

APPENDIX B:  
COMPARISON BETWEEN ALAMEDA POINT DEVELOPMENT STANDARDS FOR  
PARKING AND CURRENT ALAMEDA ZONING

<b>Table B-1a: Comparison between Alameda Point Development Standards for Parking and Current Alameda Zoning (Residential, Open Space, and Lodging Uses)</b>			
<b>Residential, Open Space, and Lodging</b>			
<b>Use</b>	<b>Alameda Point Development Standards</b>	<b>Current Zoning</b>	<b>Percent Difference</b>
	<b>Max.</b>		
Dwelling unit (multifamily)	1.50	2.00	25%
Dwelling unit (single family)	2.00	2.00	0%
Bed and Breakfast	0.80	1.00	20%
Hotels	0.80	1.25	36%
Community Garden	See Zoning Code	-	
Parks/playgrounds/ sports fields	See Zoning Code	-	
Trailheads, Trails, and comfort stations	See Zoning Code	-	
Artist Studio	0.55	1.50	63%
Work/Live	0.55	1.50	63%
<b>Average</b>			<b>35%</b>

<b>Table B-1b: Comparison between Alameda Point Development Standards for Parking and Current Alameda Zoning (Marine Uses)</b>			
<b>Marine Uses</b>			
<b>Use</b>	<b>Alameda Point Development Standards</b>	<b>Current Zoning</b>	<b>Percent Difference</b>
	<b>Max.</b>		
Marine research	2.00	3.30	39%
Maritime workplace	2.75	4.00	31%
Maritime wholesaling	3.50	5.00	30%
Boat sales and repair, fuel sales.	1.75	5.00	65%
Maritime Concessions	2.00	5.00	60%
Boating clubs or schools	2.00	3.30	39%
Commercial Marina	0.50	0.50	0%
Dry Boat Storage (outdoor)	0.50	0.67	25%
<b>Average</b>			<b>36%</b>

**Table B-1c: Comparison between Alameda Point Development Standards for Parking and Current Alameda Zoning (Commercial and Retail)**

Commercial and Retail Uses			
Use	Alameda Point Development Standards	Current Zoning	Percent Difference
	Max.		
Office	2.75	4.00	31%
Large Format Retail	3.50	5.00	30%
Retail	3.35	5.00	33%
Retail, catalog and mail order	2.75	5.00	45%
Retail, plant nursery	2.75	5.00	45%
Grocery	3.35	5.00	33%
Convenience stores	3.35	5.00	33%
Art Gallery	0.60	2.00	70%
Café	7.00	10.00	30%
Catering services	2.75	5.00	45%
Restaurant	7.00	10.00	30%
Bars/Tavern	7.00	10.00	30%
Banks and financial services	2.75	5.00	45%
Repair business (consumer products)	2.75	5.00	45%
Personal Services	2.75	4.00	31%
Liquor Store	2.75	5.00	45%
Urban Farm	See Zoning Code	-	-
<b>Average</b>			<b>39%</b>

**Table B-1d: Comparison between Alameda Point Development Standards for Parking and Current Alameda Zoning (Institutional and Assembly)**

Institutional and Assembly Uses			
Use	Alameda Point Development Standards	Current Zoning	Percent Difference
	Max.		
Animal shelter	2.25	4.00	44%
Clubs, Halls, Centers	7.00	10.00	30%
Conference Center	7.00	20.00	65%
Library	1.25	2.00	38%
Museum	1.25	2.00	38%
Theater /Entertainment	5.00	20.00	75%
Multiple Screen theatre	-	20.00	n/a
Religious Assembly	7.00	20.00	65%
Health and fitness facilities	2.75	4.00	31%
Hospitals	3.00	4.00	25%
Health Clinic	2.75	4.00	31%
Veterinary Clinic	2.25	4.00	44%
Government facilities and offices	2.25	3.30	32%
Post Office	3.50	4.00	13%
Funeral Home	4.00	20.00	80%
Teaching studios (art, dance, fitness, music)	2.00	3.30	39%
College/Vocational School	2.00	3.30	39%
Schools	2.00	3.30	39%
Emergency Shelter	(c)	3.30	n/a
Child Care	1.50	1.70	12%
Family Day Care with 7 or more children	See Zoning Code	2.00	n/a
Family Day Care with 6 or fewer	See Zoning Code	2.00	n/a
<b>Average</b>			<b>41%</b>

<b>Table B-1e: Comparison between Alameda Point Development Standards for Parking and Current Alameda Zoning (Industrial)</b>			
<b>Industrial Uses</b>			
<b>Use</b>	<b>Alameda Point Development Standards</b>	<b>Current Zoning</b>	<b>Percent Difference</b>
	<b>Max.</b>		
Building materials storage/contractor yards	0.50	1.25	60%
Food and beverage manufacturing	0.75	1.25	40%
Industrial, Light	0.75	1.25	40%
Industrial, Heavy	0.75	1.25	40%
Industrial Arts	0.75	1.25	40%
Utilities- Large	0.75	1.25	40%
Utilities -Small	0.75	1.25	40%
Printing and publishing	0.75	4.00	81%
Specialty trade contractors and businesses	0.75	4.00	81%
Storage, outdoor	0.50	0.67	25%
Storage, indoor	0.50	0.67	25%
Wholesaling and distribution	0.75	1.25	40%
<b>Average</b>			<b>46%</b>

<b>Table B-1f: Comparison between Alameda Point Development Standards for Parking and Current Alameda Zoning (Transportation Services)</b>			
<b>Transportation Services</b>			
<b>Use</b>	<b>Alameda Point Development Standards</b>	<b>Current Zoning</b>	<b>Percent Difference</b>
	<b>Max.</b>		
Transit Station/ferry terminal	n/a	n/a	n/a
Car or Bike sharing facility	n/a	n/a	n/a
Automobile, sales, rental and leasing	1.50	5.00	70%
Automobile service/repair	2.25	5.00	55%
Gas Station	2.25	5.00	55%
Parking, garage or surface lot	N/A	-	n/a
Bus Shed/Maintenance Facility	2.25	4.00	44%
<b>Average</b>			<b>56%</b>

**Table B-1g: Summary of Comparison**

	<b>Percent Difference</b>
Average Ratio of AP Development Standards to Current Zoning for of All Land Use Categories	<b>42%</b>
Alameda Point Parking Requirements as a Proportion of Current Zoning Parking Requirements	<b>58%</b>