

## LARA WEISIGER

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**From:** Eric Levitt  
**Sent:** Tuesday, November 05, 2019 8:10 AM  
**To:** CityCouncil-List  
**Cc:** ANDREW THOMAS; LARA WEISIGER  
**Subject:** Question regarding planning item

Mayor Ezzy Ashcraft & City Council:

There was a question regarding a planning item. I am including an explanation of the item from Planning.

Thanks

*Eric J. Levitt*

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The proposed General Plan amendment for the Harbor Bay Business Park is designed to eliminate an inconsistency between the Council adopted development standards for the Business Park that have been in place since the late 1980s and the council adopted General Plan Land Use Classification that was approved in 1991.

The 1980's development standard establish a 2.0 FAR max for almost all of the Business Park, but have a "special circumstance" provision for the lands along the water, which have a maximum of 0.5 FAR, which can be increased to 2.0 if parking is located within the building. The 1991 General Plan is internally inconsistent. It has a policy stating that we should respect the 1980s development standards. But in the same Element it applies the "special circumstance" provision to the entire business park. We think this was just sloppy work in 1990 that was never caught. For 20 years it did not matter because everyone was building low density warehouses with low FAR. In the last few years, this conflict has started to impact projects that are being proposed over 0.5 (Exilexis office building and a hotel at the entrance to the Business Park.)

The Planning Board and staff are recommending an amendment to the Land Use Classification to eliminate the internal conflict and ensure consistency between the GP and the adopted development standards.