

Attachment J. Master Plan Compliance with MX Zoning

Reference to Alameda Municipal Code	Text of Code Requirement	Master Plan ¹
30-4.20a.	<p><i>Purpose.</i> The purpose of the Mixed-Use District is to encourage the development of a compatible mixture of land uses which may include residential, retail, offices, recreational, entertainment, research oriented light industrial, water oriented or other related uses. The compatibility and interaction between mixed uses is to be insured through adoption of Master Plan (defined in subsection 30-4.20f) and development plan site plan (defined in subsection 30-4.20h), which indicated proper orientation, desirable design character and compatible land uses to provide for:</p>	<p>See discussion in attached cover letter re: Intent of Master Plan submittal and Section 1.4 (Plan Objectives). See also:</p> <ul style="list-style-type: none"> (a) See <u>Attachment B</u>— Legal Description. (b) See <u>Attachment K</u>— Development Plan Site Plan. (c) See <u>Attachment I</u>— Master Plan. <p>The Property legally described on <u>Attachment B</u> is referred to as the “Project Site”.</p>
30-4.20a.1	<ul style="list-style-type: none"> (1) A more pedestrian-oriented nonautomotive environment and (2) (a) flexibility in the design of land uses and (b) structures than are provided by single purpose zoning districts, (3) including but not limited to shared parking; 	<p>See generally Section 1.4 (Plan Objectives).</p> <ul style="list-style-type: none"> (1) See Section 3.2 (Intent). (2) (a) See Section 3.2 (Intent) and Section 3.3 (Land Use Program). (b) See Section 3.3 (Land Use Program) and Chapter 7 (Development Standards). (3) See Section 5.8 (Parking).
30-4.20a.2	The enhancement and preservation of	See generally Section 1.4 (Plan Objectives).

¹ All Chapter and Section references herein are to the Master plan unless otherwise noted.

	<p>(1) property and structures with historical or architectural merit,</p> <p>(2) unique topographic, landscape or water areas, or</p> <p>(3) other features requiring special treatment or protection;</p>	<p>(1) See Section 2.2.3 (Historic District); Section 7.4.2 (Standards for Historic Resources, Buildings and Structures); Section 9.6 (Historic Preservation Review Process, Section 3.4 (Historic Resources); Section 3.3.1 (Alameda Point-Preservation Mixed Use).</p> <p>(2) See Chapter 4 (Open Space and Conservation) and Section 6.3 (Storm Drainage and Water Quality).</p> <p>(3) See Section 2.2.4 (Vegetation and Wildlife); Chapter 4 (Open Space and Conservation); Section 7.2 (Building Heights).</p>
30-4.20a.3	Recreation areas that are most accessible to both the MX district's inhabitants and other City residents;	See Chapter 4 (Open Space and Conservation). The Master Plan includes approximately 145 acres of open space accessible to MX district inhabitants and other City residents.
30-4.20a.4	Environments that are more conducive to mutual interdependence in terms of living, working, shopping, entertainment and recreation; and	See Section 1.4 (Plan Objectives); Section 3.2 (Intent); Section 3.3 (Land Use Program).
30-4.20a.5	<p>Flexibility in the design, lay-out and timing of build-out of large-scale mixed use projects in order to respond to market demands while ensuring that development is in conformance with adopted standards, procedures and guidelines. In order to accomplish this purpose, the City may establish Development Standards, Procedures and Guidelines (which govern, among other items,</p> <p>(1) processing procedures,</p> <p>(2) project-wide design guidelines addressing architecture, site planning,</p> <p>(3) parking,</p> <p>(4) circulation, streetscape,</p> <p>(5) open space, landscaping,</p> <p>(6) lighting, project identification and signage,</p>	<p>See discussion in attached cover letter re: Intent of Master Plan submittal and Section 1.4 (Plan Objectives). See also:</p> <p>(1) See Chapter 9 (Plan Review).</p> <p>(2) Will be addressed in a future Design Guidelines Handbook pursuant to Section 9.5 (Design Review) and in Historic Resource Design Guidelines (Section 9.6.4). See also Section 7.6 (Environmental Sustainability Building Strategies).</p> <p>(3) See Section 5.8 (Parking), Table 7-1 (Development Standards, Alameda Point) and Section 7.5 (Parking Standards).</p> <p>(4) See Chapter 5 (Transportation, Circulation and Parking). Streetscape Design will be further addressed in a future Design Guidelines Handbook pursuant to Section 9.5 (Design Review).</p>

	and (7) specific use design guidelines) as part of the Master Plan (8) to which the Development Plans must then conform.	(5) See Chapter 4 (Open Space and Conservation). (6) Will be addressed in a future Design Guidelines Handbook pursuant to Section 9.5 (Design Review). See also Section 7.6 (Environmental Sustainability Building Strategies). (7) Will be addressed in a future Design Guidelines Handbook pursuant to Section 9.5 (Design Review). (8) The Design Guidelines, once approved will be incorporated into and made a part of the Master Plan and associated Development Plans after the public approval process is completed.
30-4.20b.	<i>Established.</i> The Mixed-Use (MX) District is hereby established as a separate zoning district classification.	No additional material required as MX District is created as separate zoning district classification in the Alameda Municipal Code (AMC). The applicant, pursuant to the Exclusive Negotiation Agreement, is requesting that MX Zoning apply to the property legally described on <u>Attachment B</u> . See also Attachment G.1. for requested amendments to AMC Section 30-4.20.
30-4.20c.	<i>Qualifying Requirements.</i> Qualifying requirements are the same as other Planned Developments (subsection 30-4.13) except that the acreage limitation shall not apply.	
30-4.13c	<i>Qualifying Requirements [per Planned Development Provisions of AMC].</i>	
30-4.13c.1	All areas of the City zoned Planned Development shall be developed or redeveloped under the Planned Development Process.	See Response to Section 30-4.20b above. MX District procedures shall apply.
30-4.13c.2	N/A (acreage requirement)	N/A

	30-4.13c.3	All Planned Developments shall be consistent with the General Plan.	The proposed Master Plan will be consistent with the General Plan upon adoption of <u>Attachment C</u> — General Plan Amendments, <u>Attachment E</u> — General Plan, Chapter 9 and <u>Attachment F</u> — Community Plan.
	4.13c.4	In order to assure quality developments, professional talent (i.e. architects, landscape architects, civil engineers, traffic engineers and planners) should be used in the design of planned developments. Professionals should be registered in the State of California.	See <u>Attachment No. 6</u> — Qualifications of Development Team
30-4.20d.	<i>Regulations of Uses Permitted in Mixed-Use Planned Developments.</i>		
30-4.20d.1	Uses permitted are those approved by the City Council after review hereunder by the Planning Board.		See Chapter 3 (Land Use).
30-4.20d.2	The City Council may approve, by ordinance, a Master Plan of mixed uses where each phase thereof provides for Open Space District uses (subsection 30-4.19b. and c.) together with at least two (2) other uses which are permitted in either: (i) R-1 or R-2 districts, (ii) R-6 districts, (iii) A-P districts, (iv) C-1 or C-2 districts, or (v) C-M districts (of this article) and which otherwise meets the requirements set out herein.		The Alameda Point property has been carefully designed to respond to the comments received during public workshops and from City boards, commissions and staff. Unique land use districts have been created in response to such input. To implement the design of the land use plan, greater flexibility is needed to create unique land use districts for the site. <u>Attachment G.1.</u> provides amendments to Section 30-4.20d.2 to allow the City Council the necessary flexibility. See <u>Attachment K</u> — Master Plan and Phasing Map.

30-4.20d.3	The provisions of subsection 30-4.13h. and i. through n. shall apply to MX Districts.		
30-4.13h.	<i>Streets and Other Transportation Facilities.</i>		
30-4.13h.1	All streets, other than ways used for access to garages or parking areas, shall be dedicated unless the Planning Board determines that private streets are a necessary arrangement in the design of the planned development and the covenants and conditions include a provision that the City may repair streets and/or require dedication at a later date if streets are not maintained.	See Section 5.2 (Public Street System). Developer intends to dedicate all streets to the City upon completion in accordance with subdivision requirements, approval of the Public Works Department and acceptance; provided that, as noted in Section 5.2.5, alleys may be privately owned.	
30-4.13h.2	The Planning Board may require the dedication of any walkway, bicycle path, or other transportation facility within a Planned Development if such dedication appears to be in the public interest.	See Section 5.1 (Intent) and Section 5.3.3 (Pedestrian and Bicycle Systems and Facilities). Developer intends to dedicate all bicycle paths and other transportation facilities to the City upon completion in accordance with subdivision requirements, approval of the Public Works Department and acceptance.	
30-4.13h.3	A Planned Development shall satisfy either the provisions of	See Section 9.3 for requested modifications to the subdivision regulations. Except as set forth therein, AMC subdivision	

		the subdivision regulations or the requirements for exceptions to the provisions of the subdivision regulations. If the Planning Board determines that the design of the Planned Development meets the requirements for exceptions, approval of the Planned Development shall constitute the recommendation to authorize appropriate exceptions to the requirements and regulations of the subdivision regulations.	regulations shall apply.
	30-4.13i.	Particular Conditions. The Planning Board may impose such conditions as will eliminate or mitigate any of the following conditions which might otherwise result from approval of the application:	See Section 9.3 (Subdivision Map Process) and Section 9.2 (Relationship to CEQA). The EIR and Mitigation Monitoring and Reporting Program will specify necessary mitigation measures.
	30-4.13i.1	Traffic congestion or unsafe access,	The Project described by the Master Plan includes measures that will mitigate traffic congestion or unsafe access. See Section 5.2 (Public Street Systems), Section 5.3 (Transit Systems and Transportation Demand Management (TDM) Program); Section 5.7 (Truck Routes) and Section 5.9 (Phasing of Transportation Improvements).
	30-4.13i.2	Site not physically suitable for the type of development,	The Project described by the Master Plan includes measures that will mitigate physical constraints of the Project Site. See Section 2.2 (Development Considerations) and Chapter 6 (Utilities and Infrastructure).

	30-4.13i.3	Site not physically suitable for the proposed density,	The Project described by the Master Plan includes measures that will mitigate for the proposed density. See Section 1.5 (Project Description) and Chapter 5 (Transportation, Circulation and Parking) and Section 7.6 (Environmental Sustainability Building Strategies). See also <u>Attachment L</u> —Comparative Density Analysis, indicating that proposed density at Project Site is consistent with density in the remainder of the main island of the City of Alameda. The project is a transit-oriented community, concentrating housing and employment in compact, highly walkable, diverse mix-use neighborhoods with direct and convenient access to high quality public transportation and open space parkland and water access. The requested density is also necessary (i) to provide for affordable housing costs and (ii) to ensure that construction of the overall development, including affordable housing, is not physically precluded by development standard limitations that would be otherwise applicable without the adoption of the entitlements requested in this application.
	30-4.13i.4	Proposed improvement is likely to cause substantial environmental damage,	The Project described by the Master Plan includes measures that will mitigate for the current environmental conditions at the Project Site. See Chapter 2 (Plan Background) and Chapter 6.2 (Grading), 6.3 (Storm Drainage and Water Quality), 6.5 (Water Supply and Distribution) and 6.6 (Energy). The Project will enhance clean-up provided by the Navy through remediation of contaminants not addressed in the Navy plan. The Project promotes environmental sustainability, reduction in energy consumption, water usage, greenhouse gases and solid waste generation through compact community planning, water recycling, energy efficient building design, use of recycled material and applying low water demand techniques in all new development, including landscape development. See Section 7.6 (Environmental Sustainability Building Strategies)
	30-4.13i.5	Design or type of	See immediately prior response which will mitigate

	improvement is likely to cause serious public health problems.	potential public health problems.
30-4.13j.	Development Plan. An applicant seeking approval of a Planned Development shall submit a development plan with the application. The development plan shall include all of the following information:	See <u>Attachment K</u> — Development Plan.
30-4.13j.1	A site plan showing:	See <u>Attachment K</u> — Development Plan.
30-4.13j.1(a)	All (1) streets, (2) walkways, bicycle or pedestrian paths, (3) waterways and parking lots, (4) dividing strips, (5) bridges, (6) building pads or sites and lot lines, drawn so as to be easily read and interpreted,	See <u>Attachment K</u> — Development Plan, including the following Master Plan Figures: (1) Figure 5-1. (2) Figure 5-11. (3) Figure 5-10. (4) Figures 5-2 through 5-8. (5) There are no bridges proposed for the Project. (6) See <u>Attachment K</u> — Master Plan and Phasing Map.
30-4.13j.1(b)	Areas proposed to be conveyed, dedicated or reserved for (1) parks, parkways, playgrounds, (2) school sites, public	(1) <u>Attachment K</u> — Development Plan, including Master Plan Figures 4-1 through 4-6 (version with swimming pool) and Figure 5-4. (2) See <u>Attachment K</u> — Master Plan and Phasing Map.

	buildings, and similar public uses, or similar facilities proposed for common ownership or use,	
30-4.13j.1(c)	General topography and cross-sectional information, in sufficient detail so as to be easily understood,	See <u>Attachment K</u> — Development Plan. The topographical map and cross-sectional information provided therein is responsive to the MX district's application requirements.
30-4.13j.1(d)	Details and specifications, as necessary, to insure that improvements meet the requirements of the Planning Board.	See <u>Attachment No. K</u> — Development Plan.
30-4.13j.2	A plot plan showing:	See <u>Attachment K</u> — Development Plan.
30-4.13j.2(a)	Each building site or pad, its relationship to other building sites in distance and the approximate location of all buildings, structures and improvements.	See <u>Attachment K</u> — Master Plan and Phasing Map. Detailed building pad locations to be provided as part of MGDIP and subdivision map act applications.
30-4.13j.2(b)	All open space, including common open space and private open space.	See <u>Attachment K</u> — Development Plan. See also Figures 4-1 through 4-6 (version with swimming pool) and Figure 5-4.
30-4.13j.3	Elevations, perspective drawings, models or other graphic representations sufficient to apprise the Board of the design of the various improvements of the	Requirement waived pursuant to Section 30-4.20h.8, see below.

	project.	
30-4.13j.4	A development schedule indicating:	See <u>Attachment K</u> — Development Schedule.
30-4.13j.4(a)	The approximate date when construction of the project is expected to begin.	See <u>Attachment K</u> — Development Schedule.
30-4.13j.4(b)	The stage in which the project will be built and the approximate date when construction of each stage is expected to begin.	See <u>Attachment K</u> — Development Schedule.
30-4.13j.4(c)	The anticipated rate of development.	See <u>Attachment K</u> — Development Schedule.
30-4.13j.4(d)	The approximate dates when the development of each of the stages in the development is expected to be completed.	See <u>Attachment K</u> —Development Schedule.
30-4.13j.4(e)	The area and location of common open space that will be provided at each stage.	See <u>Attachment K</u> — Master Plan and Phasing Map.
30-4.13j.5	An outline of the proposed agreements, provisions or covenants, if any, which will govern the use, maintenance, and continued protection of the Planned Development and any of its	See Chapter 8 (Implementation).

		common open areas.	
	30-4.13j.6	Any additional information which the Planning Board deems necessary or desirable.	N/A for application.
	30-4.13j.7	An overall general or master plan showing how the plans relate to one another when two (2) or more related Planned Development plans will be filed.	See <u>Attachment K</u> —Master Plan and Phasing Map.
	30-4.13k.	Development Plan Finalization. Whenever approval of the development plan is conditioned on amendments thereto, the Planning Board may require an additional review to insure that all exhibits and texts of the approval comply with approvals given. Exhibits and text shall be designated the final development plan when no further approvals are required by the Planning Board.	N/A for application.
	30-4.13l.	<i>[omitted]</i>	N/A.
	30-4.13m.	<i>Amendments.</i>	N/A for application.
	30-4.13m.1	Amendments to planned	N/A for application.

	developments shall be subject to review by the Planning Board.	
30-4.13m.2	Amendments to planned developments shall be required under the following circumstances:	N/A for application.
30-4.13m.2(a)	Changes in permitted uses from those authorized under the planned development approval;	Application seeks amendment to AMC Section 30-4.20d.2 (Regulations of Uses Permitted in Mixed Use Planned Developments) to include as permitted zoning designations for Alameda Point Master Plan area those districts described in Section 3.3 (Land Use Program). See <u>Attachments G.1 and H.1</u> (MX Zoning Amendment).
30-4.13m.2(b)	Changes in the permitted minimum lot area and width, building height limit, maximum main building coverage, or yard requirements;	Application seeks amendment to AMC Section 30-4.20d.2 (Regulations of Uses Permitted in Mixed Use Planned Developments) to include as permitted zoning designations for Alameda Point Master Plan area those districts described in Section 3.3 (Land Use Program). See <u>Attachments G.1 and H.1</u> — MX Zoning Amendment.
30-4.13m.2(c)	Changes in off-street parking requirements;	In the Master Plan, the Applicant seeks to deviate from the existing AMC requirements in these areas in accordance with provisions of Section 7.5 (Parking Standards).
30-4.13m.2(d)	Additions to commercial or public uses which involve more than a twenty-five (25%) percent increase in the floor area of existing structures associated with the use; or	Master Plan does not anticipate additions or public uses in excess of 25% of the floor area of existing structures associated with the use.
30-4.13m.2(e)	A building or use expansion which, in the opinion of the Planning	Master Plan does not anticipate a building or use expansion having a substantial adverse effect on adjacent property.

		Director, may have a substantial adverse effect on adjacent property.	
	30-4.13m.3	Amendments to final development plans shall be processed according to the foregoing provisions of this article.	N/A for application.
	30-4.13n	<i>Certificates of Compliance.</i> Before the issuance of an occupancy permit, the Zoning Administrator shall certify that the conditions of approval of the Planned Development have been met. The City Engineer's report on a final map shall certify that the final map is consistent with the conditions of approval of the Planned Development.	N/A for application.
30-4.20d.4	The City Council and Planning Board may rely on standards established in other sections of this article as guidance.		N/A for application.
30-4.20d.5	The City Council and Planning Board shall establish all other requirements by conditions of approval. The Planning Board shall recommend whatever conditions it deems appropriate for the Master Plan and shall establish conditions for approval of development plans.		N/A for application.
30-4.20e.	<i>Density.</i>		

30-4.20e.1	The City Council shall determine the number of dwelling units that are appropriate for the MX and the appropriate area of noncommercial development therein.	<p>Section 1.5 (Project Description) identifies the appropriate number of dwelling units and noncommercial development in the project described in the Master Plan.</p> <p>See <u>Attachment L</u> Comparative Density Analysis, indicating that proposed density at Project Site is consistent with density in the remainder of the main island of the City of Alameda. The Project described in the Master Plan is a transit-oriented community, concentrating housing and employment in compact, highly walkable mixed-use districts and includes these and other measures that will mitigate for the proposed density.</p> <p>See also Section 1.5 (Project Description), Chapter 5 (Transportation, Circulation and Parking) and Section 7.6 (Environmental Sustainability Building Strategies).</p>
30-4.20e.2	Residential development within the entire MX shall not exceed one dwelling unit per two thousand (2,000) square feet of lot area for land designated on the Master Plan for residential use.	The applicant is requesting an amendment to the MX zoning ordinance to exempt Alameda Point from the application of this sub-paragraph. See <u>Attachments G.1 and H.1</u> — MX Zoning Amendment.
30-4.20f.	<i>Master Plan.</i> An application for an MX District development shall be initiated by filing a Master Plan for the entire district for review with public hearing for an approval in principle by the Planning Board and City Council. A Master Plan submitted shall include:	Pursuant to the Exclusive Negotiation Agreement, Section 3.2.5.1 (Entitlement Application), the Applicant is filing this Master Plan.
30-4.20f.1	<i>Market Analysis.</i> Except in redevelopment project areas where a project is approved or amended in conjunction with an agreement with the redevelopment agency, an application seeking approval of a mixed-use development shall submit a market analysis, which shall be prepared and signed by an economist or market analyst as	N/A because Alameda Point is in a redevelopment area and pursuant to Exclusive Negotiation Agreement Section 3.2.5.1 (Entitlement Application).

	demonstrated by appropriate training and experience, and reviewed by the Planning Board. The market analysis shall demonstrate that the amount of land proposed can be realistically supported in commercial, residential, professional office or research uses. For these purposes such market analysis shall contain the following determinations:	
30-4.20f.1(a)	Determination of the trade area of the proposed facilities;	N/A because Alameda Point is in a redevelopment area and pursuant to Exclusive Negotiation Agreement Section 3.2.5.1 (Entitlement Application).
30-4.20f.1(b)	Determination of the trade area population,	N/A because Alameda Point is in a redevelopment area and pursuant to Exclusive Negotiation Agreement Section 3.2.5.1 (Entitlement Application).
30-4.20f.1(c)	Determination of the effective buying power in such trade areas;	N/A because Alameda Point is in a redevelopment area and pursuant to Exclusive Negotiation Agreement Section 3.2.5.1 (Entitlement Application).
30-4.20f.1(d)	Determination of net potential customer buying power for stores in the proposed commercial and professional facilities and, on such basis, the recommended use types and floor areas;	N/A because Alameda Point is in a redevelopment area and pursuant to Exclusive Negotiation Agreement Section 3.2.5.1 (Entitlement Application).
30-4.20f.1(e)	Determination of the combined market attraction as a result of the combination of proposed uses for the purpose of assessing the benefits projected for a mixed use project.	N/A because Alameda Point is in a redevelopment area and pursuant to Exclusive Negotiation Agreement Section 3.2.5.1 (Entitlement Application).
30-4.20f.2	An application form prepared by the Planning Department that identifies the location of the proposed development, the applicant, the owner of the property, and the size of the property;	See Application Form and Cover Letter provided by Developer concurrently with this submittal. See Exclusive Negotiation Agreement Section 3.2.5 for authority granted by City, ARRA and CIC to Developer for application submittal.
30-4.20f.3	A schematic map showing:	See <u>Attachment K</u> —(Development Plan and Attachment No. 7 — Master Plan and Phasing Map.
30-	Proposed land use designations;	See <u>Attachment K</u> — Master Plan and Phasing Map.

4.20f.3(a)		
30-4.20f.3(b)	Streets and parking lots;	See <u>Attachment K</u> — Development Plan.
30-4.20f.3(c)	Water areas and places of public access to water;	See <u>Attachment K</u> — Development Plan .
30-4.20f.3(d)	Public open space and other public facilities;	See <u>Attachment K</u> — Master Plan and Phasing Map.
30-4.20f.3(e)	Structures or natural features to be preserved.	See <u>Attachment K</u> — Master Plan and Phasing Map. See also Master Plan; Section 9.6 (Historic Preservation Review Process) and Figure 9-1 (Historic Resources).
30-4.20f.4	Maps indicating the following transportation circulation systems within the project and connecting to larger circulation networks in the City:	
30-4.20f.4(a)	Vehicular, including public transit,	See <u>Attachment K</u> — Development Plan.
30-4.20f.4(b)	Bicycles,	See <u>Attachment K</u> — Development Plan.
30-4.20f.4(c)	Pedestrians, and	See <u>Attachment K</u> — Development Plan.
30-4.20f.4(d)	Waterways.	See <u>Attachment K</u> — Development Plan.
30-4.20f.5	Preliminary elevations of each structure or elevations of each model or typical structure.	Requirement waived pursuant to Section 30-4.20h.8, see below.
30-4.20f.6	A narrative text including:	See attached Master Plan.
30-4.20f.6(a)	Identification and description of the uses proposed;	See Section 3.3 (Land Use Program).

30-4.20f.6(b)	Statement of the scale of each use, expressed in numbers (i.e., number of residential units, number of boat berths, square footage of retail-commercial, square footage of office uses, etc.) and in acreage allotted;	See Section 3.1 (Introduction) and Table 3-1 (Land Use Summary, Alameda Point). The introduction to Chapter 3, Land Use, also specifies 600 marina boat slips.
30-4.20f.6(c)	Description of the vehicular transportation circulation system within the project and connecting to larger circulation networks in the City;	See Chapter 5 (Transportation, Circulation and Parking).
30-4.20f.6(d)	Description of alternatives to private vehicles, including facilities for public transportation use, pedestrians, and bicycles;	See Chapter 5 (Transportation, Circulation and Parking).
30-4.20f.6(e)	Preliminary plans for parking, describing scale and location;	See Section 5.8 (Parking) and Section 7.5 (Parking Standards). See also Attachment K— Development Plan
30-4.20f.6(f)	Tabulations of approximate acreage allotted to public open space, common private open space, and non-common private open space;	See Chapter 4 (Open Space and Conservation) and Table 4-1 (Parks and Open Space, Alameda Point). See also Table 7-1 (Development Standards) for a discussion of front setbacks, rear setbacks and FAR for the purpose of calculating common private open space and non-common private open space by building type.
30-4.20f.6(g)	Description of public access to water and public utilization of water related facilities; and	See Section 3.3.8 (Alameda Point-Public Trust), Section 4.5 (Seaplane Lagoon Waterfront Park), Section 4.6 (Alameda Point Sports Complex), Table 4-1 (Parks and Open Space, Alameda Point), and Section 5.4 (Ferry Service).
30-4.20f.6(h)	Statement of probable uses of public open space and other public facilities, including a rationale for scale and location.	See Chapter 4 (Open Space and Conservation).
30-4.20f.7	A preliminary development schedule and phasing diagram showing each phase of the development	See <u>Attachment K</u> — Master Plan and Phasing Map and <u>Attachment K</u> — Development Schedule.

	schedule of the Master Plan, for purposes of planning public amenities and infrastructure.	
30-4.20f.8	In lieu of (f)(5) and (7) above, at its discretion, the City Council may approve as part of the Master Plan, a document containing detailed Development Standards, Procedures and Guidelines to which Development Plans must conform and which shall generally cover the topics described in (f)(5) and (7) but permit flexibility in design, lay-out and timing of buildout. The City Council may approve in the Development Standards, Procedures and Guidelines, as provided for in subsection 30- 4.20 a.5, the delegation of some, or all, of the decisions on the development plans to the Planning Director.	The Master Plan includes “Development Standards, Procedures and Guidelines” in Chapter 7 (Development Standards) and Chapter 9 (Plan Review); therefore, the applicant is seeking an exemption from the requirements of 30-4.20(f)(5) and (f)(7). Prior to the commencement of construction in the first phase, the applicant will seek approval of a master subdivision map, a Pattern Book, Historic Resources Design Guidelines and a MGDIP, each in accordance with the requirements of the Master Plan and the AMC. The Master Plan delegates certain decisions on development plans to the Planning Director.
30-4.20g.	<i>Procedures and Standards.</i>	N/A
30-4.20g.1	At least one (1) public hearing shall be held by the Planning Board, noticed pursuant to subsection 30-21.7 on each Master Plan after the Board shall make its recommendations to the City Council.	N/A for application.
30-4.20g.2	The City Council shall also hold at least one (1) public hearing on the Master Plan before making its decision therein.	N/A for application.
30-4.20g.3	The Planning Board may approve a development plan only if it determines, in the context of the Master Plan, that the mixed use development:	The Master Plan complies with the requirements of 30-4.20.
30-4.20g.3(a)	Qualifies;	The project proposed by the applicant qualifies as a Mixed-Use Planned Development for the reasons stated generally in

		<p>this table and because, as described in the attached Master Plan and supplemental application materials submitted to the City concurrently herewith, the Plan promotes the goals of the Mixed Use Planned Development District. The proposed plan will be consistent with the General Plan when the General Plan amendments proposed by the applicant are adopted by the City. Professional talent is being used in the design of the project.</p>
30-4.20g.3(b)	Satisfies the purpose of these regulations;	<p>As demonstrated by this chart, the project proposed by the applicant satisfies the purposes of the Mixed-Use Planned Development District. The Master Plan, and in particular Section 1.3 (Plan Objectives) and Section 1.5 (Project Description), describes how the project encourages the development of a compatible mixture of land uses, which include residential, retail, offices, recreational, entertainment, research-orient light industrial, and water-oriented uses.</p>
30-4.20g.3(c)	Is designed in a manner compatible with existing and potential contiguous uses;	<p>The project encourages the reuse of buildings and landscapes with historic significance. See Section 2.2.3 (Historic District); Section 3.3.1 (Alameda Point-Preservation Mixed Use); Section 3.4 (Historic Resources); Section 7.4.2 (Standards for Historic Resources, Buildings and Structures) and Section 9.6 (Historic Preservation Review Process).</p> <p>The project also designed to be compatible with contiguous uses and in a manner that integrates with existing transit systems. Residential uses are sited adjacent to other off-site residential uses. Proposed school uses in the southeastern portion of the plan area allows for an expansion of the adjacent high schools. The project expressly allows Public Trust uses to the full extent of the NAS Alameda Trust Exchange Act, provides access to the waterfront through parks and public trust uses, preserves open space and promotes respect and protection of wildlife. See <u>Attachment K</u> — Master Plan and Phasing Map.</p> <p>See also Section 5.3 (Transit Systems), which describes how</p>

		the Project is integrated with the existing road and transportation system in the City.
30-4.20g.3(d)	Provides a sufficient vehicular and nonvehicular circulation system within the project with the least amount of duplication; and the best interface with other systems;	See Chapter 5 (Transportation, Circulation and Parking).
30-4.20g.3(e)	Provides and maintains adequate landscaping using, where appropriate, native plants and taking maximum advantage of the screening capabilities of landscaping;	See Section 7.6 (Environmental Sustainability and Building Strategies).
30-4.20g.3(f)	The amount of land proposed for any particular use can be marketed for that use within a reasonable time after development is complete;	The project proposes a reasonable absorption plan consistent with the overall scope and complexity of the proposed development. See <u>Attachment K</u> — Development Schedule.
30-4.20g.3(g)	Provides sufficient area, and encourages adequate public accessibility and usage of the water/land interface;	See Section 3.3.8 (Alameda Point-Public Trust); Section 4.5 (Seaplane Lagoon Waterfront Park); Table 4-1 (Parks and Open Space, Alameda Point); Section 4.6 (Alameda Point Sports Complex); and Section 5.4 (Ferry Service).
30-4.20g.3(h)	Provides a comprehensive, coordinated, controlled system of informational and directional graphic signage throughout the development; and	Will be addressed in a future Pattern Book pursuant to Section 9.5 (Design Review). See also Section 7.6 (Environmental Sustainability Building Strategies) and Section 9.6.4 (Historic Resource Design Guidelines).
30-4.20g.3(i)	Demonstrates progressive techniques for the conservation of, and decreased consumption of, nonrenewable energy.	See Section 7.6 (Environmental Sustainability and Building Strategies).
30-4.20g.4	<i>Planning Director Decisions.</i>	N/A for application.
30-4.20g.4(a)	Where authority for decisions on development plans is delegated to the Planning Director, pursuant to subsection 30-4.20 f.8 (a), the Planning Director shall be responsible for making	N/A for application.

	<p>the determinations required in subsection 30-4.20 g.3 and providing the same public notice required for Planning Board action on a development plan, but may take action administratively without holding a public hearing. In those instances where the Planning Director believes an application will generate significant public interest or involve policy issues, the Planning Director may refer the application to the Planning Board for review and action. Each decision made by the Planning Director pursuant to delegated authority in accordance with this section shall be placed as an information item on the Planning Board agenda and provide a summary of the project and conditions.</p>	
30-4.20g.4(b)	<p>If the Planning Director receives a written request for a Planning Board public hearing and action by the Planning Board any time during the review process but no later than ten days after the action of the Planning Director or three (3) working days following the Planning Board meeting for which the information item is on the agenda, whichever time period is longer, then the development plan shall be set for Planning Board public hearing and action.</p>	N/A for application.
30-4.20h	<p><i>Development Plans.</i> Applicants shall file development plans which include the following information:</p>	See <u>Attachment K</u> — Development Plan.
30-4.20h.1	<p>Proposed land uses, population densities and building intensities, school sites and usable open space as part of the Site Plan.</p>	See response to subsection 30-4.13j.1 above.
30-4.20h.2	<p>All other requirements of subsection 30-4.13j.</p>	See response to subsection 30-4.13j above.

	[See above]	
30-4.20i	<i>Development of the Phases of the Master Plan.</i>	
30-4.20i.1	Each phase of the Master Plan shall be substantially under construction before development plan for another phase may be approved, unless otherwise provided in an applicable agreement with the City or Community Improvement Commission.	To be addressed in a Disposition and Development Agreement with the Community Improvement Commission and the Alameda Reuse and Redevelopment Authority.
30-4.20i.2	A phase may be processed by more than one (1) development plan upon approval of the Planning Board for each development plan. (Ord. No. 1988 N.S.; Ord. No. 2807 N.S. § 1)	N/A for application.

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