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SEP 05 2019

PLANNING PERMIT APPLICATION

Planning Division

2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477

510.747.6805 • TDD: 510.522.7538 • alamedaca.gov

Project Address: 1951 Alameda Parkway APN: 074-1359-009-00Property on the Alameda Historical Buildings Study List? No / Yes - Designation: _____Property subject to a Business/Homeowners Association? No / Yes - Association Name: HBBP Owners Assoc

Check all applicable permits: (* indicates supplemental forms/materials required)

- | | | |
|--|---|---|
| ☐ Accessory Dwelling Unit* | ☐ General Plan Amendment* | ☐ Subdivision* |
| ☐ Certificate of Approval* | ☐ Planned Development/Amendment* | ☐ Use Permit* |
| ☐ Density Bonus Application* | ☐ Preliminary Review Application | ☐ Variance* |
| ☐ Design Review* | ☐ Rezoning* | ☐ Zoning Letter/Compliance Determination |
| ☐ Development Plan/Amendment* | ☐ Sign Permit * | ☒ Other: <u>GP Text Amendment</u> |

Project Description: (attach additional sheets if necessary)

Requesting City to expedite its determination regarding the extent of applicability of special criteria item 4.6.6 in Resolution 1265 (PD 81-25)

Property Owner(s): _____

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Phone: _____ (mobile): _____

Applicant(s): (if different from owner) Ernst Development Partners, Inc.Address: 2220 Livingston St #208 City: OAKLAND State: CA Zip: 94606Email: jernst@smernst.com Phone: 510-219-5376 (mobile): _____

Hazardous Materials: Pursuant to CA Gov't Code Section 65962.5 regarding notifying the City of hazardous waste and/or hazardous substance sites, the project site: ☐ IS / ☐ IS NOT (check one) included on any of the hazardous waste or substances lists consolidated by the State of California. If on a list, provide the following information:

Reg. ID #: _____ Problem: _____ Date of List: _____

Fee Refunds shall be issued to: ☐ OWNER ☐ APPLICANT ☐ OTHER (provide contact information below)

Name: _____ Address: _____

Phone: _____ Email: _____

BOTH SIGNATURES REQUIRED BELOW

Property Owner: 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. If I am not the applicant, I hereby authorize the applicant stated above to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit and any and all standard and special conditions that may be imposed. Further, I hereby authorize the City of Alameda employees and officers to enter upon the subject property as necessary to inspect the premises and process this application.

X

Property Owner(s) Signature [REQUIRED] _____

Date _____

Property Owner or Applicant: I hereby certify that I have read this application form and that information in this application and all the exhibits are complete, true 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 representation, 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 this application, even if the application is withdrawn or not approved. I understand that one or more deposits may be required to cover the cost noted herein at such time as required by the Community Development Director to ensure there are adequate funds to cover anticipated time and material 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. I further acknowledge that some application fees are non-refundable and payment does not guarantee approval of the application.

X

Owner/Applicant Signature [REQUIRED] _____

Date 9/5/19

FOR OFFICE USE ONLY

File #: PLN19-0443 Date Received: 9/5/19 Received By: J.C.Zoning: C-M GP: BUSINESS PARK

Revised 8/21/2019

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September 4, 2019

Mr. Allen Tai, Planning Services Manager
Ms. Linda Barrera, Planner II
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501



RE: Harbor Bay Business Park – PD81-2/City of Alameda Resolution 1203

Dear Allen and Linda:

We are submitting a planning application requesting the City to proceed with a General Plan Text Amendment to help clarify the FAR requirements related to 1951 Harbor Bay Parkway and a proposed build-to-suit office project for Exelixis, Inc.

This is timely and relevant to Exelixis, a growing life science company that develops and commercializes treatments for cancer and is leasing four of the existing six office/lab buildings at The Waterfront, and now plans to build a 220,000sf office headquarters to accommodate approximately 900 new employees.

Exelixis serves as a model for business development and retention in Alameda. Exelixis was previously headquartered in South San Francisco for 20 years but made the move to Alameda in 2018 for better growth opportunities. They initially performed laboratory and office improvements in two buildings at The Waterfront campus, and with their continued R&D and commercial successes, have been able to expand in-place to now occupy four of the six existing buildings at The Waterfront.

Looking out 2-4 years into the future, Exelixis entered into a lease with srmErnst Development Partners to build a new 220,000sf office headquarters next door to The Waterfront to accommodate their growth and commitment to Alameda and the Harbor Bay Business Park. The intention is to connect 1951 Harbor Bay Parkway to The Waterfront campus enlarging their footprint in a cohesive campus.

It is srmErnst's understanding that the FAR limitations set forth in Section 46b of City of Alameda Resolution 1203 (PD81-2) are not intended to apply to The Waterfront campus and 1951 Harbor Bay Parkway. Therefore, we are requesting the City to proceed with its proposed General Plan Text Amendment to clarify the intent and extent of Section 46b and confirm that the FAR limit governing The Waterfront and 1951 Harbor Bay Parkway is per Section 44 of 1203/PD81-2.

Sincerely,
srnErnst Development Partners

Joe Ernst, President

Cc: Chris Brown, Hillwood
Dana Aftab, Exelixis
Laura Billings, srmErnst