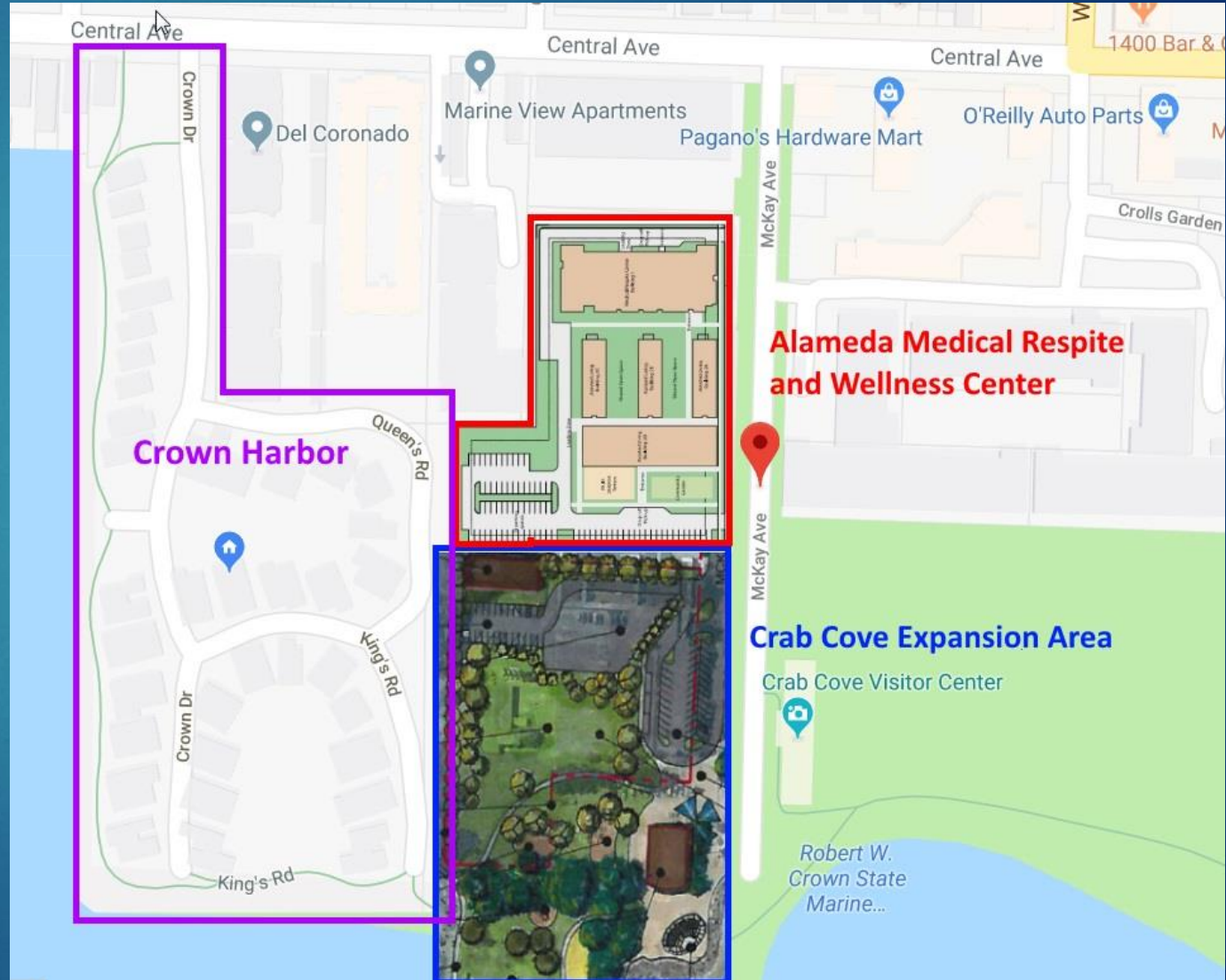


# McKay Avenue

ZONING MAP

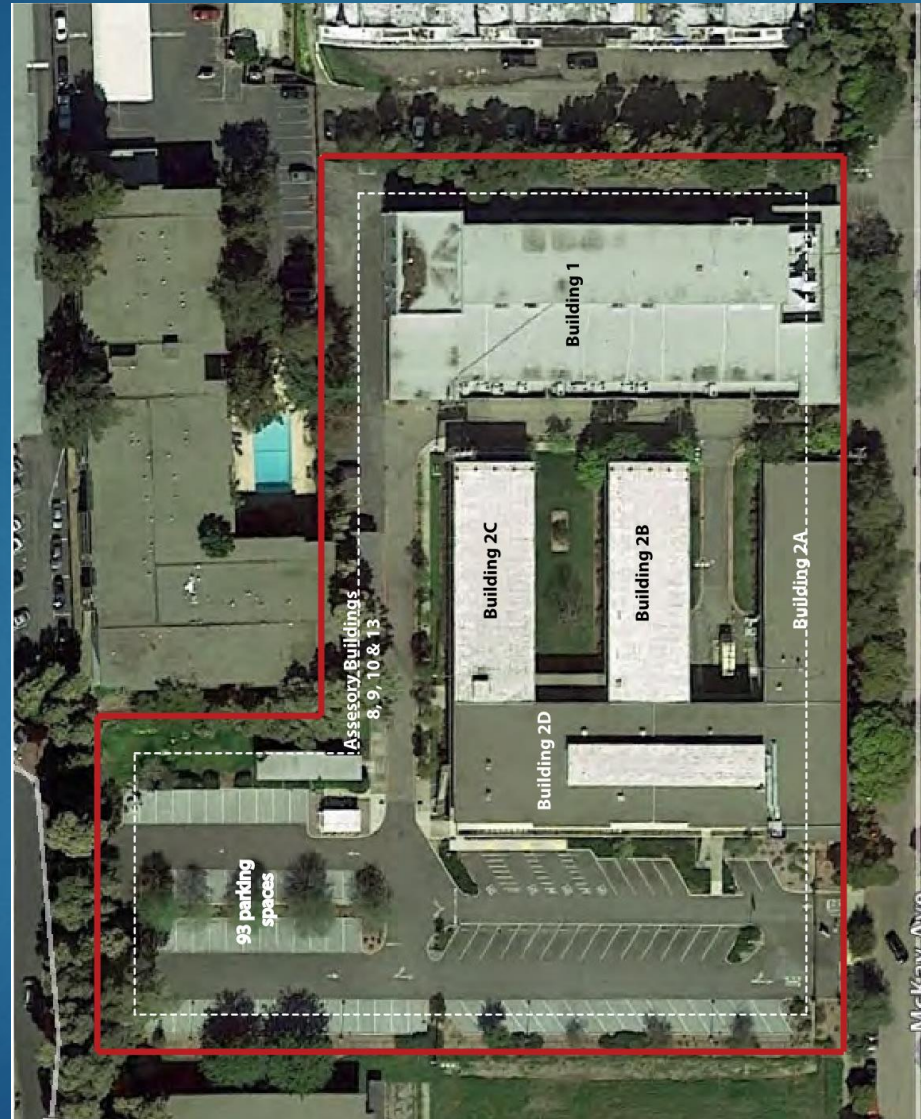
AND

GENERAL PLAN  
AMENDMENT



Former  
Federal  
Facility:

Residential,  
Laboratory, &  
Office Use



## Proposed Private Use:

- 90 beds - Assisted Living
- 50 beds – Rehabilitation Center
- Medical clinic for residents
- Resource center for Alameda residents.



# Site Zoning:

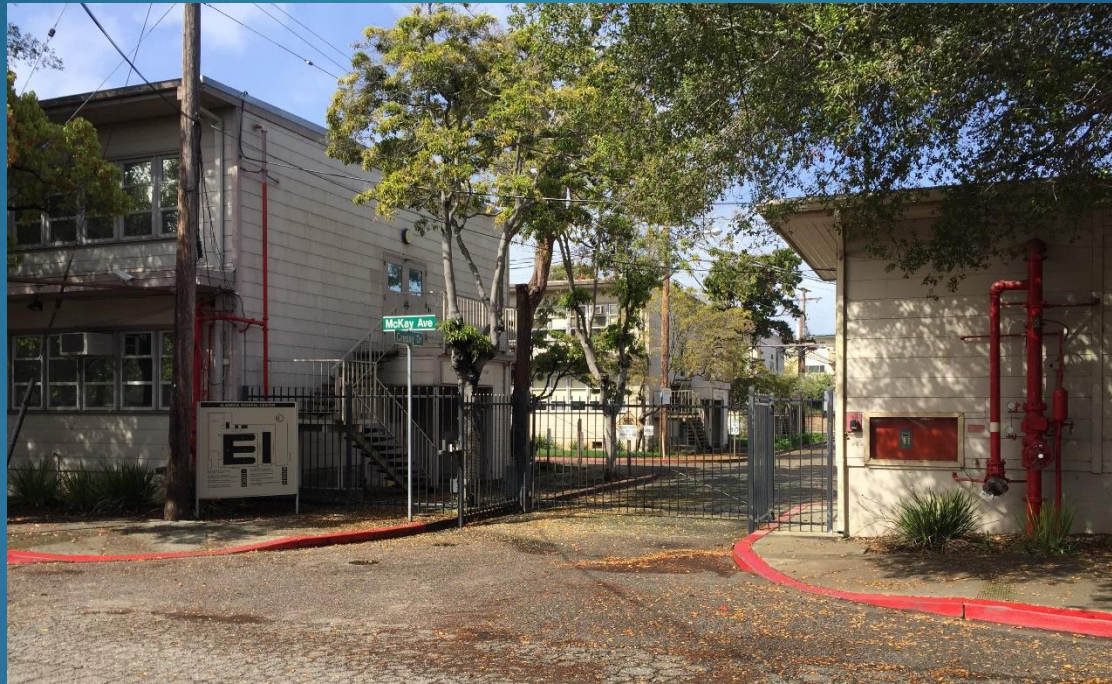
Administrative  
Professional (AP)

+

Government  
Combining  
District (G)

General Plan  
Designation:

Federal Facilities

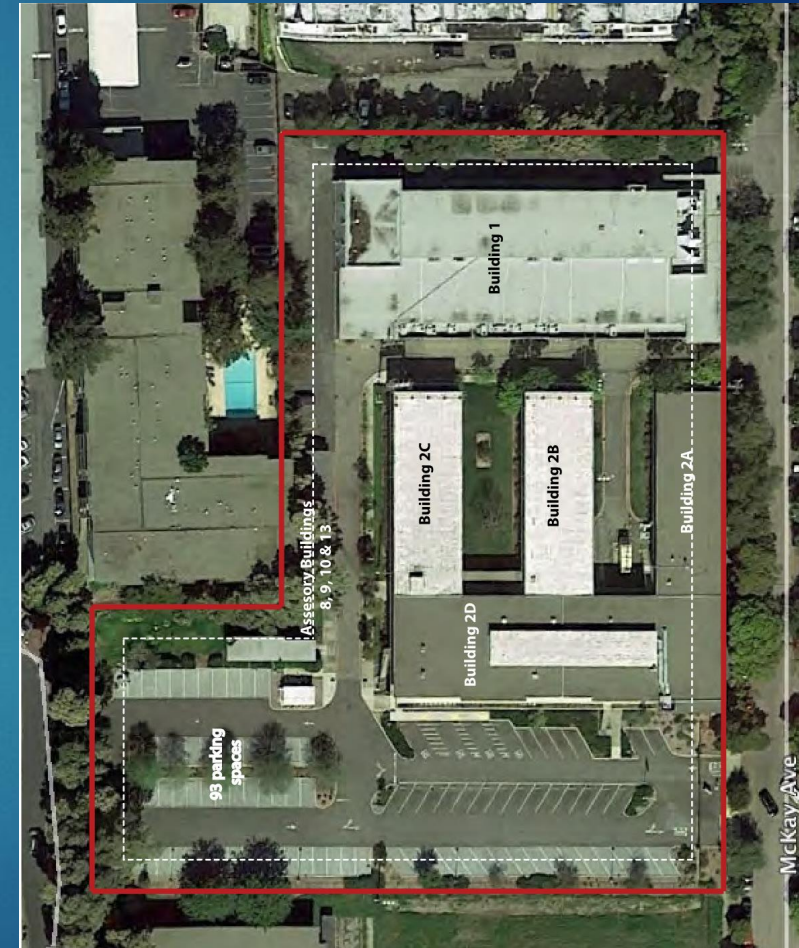


## Zoning Decision

- Remove G Designation
- Consider appropriateness of underlying AP Zoning

# Findings:

- ▶ G, Special Government Combining District zoning designation must be removed.
- ▶ AP, Administrative Professional zoning is appropriate for intended use.
- ▶ General Plan land use classification should be changed from Federal Facilities to Office classification.





# Open Space Zoning: Greater Public Need?

## **Planned New Parks (365 acres)**

8 acre Estuary Park

21 acre Jean Sweeney Park

298 acres at Alameda Point

20 acres at “Mt. Trashmore”

2.4 acres Alameda Marina

3 acres Encinal Terminals

2.5 acres Shipways

2 acres Boatworks

4.5 Alameda Landing

3.9 acres adjacent to Wellness Center  
(purchased by EBRPD).

## **New Housing for Homeless in Alameda (6 acres)**

3.6 acres at McKay

2.4 acres at North Housing



# Recommendations:

- ▶ Remove G, Special Government Combining District zoning designation
- ▶ Maintain AP, Administrative Professional zoning designation
- ▶ Amend General Plan land use classification from Federal Facilities to Office

