendment of the Zoning District classification of the property from C-2-PD to R-2-PD; and

3. Approval of a Tentative Subdivision Map subdividing the property into 80 residential lots, private roads for interior access, and Homeowner Association (HOA) common areas of open spaces and for guest parking.

After the preliminary land use approvals are obtained from the City, the Applicant expects to work with a home builder on preparing and filing a Planned Development application and applications for a Final Development Plan, Major Design Review, and a Final Subdivision Map. Construction of the proposed residential development will require a demolition permit for demolition and removal of existing improvements on the site, grading permits, and building permits for the construction of the new homes, access roads, common area improvements, and utility infrastructure for the new residential neighborhood.

An important component of the application for the new homes is a commitment by Harbor Bay Isle Associates that if the City approves the application for 80 new homes at this site, the Harbor Bay developers will make no further applications for the development of additional residential units in

Harbor Bay Isle. In the April 1989 Development Agreement between the Harbor Bay developers and the City of Alameda, the City acknowledged and agreed that up to 3,200 residential units could be developed in Harbor Bay Isle. However, only 2,973 residential units have been built to date in Harbor Bay Isle. By this commitment, the Harbor Bay developers are giving up the right to develop an additional 147 homes in Harbor Bay Isle.

From its inception, Harbor Bay Isle has been a master-planned community. The initial Master Plan and subsequent revisions were developed by Harbor Bay Isle Associates as the Master Developer, and the initial Master plan and subsequent revisions have been reviewed and approved by the City of Alameda. The relocation of the Harbor Bay Club from its current location to the North Loop Road parcels and the redevelopment of the Packet Landing Road parcel with new homes warrant an updating of the Master Plan for Harbor Bay Isle, and as part of the applications for these two projects, the Co-Applicants are requesting the City to approve an updated Master Plan for Harbor Bay Isle that reflects the changes to the current Master Plan required for the proposed two projects.

The 9 acre site currently occupied by the Harbor Bay Club is already part of the Community of Harbor Bay Isle and holds membership in the Community of Harbor Bay Isle Owners Association in a commercial category. The Applicant will form a new homeowners association for the planned new residential neighborhood, and it is anticipated that the new residential neighborhood will be re-re-designated by the Community Board as part of residential Village Three of Harbor Bay Isle.

C. PROPOSED GENERAL PLAN AMENDMENT FOR RESIDENTIAL DEVELOPMENT.

Summary of the General Plan History of the Site. As the master-planned community of Harbor Bay Isle has evolved over time, this property has always been part of the general area of the total development designated for residential and residential-related uses. The City's 1968 General Plan prepared by DMJM approached future development of Harbor Bay Isle under three general levels of development, without specific attention to this site. In the Combined Land Use Plan adopted by the City in July of 1979, this property was identified as a "Recreation Center" on a plan for the Approved Portions of Harbor Bay Isle and classified as "Open Space" in the Land Use Plan Diagram. In the current City of Alameda General Plan adopted in 1991, the site is designated "Commercial Recreation" on the General Plan Diagram.

Statement of the Proposed General Plan Amendment. The proposed General Plan Amendment requests the City of Alameda to change the land use designation of the property on the Land Use Map of the City's current General Plan from "Commercial Recreation" to "Medium Density Residential." This requested new land use designation would be required for the proposed development of 80 single family detached homes on this site to be in conformance with the City's General Plan, considering the factors of projected population density and building intensity.

Grounds for Approval of the Proposed General Plan Amendment. To assist the Planning Board and the City Council in weighing the factors usually considered for approval of a proposed General Plan Amendment, the following points are offered as grounds for approval of the application for a General Plan Amendment of the land use designation of this site:

1. This proposed General Plan Amendment does not amount to a substantial amendment of the City's General Plan.

2. The requested change in the land use designation of the site would result in this site having the same land use designation of "Medium Density Residential" as the adjacent Centre Court neighborhood to the south of the site and as the Brittany Landing Harbor neighborhood directly across Packet Landing Road from the site.

3. The proposed development of up to 80 residential units that this General Plan Amendment would facilitate would not amount to a substantial increase in the population of the City of Alameda. The City's current General Plan anticipates full build-out of 3,200 residential units in Harbor Bay Isle, and only 2,973 residential units have been built to date in Harbor Bay Isle.

4. The residential development of this approximately 9 acre site with up to 80 homes and the resulting number of occupants would not result in excessive demands upon public services provided by the City or on the available public water supply, or require substantial additions to area public schools.

5. The property is already developed with buildings and other structural improvements and occupied and used for commercial recreational purposes, so the change of the land use designation would not ultimately result in any disturbance of pristine natural areas, wetlands, sensitive habitats, cultural resources, or sites previously occupied by Native American Indian tribes.

6. The commercial recreational uses on the property are already served by public and private utilities, and the proposed change in land use designation to residential would not require significant changes in or additions to the utility infrastructure already in place.

D. PROPOSED REZONING OF CURRENT HARBOR BAY CLUB SITE

Summary of the Zoning History of the Site. In the City of Alameda's Zoning Map for Bay Farm Island adopted in mid-1958, when the filled land that became Harbor Bay Isle was all vacant land, the site currently occupied by the Harbor Bay Club was designated C-2-PD, presumably for a community shopping center, since the Zoning Map at that time did not include a shopping center site at Island Drive and McCartney Road where the land was zoned R-2-PD. When the Final EIR for Harbor Bay Isle was approved and certified by the City in 1974, the City Council decided to rezone all the residential areas of Harbor Bay Isle to R-1-PD, including the acreage reserved for schools, and this site was also included in the mass rezoning of land to R-1-PD.

On August 17, 1976, Harbor Bay Isle Associates submitted an application for rezoning the site from R-1-PD to C-2-PD and an application for a Planned Development for a proposed Harbor Bay Club. On October 18, 1976, the Planning Board recommended approval of rezoning the site to C-2-PD and approved the proposed Planned Development for the Harbor Bay Club (PD-76-10). In December of 1976, the City Council approved Ordinance 1834 for the rezoning of the site for the Harbor Bay Club from R-1-PD to C-2-PD. The rationale for the underlying C-2 Zoning District (Central Business District) was that the planned uses on the property included commercial operations at the private recreational club and the sale of liquor at a bar in the planned club house. Subsequently the Planning Board approved Amendments to the initial Planned Development approval for the Harbor Bay Club without changing the C-2-PD zoning of the property.

Statement of the Proposed Rezoning. Under current zoning regulations, the site needs to be rezoned from a commercial classification to a residential classification to allow the development and occupancy of new homes on the site. The proposal is to rezone the property to R-2-PD (R-2 Residence District, with a Planned Development overlay).

Grounds for Approval of the Proposed Rezoning. To assist the Planning Board and the City Council in weighing the factors outlined in Section 30-22.5 of the Zoning Ordinance to be considered in acting on a rezoning application, the following points are offered as grounds for approval of the application:

1. The proposed amendment of the Zoning District classification of the property from C-2-PD to R-2-PD will not have an adverse effect on the integrity of the General Plan. The rezoning application is linked with a General Plan Amendment application to change the land use designation of the property on the Land Use Map of the City's current General Plan from Commercial Recreation to Medium Density Residential. The new zoning district designation of the property will be compatible with the new land use designation of the property in the General Plan.

2. The proposed amendment of the Zoning District classification of the property from C-2-PD to R-2-PD will, on balance, have a beneficial effect on the general welfare of the community. The new zoning of the property will become more compatible with the residential zoning of the surrounding neighborhoods than is the current commercial zoning of the property. Residential development of the property that will follow the rezoning will be of the same scale and character as those of the residential neighborhoods in the general area of the property.

3. In balancing the equities, at the end of the day, there will be a new and improved Harbor Bay Club on the North Loop Road parcels, and there will be new homes on the Packet Landing Road property that will be compatible with the surrounding residential neighborhoods off Packet Landing Road, namely Center Court and Brittany Landing Harbor, both of which neighborhoods are zoned R-2-PD.

E. PROPOSED TENTATIVE SUBDIVISION MAP FOR NEW HOMES ON HARBOR BAY CLUB SITE.

Summary of the Mapping History of the Site. On February 15, 1977, the City Council approved a Tentative Map for Tract 3773 that proposed an approximately 9 acre parcel for the Harbor Bay Club and approximately 1.3 acres lying along the San Leandro Channel for inclusion in the Shoreline Park. The Final Subdivision Map for Tract 3773 that created the approximately 9 acre parcel for the Harbor Bay Club was approved by the City Council in early 1978 and filed with the County on July 24, 1978. Parcel 1 of Tract 3773 is subject to an easement in favor of the neighboring Centre Court development that provides an open space buffer between the Centre Court homes and the tennis courts on the Harbor Bay Club. The boundary line between the Harbor Bay Club property and the Shoreline Park and provisions for public access improvements in the Shoreline Park were worked out with BCDC beginning in 1978 and set forth in an Agreement with BCDC finalized in 1981. The land in Tract 3773 lying along the Bay edge was dedicated by Harbor Bay Isle Associates to the City for inclusion in the Shoreline Park around Bay Farm Island.

Statement of Purposes of the Proposed Tentative Map. The Applicant is seeking a Tentative Subdivision Map to begin the process of subdividing the 9 acre site into 80 residential lots, private roads for interior access, and HOA common areas for open spaces and guest parking. The proposed Tentative Map will show the location and dimensions of the residential lots, the HOA common areas and pathways, the layout of the private roads, guest parking areas, utility infrastructure, easements, pathway connections to the Shoreline Park, and any special conditions along the site boundaries.

Grounds for Approval of the Proposed Tentative Map. To assist the Planning Board and the City Council in weighing the factors outlined in Section 30-78.5 of the Municipal Code to be considered in acting on a proposed Tentative Subdivision Map, the following points are offered as grounds for approval of the Tentative Map:

1. That the proposed Tentative Map meets proper standards for design and improvement and meets engineering and other standards of the City.

2. That the proposed Tentative Map presents an acceptable comprehensive plan for the planned new residential neighborhood at this site.

3. That with the approved General Plan Amendment affecting this site, the proposed Tentative Map is consistent with applicable General Plan policies and the land use designation of the property.

4. That the site is physically suitable for the proposed type of development, namely residential.

5. That the site is physically suitable for the proposed density of residential development.

6. That the design of the subdivision or the proposed development of the site as a residential neighborhood is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

7. That the design of the subdivision or the improvements planned for the new residential neighborhood will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

8. That the design of the subdivision or the type of improvements planned for the new residential neighborhood is not likely to cause serious public health problems.

EXPLANATION OF APPLICATIONS TO DEVELOP A NEW HARBOR BAY CLUB ON THE NORTH LOOP ROAD PARCELS.

A. SETTING AND SURROUNDINGS OF THE NORTH LOOP ROAD PARCELS PROPOSED FOR DEVELOPMENT OF A NEW HARBOR BAY CLUB.

The three vacant parcels on the north side of North Loop Road lie within the Harbor Bay Business Park. Adjacent properties include the Chinese Christian Schools campus to the east and the Garner Preschool Learning Center and the Kindercare Learning Center to the west. Catalina Avenue lies to the north, and to the north on the other side of Catalina Avenue is the Garden Isle condominiums residential neighborhood. Across North Loop Road to the south are various commercial businesses in

the North Loop Road Business Association, including Pete's Coffee and Tea, Semifreddi's Bakery, Ettore Bakery, and The Cheeze Works, and also office tenants in the Waterfront Complex.

B. OVERVIEW OF APPLICATIONS FOR LAND USE AND PERMIT APPROVALS FOR DEVELOPMENT OF A NEW HARBOR BAY CLUB ON NORTH LOOP ROAD.

The proposed development plans for the new Harbor Bay Club on the vacant North Loop Road parcels prepared by MCG Architecture include an enclosed Club building with spaces for cardio/weights, fitness support, indoor day care with an outdoor day care play area, a day spa and pro shop with an outdoor spa terrace, men's and women's locker rooms, reception, Club offices, and miscellaneous program support, equipment and supplies storage areas. There will be an indoor café with outdoor café seating. The proposed outdoor facilities are 12 tennis hard courts, including 4 junior courts, with a tournament viewing stand, a 25 meter adult lap pool, a 25 meter family pool with an added diving area, a water spa, a kids' pool, a splash pad, poolside cabanas, convenient access restrooms, outdoor lounge areas, a barbeque area, a paved sports court, and an all-weather turf playfield. The plan includes off-street parking for 277 vehicles. Space is reserved in the southwest corner for a two-story commercial office building of approximately 15,000 square feet. The site plan includes landscaped setbacks from Catalina Avenue, from adjoining properties to the east and west, and from North Loop Road.

The proposed development of a new Harbor Bay Club on the vacant parcels on the north side of North Loop Road will not require a General Plan Amendment or a Rezoning approval. The proposed development project would fall within the approvals and conditions of the existing Planned Development applicable to all the privately-owned properties in the Harbor Bay Business Park (PD-81-2) approved by the Alameda Planning Board in Resolution No. 1203 in December of 1981, and as revised in the PD Amendment for the Harbor Bay Business Park (PDA- 85-4) approved by the Alameda Planning Board in Planning Board Resolution No. 1533 on September 11, 1985, and as confirmed in the Harbor Bay Isle Development Agreement approved by the City in April 1989. Similar developments of the Oakland Raiders offices and outdoor training fields and facilities and the Chinese Christian Church and Schools campus of enclosed buildings and outdoor sports fields have been approved under the umbrella Planned Development approvals granted in 1981 and 1985 by processing Final Development Plans and Design Review applications for the proposed developments.

The proposed development of a new Harbor Bay Club on the North Loop Road parcels will require some preliminary land use approvals from the City, namely:

1. Approval of a Final Development Plan;

2. Approval of a Tentative Subdivision Map for re-subdividing the three vacant parcels into two parcels, with the larger one planned for the new Harbor Bay Club, and the smaller one reserved for later development of a two-story commercial office building; and

3. Approval of an updated Master Plan for Harbor Bay Isle.

After receiving approval of the proposed Final Development Plan with any changes or conditions set by the Planning Board, the necessary plans and specifications for a Major Design Review application will be prepared and filed. A Final Subdivision Map application will follow.

Construction of the proposed development of a new Harbor Bay Club and a commercial office building on the North Loop Road parcels will require grading permits, excavation permits, building and paving permits for the construction of the proposed new Club building, outdoor recreational facilities, underground utility infrastructure, and the shared off-street parking area.

C. GROUNDS FOR APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR THE NEW HARBOR BAY CLUB.

To assist the Planning Board in weighing the factors usually considered for approval of a Final Development Plan, the following points are offered as grounds for approval of the application for the Final Development Plan of the proposed new Harbor Bay Club at this site:

1. The proposed uses are permitted within the Commercial-Manufacturing district with which the PD District is combined.

2. The proposed uses are similar to those previously approved by the City at sites within the Harbor Bay Business Park, including the Oakland Raiders headquarters and training fields

and facilities and the Chinese Christian Church and Schools campus with outdoor fields and play areas.

3. The proposed uses are compatible with other developed properties nearby.

4. The proposed site is physically suitable for the proposed development and the anticipated density and intensity of uses.

5. The size, massing and locations of the proposed structures, the layouts of the outdoor spaces, and the number of off-street parking spaces are appropriate for the anticipated uses and program activities that will take place at the new Harbor Bay Club.

6. The proposed development of a new Harbor Bay Club at this site is not likely to cause traffic congestion, unsafe access, environmental damage, or public health problems. Mitigation measures to minimize noise impacts from programs at the Club and glare from outdoor lighting are incorporated into the plans for the project.

7. The proposed development will enhance rather than adversely affect the desirability and taxable value of other properties within the vicinity.

D. GROUNDS FOR APPROVAL OF A PARCEL MAP TO RE-SUBDIVIDE THE 3 NORTH LOOP ROAD PARCELS INTO 2 PARCELS.

To assist the Planning Board and the City Council in weighing the factors outlined in Section 30-78.5 of the Municipal Code to be considered in acting on a proposed Parcel Map, the following points are offered as grounds for approval of the Parcel Map:

1. That the proposed Parcel Map meets proper standards for design and improvement and meets engineering and other standards of the City.

2. That the proposed Parcel Map presents an acceptable comprehensive plan for the planned development of a new Harbor Bay Club and a commercial office building on the re-subdivided parcels.

3. That the proposed Parcel Map is consistent with applicable General Plan policies and the land use designation of the property.

4. That the site is physically suitable for the proposed type of development, namely a commercial recreational and health club and a commercial office building.

5. That the site is physically suitable for the proposed density of commercial development.

6. That the design of the re-subdivision of the parcels or the proposed development of the site as a commercial recreational and health club and a commercial office building is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

7. That the design of the re-subdivision of the 3 parcels into 2 parcels will not conflict with easements acquired by the public at large for access through or use of property within the proposed re-subdivision.

8. That the design of the re-subdivision of the 3 parcels into 2 parcels or the type of improvements planned for the commercial recreational and health club and a commercial office building are not likely to cause serious public health problems.

E. GROUNDS FOR APPROVAL OF AN UPDATED MASTER PLAN FOR HARBOR BAY ISLE.

To assist the Planning Board and the City Council in considering the requested update of the Master Plan for Harbor Bay Isle, the following points are offered as grounds for approval of the updated Master Plan for Harbor Bay Isle:

1. Since from its inception Harbor Bay Isle has been a master-planned community, with the initial Master Plan for Harbor Bay Isle and subsequent revisions proposed by Harbor Bay Isle Associates as the Master Developer and then reviewed and approved by the City of Alameda, the relocation of the Harbor Bay Club from its current location to the North Loop Road parcels and the redevelopment of the Packet Landing Road parcel with new homes

warrant an updating of the Master Plan for Harbor Bay Isle. The last City approval of the Master Plan for Harbor Bay Isle occurred as part of the City of Alameda's approval of the Development Agreement with the Harbor Bay developers in April of 1989. The Master Plan for Harbor Bay Isle appeared as a graphic Description of the Harbor Bay Project in the Development Agreement. At that time, the Packet Landing Road parcel was designated as the Harbor Bay Club, and the adjacent property to the south now occupied by the Centre Court residential neighborhood was included in residential Village 3.

2. Relocating the Harbor Bay Club to the parcels on North Loop Road and re-designating the Club parcel as New Homes would not amount to a substantial amendment of the Master Plan for Harbor Bay Isle. The requested updating amendment of the Master Plan for Harbor Bay Isle would result in the new homes on the Packet Landing Road site being included within residential Village 3 along with the adjacent Centre Court neighborhood to the south of the site and the Brittany Landing Harbor neighborhood directly across Packet Landing Road from the current Club site. The relocation of the Harbor Bay Club to the North Loop Road parcels would result in the development of a commercial recreational and health club within the commercial Harbor Bay Business Park.

3. Approval of the requested update of the Master Plan for Harbor Bay Isle would facilitate the integration of the proposed new residential neighborhood on Packet Landing Road into the Community of Harbor Bay Isle Owners Association.

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