Notice of Public Hearing

Executive Director Consideration of:

1. Certification of Environmental Impact Report
2. Approval of Sign Variances
3. Approval of Development Permit

For the
195 Hegenberger Road Hotel, Oakland

Tuesday, December 2, 2014, 11:00 AM
2nd Floor, Board Room
530 Water Street, Oakland

Background
The Port of Oakland (Port) is the local land use authority for the Oakland International Airport Business Park, a 400 acre business park adjacent to Oakland International Airport. The Port received a Development Permit Application Form from Monarch Equity Investments, Inc., who proposes to construct a five-story, 140-room hotel on an approximately 1.95 acre (84,953 sq. ft.) parcel at 195 Hegenberger Road, Oakland. The proposed hotel would be a free-standing 65-foot tall structure and would include parking for 151 vehicles.

The Port released for public review a Draft Environmental Impact Report (Draft EIR) for the proposed hotel from June 18, 2014 to August 4, 2014. Three written comment letters were received. The Final EIR with responses to comments was sent to all commenters on September 18, 2014 and posted on the Port’s website on September 22, 2014.

On October 6, 2014, the Port conducted a public hearing for the Executive Director to consider certifying the EIR and approving the development permit. Seven public speakers provided comments during the hearing. The Executive Director considered the comments and did not make a decision at the public hearing. In response to the comments, Monarch Equity Investments has revised the project plans. In addition, Port staff has conducted additional traffic study analysis and includes it as part of the Final EIR. The revised project plans and additional traffic study analysis are posted on the Port’s website at: http://www.portofoakland.com/environment/publications.aspx#Hegenberger.

Public Hearing
Notice is hereby given that the Port’s Executive Director will consider certification of the EIR, approval of the sign variances, and approval of the Development Permit Application on Private Property of 195 Hegenberger Road in a public hearing to be held on December 2, 2014 at 11:00 AM at 530 Water Street, Board Room, 2nd Floor, Oakland, CA.

Notice of Decision
A Notice of Decision, giving public notice of the Executive Director’s decision, will be distributed to interested parties and posted on the Port’s web site following the public hearing.
Absent an administrative appeal, the Executive Director’s decision announced in the Notice of Decision will become final fifteen (15) days after issuance of the Notice of Decision. Any person seeking to appeal the Executive Director’s decision may file a written notice of appeal to Board of Port Commissioners. The written notice must set forth the specific grounds of the appeal and the appellant must pay the associated administrative appeal fee. Such notice of appeal must be filed within fourteen (14) days after issuance of the Notice of Decision.

**Port Contact Information**
For questions about the Development Permit, please contact Port Permit Coordinator Joe Marsh, at (510) 627-1480 or jmarsh@portoakland.com. For questions about the Final Environmental Impact Report, please contact Port Associate Environmental Scientist Colleen Liang, at (510) 627-1198 or cliang@portoakland.com.