

NACPEX / SaveOurClaremont.org

POSITION STATEMENT IN OPPOSITION TO CLAREMONT HOTEL PROPOSED DEVELOPMENT

The corporate owners of the Claremont Hotel (AccorHotels) are embarking on a radical and significant property redevelopment and expansion program. In its proposed form this \$80M project will permanently alter the Claremont Hotel's historic property and grounds, negatively impact the surrounding neighborhoods and create a series of irreversible changes to a community ecosystem already straining from overdevelopment and exposure to major risk of earthquake and fire.

The Claremont Hotel investment & ownership group proposes the following changes:

- Construction of a new 4-story, 43-condominium residential tower with 2 floors of underground parking in the southern end of the Claremont property, directly adjacent to the 100-year-old landmark hotel
- Construction of a new single family home at the Tunnel Road Hotel entrance
- Addition of a new resort pool and deck totaling 15,000 square feet
- Renovation of the Claremont Club facility, adding 6,000 square feet and a new vehicle entrance
- Addition of 250 new club memberships, which would add 500-1000 additional members
- Addition of a basketball court with lighting along Claremont Avenue

Many in the community are concerned that the development will:

- Degrade the surroundings of the historic Claremont Hotel, marring hallmark views of the structure from Berkeley and across the Bay, in violation of its protections as a California Landmark property and California Historic Resource
- Create localized population density incompatible with the surrounding residential neighborhood
- Generate persistent gridlock on Ashby Avenue & Highway 13/Tunnel Road, with serious consequences in an emergency (such as a major fire or earthquake)
- Increase vehicle and parking loads in surrounding neighborhoods by as many as 2,000 additional cars, clogging roads and creating to hazards for both drivers and pedestrians
- Impair views from existing homes on Alvarado Place, Alvarado Path, and above
- Inflict noise and light pollution on surrounding neighborhoods, including violation of an existing noise injunction (California Superior Court judgment 345512)
- Permanently degrade the viability of small businesses on Domingo, Claremont, and in Elmwood due to the impacts of traffic congestion and overflow due to inadequate on-site parking for expanded facilities
- Negatively impact wildlife, surface and subsurface hydrology, and adjacent natural areas
- Endanger families residing in the condominium tower, which according to the proposal would be situated in the Hayward Fault Zone, possibly over active faults (in violation if Alquist-Priolo restrictions)

NACPEX (SaveOurClaremont.org) was formed to organize community members and neighborhood groups into a coherent & influential voice. We wish to facilitate a well-informed and fair process that:

- Preserves the historic structure and its surrounding areas
- Minimizes traffic, environmental, and safety impacts along Ashby/13, extending from I-80 to CA24
- Avoids construction in an active earthquake fault zone