

2.2 THE LAND USE DIAGRAM AND CLASSIFICATIONS

The Land Use and Sustainable Design Element includes a Land Use Diagram that depicts how various land uses should be distributed throughout the city to achieve the General Plans goals. The land use diagram classifications describe each land use and the anticipated residential density and building intensity necessary in each district to achieve the Element's goals.

Section 2.3 Population, Housing, and Employment Growth: 2020-2040 describes the amount and planned locations for the anticipated growth in population, housing and employment that will occur under the General Plan over the next 20 years.

The Land Use Diagram classifications are adopted as General Plan policies to complement and support policies throughout the Element and the rest of the General Plan. General Plan policies provide guidance for the preparation of specific ordinances and standards to guide the development of land in Alameda. Zoning district regulations implement General Plan policy and therefore shall be consistent with the General Plan policies and diagram classifications. The development standards for a specific parcel of land or property in Alameda are determined by the property's zoning district regulations and state law, as it may be amended from time to time.

The Land Use classifications shown on the Land Use Diagram include:

Low-Density Residential: The low density residential classification identifies existing residential neighborhoods of primarily by single family detached units. These neighborhoods also include accessory dwelling units, parks, schools, religious institutions and other similar nonresidential uses that serve the community. New housing opportunities in these areas are limited to accessory housing units and a few infill sites. New residential development in these areas will reflect the existing residential densities of 4 to 10 units per acre.

Medium-Density Residential: The medium density residential classification identifies existing residential and mixed use neighborhoods that include a mix of single family, multifamily, and community serving uses. These areas also include accessory units, parks, schools, religious institutions and other nonresidential uses that serve the community. In neighborhoods near Park Street and Webster Street, Medium-Density Residential areas may include small office buildings, medical clinics, assisted living facilities, and other commercial facilities that are compatible with a mixed use residential environment. New housing opportunities in these areas are limited to accessory units, a few small infill sites, and a few larger sites shown on Table 2.1. New residential development in these areas will reflect the existing residential densities of 10 to 70 units per acre.

Neighborhood Commercial Mixed Use: The Neighborhood Commercial Mixed Use areas on the Land Use Diagram identify compact, pedestrian oriented neighborhood business districts serving the needs of nearby residential areas. These areas are characterized by one and two story buildings with retail frontage on the ground floor and residential and office uses on the upper floors. The ratio of floor area to land area in these areas is typically 0.5 to 2.0. These areas lack significant opportunities for significant new mixed use development, but they do provide opportunities for rehabilitation and expansion of existing mixed use buildings.

Community Commercial Mixed Use: The Community Commercial Mixed Use areas of the Land Use Diagram depict pedestrian and transit oriented mixed use areas along the Park Street and Webster Street commercial corridors and the retail shopping centers at South shore, Marina Village, and Alameda Landing. Park Street and Webster street buildings include mixed use buildings with retail, commercial, and service uses on the ground floors and residential and office uses on upper floors. The ratio of floor area to land area in the community commercial mixed use district varies from 0.25 at the shopping centers to 3.0 on the historic commercial districts of Park Street and Webster Street. Opportunities for infill, mixed use development, similar in character to the historic development patterns on Park Street and Webster Street exist at all three shopping centers. New mixed use development in these areas will increase the floor area ratio on the development sites, but these developments will maintain a maximum 3.0 ratio.

Business and Employment: The Business and Employment land use classification identifies areas for offices, research and development space, bio technology, food manufacturing, maritime commercial manufacturing, hotels, and distribution uses. These areas include the Harbor Bay Business Park, the Marina Village Business Park and adjacent office development, the Bay Ship and Yacht boat repair and manufacturing warehouses and yards, and the vacant lands at Ballena Isle. These areas are characterized by two to five story buildings with surface parking with a floor area ration of between 0.25 and 2.0. The Harbor Business Park and Bay Ship and Yacht warehouses and yards retain remaining development opportunities for new businesses and business expansion. Ballena Isle provides an opportunity for a major hotel and conference center for Alameda. New development in these areas will respect the 0.25 to 2.0 ratio of floor area to land area.

Mixed Use: The Mixed Use land use classification identifies three major area of the city with significant opportunities for future housing and employment development: Alameda Point, the Northern Waterfront former industrial lands along the Oakland Alameda Estuary, and Coast Guard Island, which is currently occupied and owned by the federal government. New development in these areas will reflect a residential density of 30 to 40 units per acre and commercial floor area to land area ratio of 0.5 to 2.0.

Wildlife Habitat: The Wildlife Habitat classification identifies lands preserved for wildlife and wildlife habitat. Residential uses are not allowed in these areas. New development in these areas will be limited to structures and uses that support preservation of the habitat and shall reflect a floor area to land area ratio of less than 0.25

Parks and Recreation: The Parks and Recreation classification identifies the lands that are to be preserved for public parks and recreational facilities including commercial marinas. These area may also include commercial support services such as restaurants, kayak rental businesses, and boat repair shops. Residential uses are not allowed in these areas. New development in these areas will reflect a floor area to land area ratio of less than 0.5.

Public/Institutional: The public facilities classification identifies areas preserved for public schools, colleges, and institutions. New development in these areas will be limited to structures and uses that support or enhance the educational mission of the institution and shall reflect a floor area to land area ratio of less than 0.5.