

Waterfront Zoning Options Overview

1 Staff & Harbor Commission Plan - Max of 1,068,000 SF with 750,000 SF Limit

Pros

- Allows for Maximum Developed Floor Area
- Already Documented
- Planning Department Staff Support
- Some Parcel Specific Zoning Standards

Cons

- Generates Square Footage in Unusable Areas
- Requires Problematic Development "Cap"
- Does not Protect Marina Related Land Uses
- Significant Traffic Impacts & EIR Issues
- Increased Community Opposition

2 Planning Commission Plan - Max of 1,068,000 SF with 557,000 SF Limit

Pros

- Allows for Increased Developed Floor Area
- Already Documented with Actual Resolution
- Planning Commission Support
- Some Parcel Specific Zoning Standards

Cons

- Generates Square Footage in Unusable Areas
- Requires Problematic Development "Cap"
- Does not Protect Marina Related Land Uses
- High Traffic Impacts & EIR Issues
- Community Opposition

3 Use Old Harbor Civic Center Specific Plan - 324,000 SF ** "Cap" Only

Pros

- Allows Same Level of Development as Prior Zoning
- Maximum Site Development Flexibility
- Simplified Alternative Option with No Changes
- Lower Traffic Impacts & EIR Issues
- Does Not Allow for Final Coastal LUP Approval

Cons

- No Parcel Level FAR controls.
- Only Uses Problematic Development "Cap"
- Does Not Protect Marina Related Land Uses
- Potential for Community Opposition

** 324,000 based on staff intent, 229,000 if based on actual legal zoning text and land area.

4 Alternative Plan - Max of 350,000 SF with No Need For "Cap"

Pros

- Limits Community Opposition
- Still Allows Workable Development Flexibility
- Lets Free Market Determine Land Uses
- Low Traffic Impacts & EIR Issues
- Eliminates Development SF in Unusable Areas
- Best View Corridor Protection
- Additional Parcel Specific Zoning and Easy to Understand Legal, Conforming Land Use Status
- Coastal Act Compliant as Marina Related Land Uses Are Protected.
- Requires More Open Space for 3rd Floor Option

Cons

- Limits More Development in Built-Out Areas
- Reduces Most FARs From 0.65 to 0.55
- Requires Staff Time & New Resolution
- FAR Bonuses Are 0.10 Each and Not 0.15 Each
- Does not favor hotels or office over other uses