

**Attachment G.2. Zoning Text Amendments (AP-SP).**

(a) Zoning Map Amendment

The City's Zoning Map is hereby amended to show the new Alameda Point Specific Plan District (AP-SP). Specifically, Section 11-116 of Ordinance 1277, N.S., is amended from Intermediate Industrial (Manufacturing) District and Special Government Combining District (M-1-G) to Alameda Point Specific Plan District (AP-SP) for that certain real property situated within the City of Alameda, County of Alameda, State of California, described in the Alameda Point Community Plan, and further described as follows

<i>Gross Acreage</i>	<i>Assessor's Parcel(s)</i>	<i>Existing Zoning</i>	<i>Rezoned To</i>
Approximately 918 acres of uplands and 166 acres of submerged lands	To be determined by the assessor	M-1-G	AP-SP

(b) Zoning Text Amendments

1. *Amendment to Zoning Code Section 30-3.1.*

Zoning Code Section 30-3.1, Designation of Districts, is hereby amended to read as follows:

**30-3.1 Designation of Districts.**

The several classes of general districts hereby provided, and into which the City may be divided, are designated as follows:

<b>Map Symbol</b>	<b>District Designation</b>
R-1	One-Family Residence District
R-2	Two-Family Residence District
R-3	Garden Residential District
R-4	Neighborhood Residential District
R-5	General Residential District
R-6	Hotel-Residential District
AP	Administrative-Professional District
C-1	Neighborhood Business District
C-2	Central Business District
C-C	Community Commercial District
C-M	Commercial-Manufacturing District
M-1	Intermediate Industrial (Manufacturing) District
M-2	General Industrial (Manufacturing) District
M-X	Mixed Use Planned Development District
O	Open Space District

<u>AP-SP</u>	<u>Alameda Point Specific Plan District</u>
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2. *Amendment to Zoning Code Section 30-4.*

Zoning Code Section 30-4, District Uses and Regulations, is hereby amended to add a new zoning district classification, "30-4.23 AP-SP, Alameda Point Specific Plan District."

3. *New Zoning Code Section 30-4.23.*

A new Section 30-4.23, Alameda Point Specific Plan District, is added to the Zoning Code to regulate development at Alameda Point. The new Zoning Code text follows:

**30-4.23 AP-SP, Alameda Point Specific Plan District.**

a. Purpose. The purpose of the Alameda Point Specific Plan District (AP-SP) is to implement the Alameda Point Specific Plan, which encourages a balanced approach to transit-oriented development, environmental sustainability, historic preservation, and economic redevelopment of a portion of the former Naval Air Station Alameda.

b. Established. The Alameda Point Specific Plan District (AP-SP) is established as a separate zoning district classification over that certain real property shown on the City's Zoning Map as within the AP-SP District.

c. Applicability. Real property within the Alameda Point Specific Plan District, as delineated and described on the City's Zoning Map, shall be used, and buildings and other improvements shall be erected, constructed, enlarged, altered, moved, occupied or used in accordance with the Alameda Point Specific Plan. Except as expressly noted therein, the Alameda Point Specific Plan shall contain all the zoning regulations applicable to the AP-SP District including, but not limited to, permissible and conditional uses, development standards (such as, for example, density and intensity of use, building height, size, massing, setbacks, and parking) and implementation procedures. The AP-SP District is intended to enable and encourage flexibility in the design and development of the land, pursuant to the Alameda Point Community Plan and Alameda Point Specific Plan, so as to promote redevelopment in the context of the district's unique location and potential.