

a. Purpose

This section of the Alameda Municipal Code (AMC) provides regulations and standards to facilitate and guide future development consistent with the goals and objectives of the 1996 Naval Air Station Community Reuse Plan (Reuse Plan) and 2003 General Plan Amendment for Alameda Point, *which include:*

- i. Seamlessly integrating the former Naval Air Station property into the physical and social fabric of the City of Alameda.*
- ii. Replacing the jobs lost by the departure of the Navy and fostering new economic development opportunities on the former federal lands.*
- iii. Increasing public access to the waterfront and supporting maritime commercial and industrial use of the waterfront.*
- iv. Creating mixed-use transit oriented walkable neighborhoods that deemphasize the automobile and support alternative modes of transportation.*
- v. Creating sustainable residential and business districts that minimize greenhouse gas emissions, energy and water use, and maximize protection of the natural environment.*

b. Operating Principles

The following operating principles recognize that new investment in the Alameda Point Planning District (District) is likely to occur incrementally and over a long period of time.

- i. The zoning is flexible to accommodate evolving priorities.** As the Alameda Point District evolves, so too may the market forces and consumer preferences that affect development feasibility. This District provides flexibility to adapt to changing economic conditions. On-going evaluation and supplementation of the land use and site development regulations are needed to ensure long-term success. These evaluations will occur continuously with the assessment of proposed development projects with these regulations to ensure that land uses, site development, and building design support community goals.
- ii. Area-wide Zoning.** This District establishes area-wide regulations and standards for the Alameda Point planning area. To fully achieve all of the policy goals and objectives articulated in the Reuse Plan and General Plan, this section will be supplemented with subsequent, more detailed development standards and regulations for particular sub-areas. These later plans ensure that new development is appropriately designed to fully achieve policy goals for job generation, transit development, housing diversity, mixed-use development, historic preservation, and water-oriented design.
- iii. Ensure, attract, and guide desired new investment in Alameda Point.** Revitalization is most successful when public and private investment are coordinated and directed towards achieving a common goal. The City is dedicated to District revitalization, and will continue to invest in programs, improvements, and streamlined entitlement

processes to catalyze and support the envisioned transformation of Alameda Point.

c. Applicability

The regulations in this section are applicable to all properties within the Alameda Point Zoning District. Standards in the AMC not covered by this section shall remain applicable to the Alameda Point District. When the content of this section conflicts with the AMC, this section shall govern. For each district zone, a common set of site development regulations and use regulations are provided to ensure complementary land uses and a consistent physical form. All improvements requiring building permits shall be subject to the requirements of Section 30-36 through 37 Design Review and the site Building Form development requirements of Table A. (Building form and Site Design Standards). All design review applications shall be reviewed for conformance with the regulations of this Section and the applicable sections of the Citywide Design Review Manual.

d. Alameda Point Sub-Districts Descriptions and Intent

- i. **Employment (AP-E)** – This Sub-district provides lands for high quality industrial and office park development to accommodate employment generating research and development, manufacturing, engineering, and sales and administration businesses. Development standards in this district are intended to ensure high quality, well designed new buildings that are appropriately buffered from sensitive nearby residential and open space uses. Allowed uses are limited to prevent intrusion of uses that would limit or constrain future use of these lands by manufacturing, research, and other preferred uses.
- ii. **Adaptive Reuse - Employment (AP-AR)** - This Sub-district provides lands for a broad range of uses that create employment opportunities, support reinvestment in the existing buildings within the NAS Alameda Historic District, and support the adjacent Sub-districts.
- iii. **Town Center (AP-TC)** - This Sub-district provides lands for a mixed-use, waterfront town center that serves as a retail, entertainment, lodging, recreational, visitor-serving and transit center for Alameda Point. Medium to high-density residential uses are appropriate in Town Center to support a transit and pedestrian-friendly mixed-use neighborhood.
- iv. **Residential (AP-R)** - This Sub-district provides lands for a variety of housing types with complementary small-scale neighborhood-serving retail, urban agriculture and parks uses. This area shall be carefully designed to allow for a mix of residential densities compatible with the adjacent Main Street Ferry Terminal, open space and waterfront lands, and former officer family housing, commonly referred to as the “Big Whites.”
- v. **Maritime-Visitor Serving (AP-MVS)** - This Sub-district provides lands for primarily waterfront, Public Trust compliant uses, including a variety of maritime and visitor serving primarily waterfront-related uses, concessions related to maritime activities, hotels, restaurants and other Public Trust compliant commercial uses.
- vi. **Open Space (AP-OS)** – The Sub-district provides lands for parks, recreation, trails, and large-scale public assembly and event areas.

e. Permits and Approvals Processes and Requirements

- i. **Town Center District and Residential District Master Plan Required** - Any proposal to construct any new residential units or new development that establishes a new use within the AP-Residential or AP-Town Center Districts shall require submittal of a draft Master Plan consistent with AMC Section 30-4.20 MX Mixed Use Planned Development District regulations.
- ii. **Development Plan and Design Review Required for all New Development** - Any proposal that includes: construction of new buildings or modifications to the location of an existing building, landscape area, parking area or other physical feature shall include a Development Plan that meets the requirements of AMC 30-4.13(j) Planned Developments and AMC 30-36 Design Review Procedures and AMC 30-37 Design Review Regulations.
- iii. **Density Bonus Application Required for Multifamily Housing Development** -Density bonus application may be required to allow residential uses planned for multi-family building types per AMC 30-17 Density Bonus applications.

f. Building Form and Site Design Requirements

This section provides regulatory standards governing building form and site design requirements within each sub-district of the Alameda Point Zoning District. These standards ensure that proposed development and improvements are compatible with existing and future development and produces an environment of desirable character consistent with the *General Plan* and *Reuse Plan*.

- i. **Table A – Building Form and Site Design Standards** identifies the building form and site design requirements permitted (P) or not permitted (-), within each sub-district. Variances from this Section shall be subject to the requirements and findings of Section 30-21 of the AMC.

Table - Building Form and Site Design Standards

	Employment AP-E	Adaptive Reuse AP-AR	Town Center AP-TC	Residential AP-R	Maritime and Visitor Serving AP-MVS	Open Space AP-S
Building Types (See Design Review Manual for guidelines for building types)						
Commercial Block	P	P	P	P	P	-
Workplace	P	P	P	-	P	-
Research and Development/Industrial Bldg.	P	P	-	-	-	-
Parking Structure	P	-	P	-	P	-
Work-Live	-	P	P	-	-	-
Stacked Flat	-	-	P	P	-	-
Multiplex	-	-	P	P	-	-
Row house	-	-	P	P	-	-
Courtyard Housing	-	-	-	P	-	-
Single Family Detached	-	-	-	P	-	-
Carriage House	-	-	-	P	-	-
Adaptive Reuse of Existing Buildings	P	P	P	P	P	-
Frontage Types (See Design Review Manual for guidelines for frontage types)						
Storefront	P	P	P	P	P	-
Formal Entry	P	P	P	P	P	-
Forecourt	P	P	P	P	P	-
Stoop	-	-	P	P	-	-
Front yard	-	-	-	P	-	-

	Employment AP-E	Adaptive Reuse AP-AR	Town Center AP-TC	Residential AP-R	Maritime and Visitor Serving AP-MVS	Open Space AP-S
Building Placement						
Front Setback	0	0-20	TCMP	RMP	0-20	-
Side Street Setback	0	0-5	TCMP	RMP	0-5	-
Side Setback	0	0-10	TCMP	RMP	0-10	-
Rear Setback	0	0-10	TCMP	RMP	0-10	-
Building Separation	0	0	TCMP	RMP	0	-
Main Building Height	100	60	60	40	60	-

TCMP= See Town Center Master Plan required by Section 30-4.23 e.i.

RMP = See Residential Master Plan required by Section 30-4.23 e.i.

- ii. **Additional Building Form and Site Design Requirements to Support Alternative Modes of Transportation** - Site plans shall encourage and support pedestrian, bicycle, and transit access by including facilities such as bicycle racks, pedestrian pathways through parking areas, pedestrian lighting, sidewalks, and street trees.

- iii. **Development Plans shall include a Multi-Modal Transportation Implementation Plan** – Plan shall be consistent with all applicable policies, projects and requirements of the current approved City related transportation plans, including the *Transportation Element*, the *Bicycle Master Plan Update*, the *Pedestrian Master Plan*, the *Alameda Transit Plan*, the *Transportation System Management/Transportation Demand Management (TSM/TDM)* and the *California Complete Streets Act of 2008*, and other transportation studies focused on Alameda Point. This Plan shall also include individual elements or contribute its pro-rata share of individual elements for the Alameda Point multi-modal transportation plan, including:
 - (a) Provide transit service to BART.
 - (b) Enhance and coordinate with AC Transit bus routes to synergize transit access.
 - (c) Provide other related transit improvements, which may include enhanced amenities at transit stops, queue-jump lanes, signal priority, and similar transit features.
 - (d) Bicycle and Pedestrian: Bicycle and pedestrian facilities that provide both

utilitarian and recreation access in, out, and around Alameda Point shall be required.

- (e) TDM Plan: A multi-faceted TDM implementation and monitoring plan to address peak hour traffic conditions, encourage greater use of alternative modes of transportation, reduce single-occupancy vehicles, and reduce parking demand and participation in a Transportation Management Association shall be required.
 - (f) Parking Plan: A Parking Plan, including parking standards, waivers, and reductions, closely coordinated with the other components of the Multi-Modal Plan and designed to reduce single-occupancy vehicle trips.
 - (g) Traffic Impact Plan : For adaptive reuse projects of existing buildings and interim use permits that generate 50 or more peak hour trips and projects that require conditional use permits, prepare a Traffic Impact Plan in accordance with City of Alameda’s Traffic Study Guidelines.
- iv. **Building Orientation**- All new buildings shall be oriented toward the adjacent public right of way (i.e., public street or public park) and shall provide a main public entrance with direct access to the public right-of-way. Exceptions may be granted for residential buildings if the finding can be made that the proposed design is appropriate for the site and the elevation fronting onto the public right-of-way is generally consistent with the Design Review Manual for the applicable building type.
 - v. **Surface Parking Orientation** - Surface parking lots for new buildings shall be placed behind or beside the building. New parking lots shall not be placed in front of buildings between buildings and streets.
 - vi. **Sidewalks** - Sidewalks shall be provided on all streets adjacent to the property.
 - vii. **Service Orientation** -Public and commercial service facilities such as Automated Teller Machines shall also be located adjacent to the public right-of-way.
 - viii. **Window Design**- Along commercial corridors, new buildings shall include windows along the public right-of-way that provide an unobstructed view into the building for a distance of at least 5 feet.

g. Additional Requirements to Ensure Adequate Infrastructure Capacity

All new development plans shall include construction improvement plans for all on- and off-site improvements, including detailed designs for all wet and dry utilities, landscaping and irrigation, water, grading, drainage, erosion control, paving, and solid waste storage and recycling areas in accordance with the latest City standards. Any proposed improvements with the floodplain area shall be prepared, signed, and stamped as approved by a registered civil engineer licensed in the State of California and meet the requirements of the *AMC* and *FEMA*. All development proposals shall include a plan to address projected sea level rise and the following:

- i. A sanitary sewage flow analysis identifying the total peak sanitary sewage flow quantities to be generated by the proposed development.
- ii. A sanitary sewage treatment capacity analysis for wet weather flows shall be prepared by a registered civil engineer licensed in the State of California and submitted as part of the construction improvement plans.
- iii. A storm drainage hydrology analysis identifying the total peak drainage flow quantities to be generated by the proposed development.

h. Biological Regulations and On-Site Lighting

All new construction projects and modifications to existing buildings within Alameda Point shall comply with the conditions set forth in the Biological Opinion issued by the U.S. Department of Fish and Wildlife. On-site lighting plans shall be consistent with the *Biological Opinion issued by the U.S. Department of Fish and Wildlife*.

i. NAS Alameda Historic District Regulations

All new construction projects and modifications to existing buildings within the NAS Alameda Historic District shall comply with the Guide to Preserving the Character of the Naval Air Station Alameda Historic District and AMC Section 13-21(Preservation of Historical and Cultural Resources).

j. Sustainable Design and Bay Friendly Landscape

All new building or renovation projects within Alameda Point shall comply with Section 13-19 (Green Building Requirements for City Building Projects, Capital Improvement Projects, and Public-Private Partnerships) of the AMC. Documentation shall be submitted with applicable permits that describes how the development proposal will acquire the required points to achieve a minimum of a LEED certification or equivalent threshold of sustainability. All new landscaping and renovation projects within Alameda Point shall comply with Section 30-58 (*Water Conservation and Bay Friendly Landscaping Requirements*).

k. Setbacks

- i. Front: Where a range is permitted by Table A, new buildings shall be aligned with the front setback of buildings on the abutting parcels to maintain and support a the "street wall" character of the block face.
- ii. AP-E sub-district: No front, side, or rear yard setback shall be required in the AP-E sub-district unless the new development parcel abuts a parcel within the Town Center or Open Space sub-districts. In such cases, a 20-foot side, front or rear yard setback shall be provided.
- iii. AP-AR sub-district: All new buildings shall provide an appropriate landscaped setback from the public right-of-way that is consistent with the surrounding building and landscape treatments.

l. Building Height

- i. The maximum permitted height for any building in the AP-E sub-district is 100 feet, except that: any building that fronts onto Main Street shall not exceed 40 feet in height. Any portion of a new building that is over 40 feet high shall be set back 30 feet, and any portion

- of the building that is over 50 feet in height shall be setback at least 50 feet from the public right-of-way.
- ii. Within the AP-TC sub-district the maximum building height is five (5) stories, not to exceed sixty (60) feet, with the exception of buildings that front Main Street which shall not exceed forty (40) feet in height.
- iii. Within the AP-MSV sub-district any portion of a new building that is over 40 feet high shall be set back 20 feet. The maximum permitted height for any building within this sub-district is 60 feet.
- iv. The maximum permitted height for any building in the AP-AR sub-district is 60 feet. Building massing, form and setbacks will be reviewed on a case-by-case basis to ensure that buildings are compatible with adjacent structures and complement the historic character of the district.

m. Off-Street Parking and Loading Requirements

Off street parking shall be provided in accordance with provisions and requirements of Section 30-7 Off Street Parking and Loading, unless modified by an adopted Master Plan.

n. Use Regulations

Table B – Allowed Land Uses indicates the land uses that are permitted “by right” (P), by conditional use permit (C), or not permitted (-), within each Sub-district. Uses permitted on the upper floor by right and on the ground floor with a conditional use permit are indicated by “P upper/C lower”.

Table B: Alameda Point Zoning District-Allowed Land Uses

Residential , Open Space, and Lodging

Use	Employment	Adaptive Reuse	Town Center	Residential	Maritime & Visitor Serving	Open Space
Dwelling unit upper floor	-	C ¹	P	P	-	-
Dwelling unit ground floor	-	-	P	P	-	-
Bed & Breakfast	-	-	-	C	-	-
Hotels	-	C	P	-	C	-
Community Garden	-	P	-	P	-	P
Golf courses	-	-	-	-	P	P
Parks/playgrounds/sports fields	C	P	P	P	C	P
Trails/Trailheads and comfort stations	P	P	P	P	P	P

1- Administrative Core Area only

Office and Work Live

Use	Employment	Adaptive Reuse	Town Center	Residential	Maritime & Visitor Serving	Open Space
Offices (up to 5,000 sq.ft.)	P	P	P	C	C	-
Offices (5,000 sq.ft. and over)	P	P	C	-	-	-
Artist Studio	-	P	P	C	-	-
Work/Live	-	C	C	C	-	-

Retail

<i>Use</i>	<i>Employment</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Residential</i>	<i>Maritime & Visitor Serving</i>	<i>Open Space</i>
Large Format Retail	C	-	C	-	-	-
Retail (up to 30,000 sq. ft.)	-	-	P	-	C	-
Retail, catalog and mail order	P	P	-	-	-	-
Retail, plant nursery	C	P	-	C	-	-
Grocery stores (up to 30,000 sq. ft.)	-	P	P	C	-	-
Grocery stores (30,000 sq. ft. and over)	-	C	C	-	-	-
Convenience Store	-	C	C	C	-	-
Art Gallery	-	P	P	C	-	-
Café	C	C	P	C	C	C
Catering services	C	P	C	C	-	-
Restaurant	-	-	P	-	C	C
Bars/Tavern	-	-	P	-	C	C
Banks and financial services, Retail	-	P	P	-	-	-
Repair business (consumer products)	-	C	C	C	-	-
Personal Services	-	-	P	C	-	-
Liquor Store	-	-	C	-	-	-
Outdoor dining/entertainment/farmers market	-	C	C	C	C	C
Drive Up Kiosk	-	C	C	-	-	-
Urban farm	-	C	C	P	-	-

Education and Assembly

<i>Use</i>	<i>Employment</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Residential</i>	<i>Maritime & Visitor Serving</i>	<i>Open Space</i>
Animal shelter	-	C	-	-	-	-
Clubs	C	P	P	P	C	C
Meeting Halls	-	P	P	-	C	-
Community centers	-	P	P	P	C	C
Conference Center	-	P	P	-	C	-
Library	-	P	P	P	-	-
Museum	-	P	P	-	C	C
Theater /Entertainment	-	P	P	C	-	-
Religious Assembly	-	P	C	P	-	-
Health and fitness facilities	C	C	C	-	-	C
Hospitals	-	P	C	-	-	-
Health Clinic	-	P	C	P	-	-
Veterinary Clinic	-	C	C	C	-	-
Government facilities and offices	P	P	P	C	P	C
Transit Station	P	P	P	P	P	C
Post Office (storefront, up to 5,000 square feet)	-	P	P	P	-	-
Post Office (5,000 feet	C	C	-	-	-	-

and over)						
Funeral Home	-	C	C	-	-	-
Teaching studios (art, dance, fitness, music)	-	P	P	C	-	-
College	-	P	C	C	-	-
School – Private	-	P	C	C	-	-
School – Public	C	P	C	C	-	-
Family day care, Large (7 or more children)	-	P	P	C	-	-
Family day care, Small (6 or fewer children)	-	P	P	P	-	-

Automotive

<i>Use</i>	<i>Employment</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Residential</i>	<i>Maritime & Visitor Serving</i>	<i>Open Space</i>
Automobile, car sharing facility	P	P	P	-	P	-
Automobile, sales, rental and leasing	-	C	C	-	-	-
Automobile, servicing and repair	-	C	-	-	-	-
Service Station	C	-	C	-	-	-
Parking, garage or surface (private & public)	P	P	P	C	C	C
Car Wash	C	-	C	-	-	-

Marine

<i>Use</i>	<i>Employment</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Residential</i>	<i>Maritime & Visitor Serving</i>	<i>Open Space</i>
Marine research station	P	P	C	-	P	P
Maritime Workplace	P	P	-	-	P	-
Maritime wholesaling	P	P	-	-	P	-
Marine Fuel Sales and Service	P	P	-	-	P	-
Boat sales, repair, towing and service	P	P	-	-	P	-
Concessions related to maritime activities or uses	-	P	P	-	P	C
Boating clubs or schools (recreational)	-	P	C	C	P	C
Commercial Marina	-	C	-	-	C	-
Ferry landing and terminal	-	-	-	-	P	P
Fishing facilities	C	P	-	-	C	-
Dry Boat Storage	C	C	-	-	P	-

Industrial

<i>Use</i>	<i>Employment</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Residential</i>	<i>Maritime & Visitor Serving</i>	<i>Open Space</i>
Building materials stores	C	C	-	-	-	-

Food and beverage manufacturing	P	P	-	-	-	-
Industrial, Light	P	P	-	-	-	-
Industrial, Heavy	C	P	-	-	-	-
Industrial Arts	P	P	-	-	-	-
Utilities- Large	C	C	-	-	-	-
Utilities -Small	P	P	P	P	P	C
Printing and publishing	P	P	C	-	-	-
Specialty trade contractors and businesses	P	C	C	-	-	-
Storage, outdoor	C	C	-	-	C	-
Storage, indoor	-	C	-	-	-	-
Wholesaling and distribution	C	C	-	-	-	-

- i. Conditional use permits may be granted pursuant to the procedures and standards of Section 30-21.3 and .4.
- ii. If a proposed use is not listed in Table B - Allowed Land Uses as a permitted or conditionally permitted use it shall not be permitted unless the Community Development Director or the Planning Board determines that the proposed use is substantially similar to a use specified as a permitted or conditional use in that Sub-district. Such determination shall not permit the establishment of any use that would be inconsistent with the statement of purpose of the Sub-district in question, and no interpretation shall have the effect of amending, abrogating, or waiving any other standard or requirement established in these regulations.
- iii. Accessory uses customarily incidental to any of the above permitted uses when on the same lot are permitted. Accessory uses customarily incidental to any of the above conditional uses when located on the same lot are conditionally permitted with the granting of a Use Permit pursuant to AMC, Section 30-21.3 or .4.
- iv. Work/Live uses shall be consistent with Section 30-15, except that in the Alameda Point District, work live units may be allowed in new buildings consistent with the Work Live Work type described in the Design Review Manual. Properties with the Multi-family Overlay zoning designation and projects that are eligible for Density Bonus waivers pursuant to Section 30-17 may include Work Live that are not consistent with the requirements of Section 30-15.

o. Interim Uses

Use permits may be issued for interim uses that may not be permitted or conditionally permitted as set out in *Table B – Alameda Point - Allowed Land Uses*.

- i. The purpose of Interim Use Permits (IUP) is to provide a process for permitting short-term uses and activities for a defined period of time, not to exceed five (5) years. Interim uses are not intended to be permanent uses but are transitional in nature, generally allowing for emergency situations, construction and remediation activities, or the cultivation and establishment of small, low-overhead businesses and their eventual relocation into

permanent structures.

- ii. To approve an IUP, the following findings must be made in addition to the findings necessary for a Conditional Use Permit per AMC Section 30-21.
 - a) The interim use is for a limited time period and conditions of approval ensure that the use will not impede or limit ultimate redevelopment of Alameda Point consistent with the General Plan and Reuse Plan; and
 - b) The proposed use does not include construction of new structures or improvements that, as a practical matter, could prevent or inhibit the property from being converted to a use consistent with this section; and
 - c) The proposed use will not interfere with any existing Public Trust use or purpose, or with any adjacent use.