

## EXHIBIT 2: EXISTING GENERAL CLASSIFICATIONS

### 2.2 LAND USE CLASSIFICATIONS

---

The following descriptions apply to uses indicated on the General Plan Diagram. The legend on the Plan Diagram includes an abbreviated version of the descriptions.

The classifications are adopted as General Plan policy and are intentionally broad enough to avoid duplication of the City's zoning regulations. More than one zoning district may be consistent with a single General Plan use category.

For most uses, a maximum permitted rate of gross floor area to site area is specified. The floor area ratio (FAR) is a broad control of building bulk that limits both visual prominence and traffic generated.

#### RESIDENTIAL

Residential densities are expressed in housing units per net acre, exclusive of land used or to be used for public or private streets. Where new streets will be needed, the land area to be occupied by streets is to be subtracted before calculating density or ratio of floor area to site area. Easements for the purpose of public access, pedestrian paths, alleys, or utility lines shall not be excluded from the net density. Densities within the ranges listed below are used to calculate probable housing unit increases in Tables 2-1, 2-3 and 2-6. Densities used to estimate future additions do not establish entitlement to a specific number of housing units or amount of floor area.

**Low-Density Residential:** Single-family detached units. New units typically will be on 5,000-square-foot, or larger, lots, or in planned unit developments not to exceed 8.7 units per net acre. Density range: 4.5 to 8.7 units per net acre. Secondary dwelling units discussed in Section 65852.2 of the Government Code of the State of California are also permitted, and are not limited by this density range.

**Medium-Density Residential:** Two family or one family units. Medium-density residential development will provide at least 2,000 square feet of site area per unit. Existing densities range up to 70 units per net acre on blocks with mixed single- and units. Density range for additional units: 8.8 to 21.8 units per net acre. Projects of five or more units with 20 percent of the units affordable to lower-income households earn a state-mandated density bonus permitting up to 26.1 units per net acre. Congregate housing and single room occupancy facilities would be permitted and their density would be regulated by the bulk standards (setbacks, height, lot coverage) in each zoning classification.

**Measure A Exception:** The City Council agreed in the Settlement Agreement on the Guyton vs. City of Alameda case that Section 26-2 of the City Charter allows the Alameda Housing

Authority to replace, with multi family housing, 325 low cost housing units. Three hundred and twenty five represents the number of low cost units lost when the former Buena Vista Apartments were converted to Bridgeport Apartments. The City agreed that the 325 units of multi family housing can be built at densities allowed as of January 1, 1990, even if Zoning and General Plan changes are subsequently adopted which reduce allowable densities.

## **NEIGHBORHOOD BUSINESS**

Compact neighborhood business districts, a majority of them at former streetcar stops, meet the convenience shopping needs of nearby residents. The area of new stores and offices is limited, and activities and business hours are controlled to maintain compatibility with residential neighborhoods. Residential use is encouraged on the second floor and is permitted elsewhere. Maximum FAR .6. The maximum FAR can increase to 2.0 if in-lieu parking fees are substituted for on-site parking.

## **COMMUNITY COMMERCIAL**

This category includes the City's two major business districts, Park Street and Webster Street, and the four shopping centers: South Shore, Marina Village, Fernside, and Harbor Bay Landing. Uses include small retail stores, department stores, motels, automobile sales and service, and offices, depending on location. Attainable FAR depends on parking requirements and varies widely among shopping centers and traditional business districts. Residential and office uses are encouraged on the second floor and are permitted elsewhere. Maximum FAR with off-site parking is 3.0.

## **OFFICE**

Professional and administrative offices not located in business districts or business parks: FAR .40 for one story; .45 for two stories. Medium-density residential is a permitted use.

## **BUSINESS PARK**

Harbor Bay Business Park and portions of Marina Village consist primarily of offices, but also may include research and development space, manufacturing, and distribution. Harbor Bay plans include a small amount of retail space and a conference-oriented hotel. Maximum FAR is .5, with increases up to a maximum of 2 permitted, proportional to the amount of required parking enclosed in a structure.

## **SPECIFIED MIXED USE**

Nine areas designated on the General Plan Diagram are to have combinations of uses specified to implement General Plan policies. Development programs that include limitations on development intensity are described in Sections 2.6. (See Table 2-1.)

The Specified Mixed Use Areas labeled on the General Plan Diagram are:

- MU1 Island Auto Movie
- MU2 Mariner Square
- MU3 Ballena Isle
- MU4 Northern Waterfront (Grand Street to Willow Street)
- MU5 Northern Waterfront (Willow Street to Oak Street)
- MU6 Northern Waterfront (Sherman to Grand)
- MU7 Catellus Mixed Use Commercial
- AP1 Alameda Point Civic Core
- AP2 Alameda Point Inner Harbor
- AP3 Alameda Point Marina

## **GENERAL INDUSTRY**

Alameda's heavy industries are related to bulk maritime and rail shipping or water transportation. Some may create noise, visual, or air-quality problems. Zoning regulations determine the types of activities to be permitted and the standards they must meet. Maximum FAR is .5.

## **COMMERCIAL RECREATION**

Marinas on the Estuary, San Leandro Channel, and San Francisco Bay berth the largest concentration of small boats in the Bay Area. Harbor Bay Isle Club provides 10 acres of indoor and outdoor recreational facilities for members, and a new R-V storage facility is proposed at the old gun club site on Maitland Drive. This category also includes open space uses which are not intended for permanent open space for public access or habitat preservation. (GPA-96-2)

## **PARKS AND PUBLIC OPEN SPACE/OPEN SPACE/HABITAT**

In addition to City parks, these categories include the Alameda Municipal Golf Courses, Robert Crown Memorial State Beach, and public and private land committed or proposed as permanent open space for public access or habitat preservation.

## **PUBLIC/INSTITUTIONAL**

Schools and City facilities that have unique public character are in this category. Places of religious assembly are not shown.

## **FEDERAL FACILITIES**

Sites occupied by Federal facilities including (Text deleted pursuant to GPA 01-01) Naval Reserve Center, the Federal Center on McKay Avenue, and Coast Guard Island are in this category.