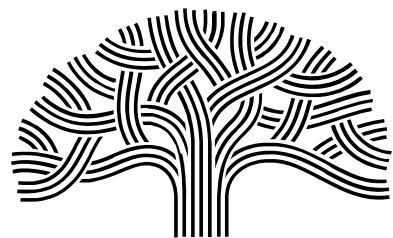


Oakland 2045 General Plan Update | Phase 1 Zoning Amendments

Presentation to the Zoning Update
Committee

April 12, 2023

Planning and Building Department



**CITY OF
OAKLAND**



Agenda

- Overview
 - 2045 General Plan Update
 - Purpose of Proposed Planning Code Text and Map Amendments
 - Timeline
- Zoning and Height Area Map Changes
 - Citywide Changes
 - Neighborhood And Regions in the City
- Next Steps

Overview

2045 General Plan Update

- **Legal Basis** for development and conservation.
- Establishes citywide vision and supporting **goals, policies, and implementation measures**.
- **Eight** required Elements
- **Two Phase Approach to General Plan Update:**
- **Phase I (Winter 2021 – Summer 2023)**
 - 2023-2031 Housing Element (*Adopted January 31, 2023*)
 - Safety Element & Environmental Justice Element
 - Zoning Code and General Plan – Map and Text Amendments for Phase 1
- **Phase II (From Fall 2023)**
 - Land Use and Transportation Element
 - Open Space, Conservation and Recreation Element
 - Capital Facilities and Infrastructure Element
 - Noise Element and Updates to the Zoning Code

Purpose of Proposed Planning Code Amendments

- Implement actions in the 2023-2031 HAP
- Further fair housing
- Encourage a variety of multi-unit housing types in Oakland
- Incentivize affordable housing
- Add housing in areas well served by transit and resources
- Advance environmental justice by reducing pollution burden on communities
- Reduce constraints on housing development and processing entitlements

Proposed Mapping and Text Amendments

- Planning Code Changes
 - Allow for a wider variety of housing types in low-density residential zones (Detached Unit Residential [RD] and Mixed Housing Type Residential [RM])
 - Changes to permitted densities, minimum lot size, maximum building heights, and minimum lot standards
 - Allow for additional building heights and densities in transit-rich locations
 - Existing transit corridors such as International Blvd., Foothill Blvd., MacArthur Blvd., San Pablo Ave., Telegraph Ave., Shattuck Ave., Claremont Ave., and College Ave.
 - In areas near high-capacity transit, including areas near BART and Bus Rapid Transit (BRT) Stations.
- General Plan text and map amendments to ensure consistency with proposed Planning Code changes

Timeline

- September 2022 - February 2023 – Laying the Groundwork
 - Preliminary zoning proposals as part of the Housing Element – Appendix J
 - Written + verbal comments received through the Housing Element Update Process
 - Focus Groups on Affordable Housing Overlay and Missing Middle
- March 3, 2023 – Draft Text Amendments Published
- **March 3, 2023 - May 9, 2023 – Public Review Period**
 - Community meetings
 - Public Hearings with ZUC, LPAB
- Summer 2023 – Final Zoning Amendments Released
- Summer - Fall 2023 – Adoption Hearings

All Community Events and Public Meetings: oaklandca.gov/topics/meetings-and-events

Citywide Zoning and Height Area Map Changes

Citywide Zoning Changes

- Consolidate RD-1 and RD-2 Zones into one new RD Zone
 - Allows by right for up to four (4) dwelling units on lots 4,000 sf. or larger and two units on every parcel, regardless of the lot size
- Increase allowed density of Mixed Housing Type Residential (RM) Zone
 - Permit more units per lot, including two-to-four family dwellings and small multi-family dwellings
 - Each RM Zone allows 4 dwelling units by right on lots 4,000 sf. or larger and two units on every parcel, regardless of lot size + additional densities allowed for lots larger than 4,000 sf

More Citywide Zoning Changes

- Create new Regional Commercial (CR-2) Zone to allow for residential uses
- Buffer existing industrial uses and residential uses and reduce potential land use conflicts through zone changes
- Fix existing split zoning on parcels throughout the City

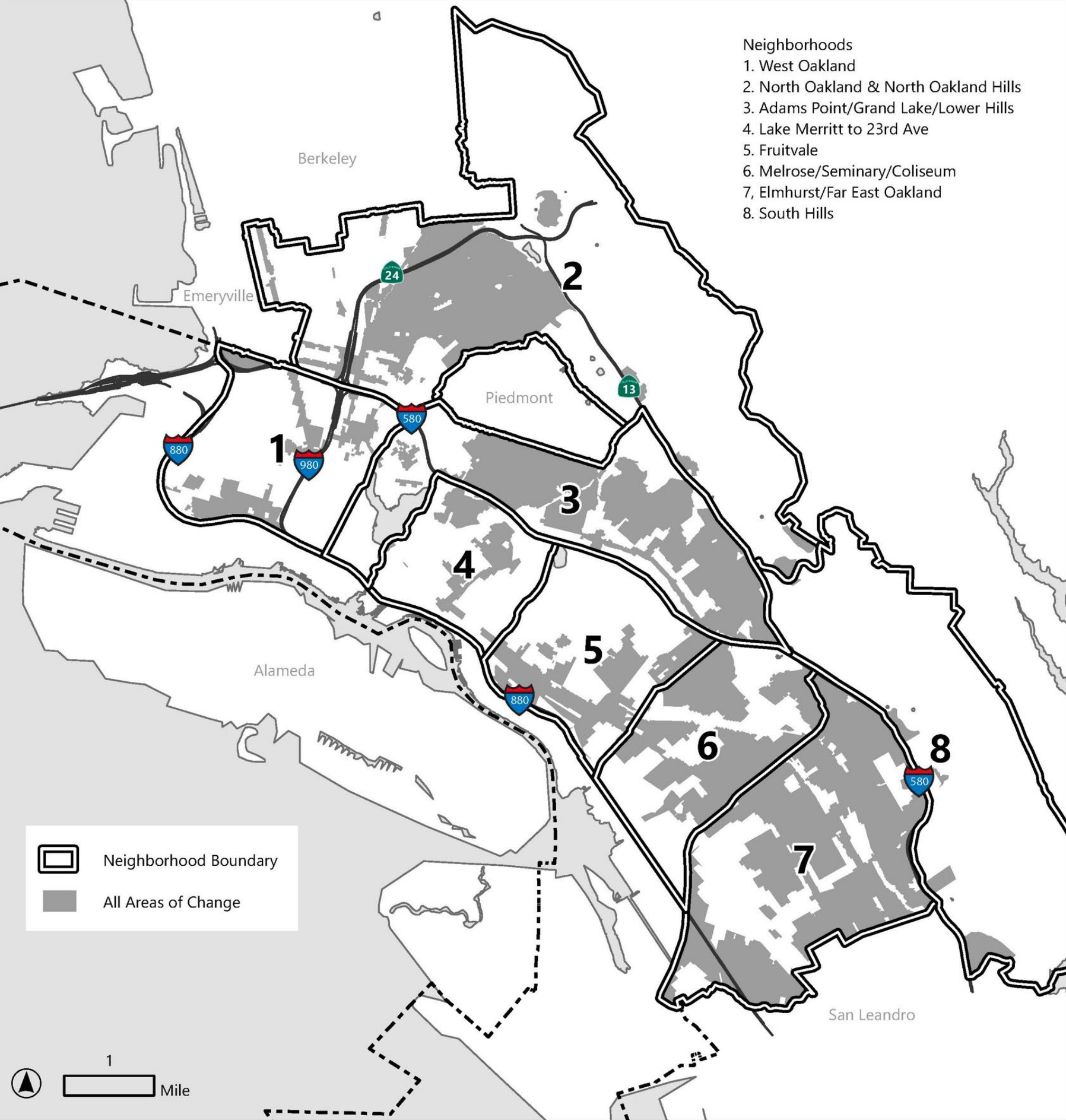
Citywide Height Area Changes

- 60 foot-height areas to change to 65 feet
 - Effectively achieve six (6) stories within a permitted building envelope
- 75 foot-, 85 foot-, and 90 foot-height areas to change to 95 feet
 - Bring the Zoning Code's height limits into better alignment with the California Building Code
 - Allow for maximum utilization of the building code's most cost-effective multifamily residential construction types
 - Lower construction costs per residential unit.

Zoning and Height Area Map – Neighborhood Changes

Oakland Neighborhood Boundaries

- 1. West Oakland
- 2. North Oakland & North Oakland Hills
- 3. Adams Point/Grand Lake/Lower Hills
- 4. Lake Merritt to 23rd Ave
- 5. Fruitvale
- 6. Melrose/Seminary/Coliseum
- 7. Elmhurst/Far East Oakland
- 8. South Hills







Zoning Map 2.6 (N Oakland & N Oakland Hills)

General Plan Update Phase 1 Amendments



Planning & Building Department, April 12, 2023

-  Areas of Zoning Change
-  Neighborhood Boundary

100
Feet







Zoning Map 2.8 (N Oakland & N Oakland Hills)

General Plan Update Phase 1 Amendments

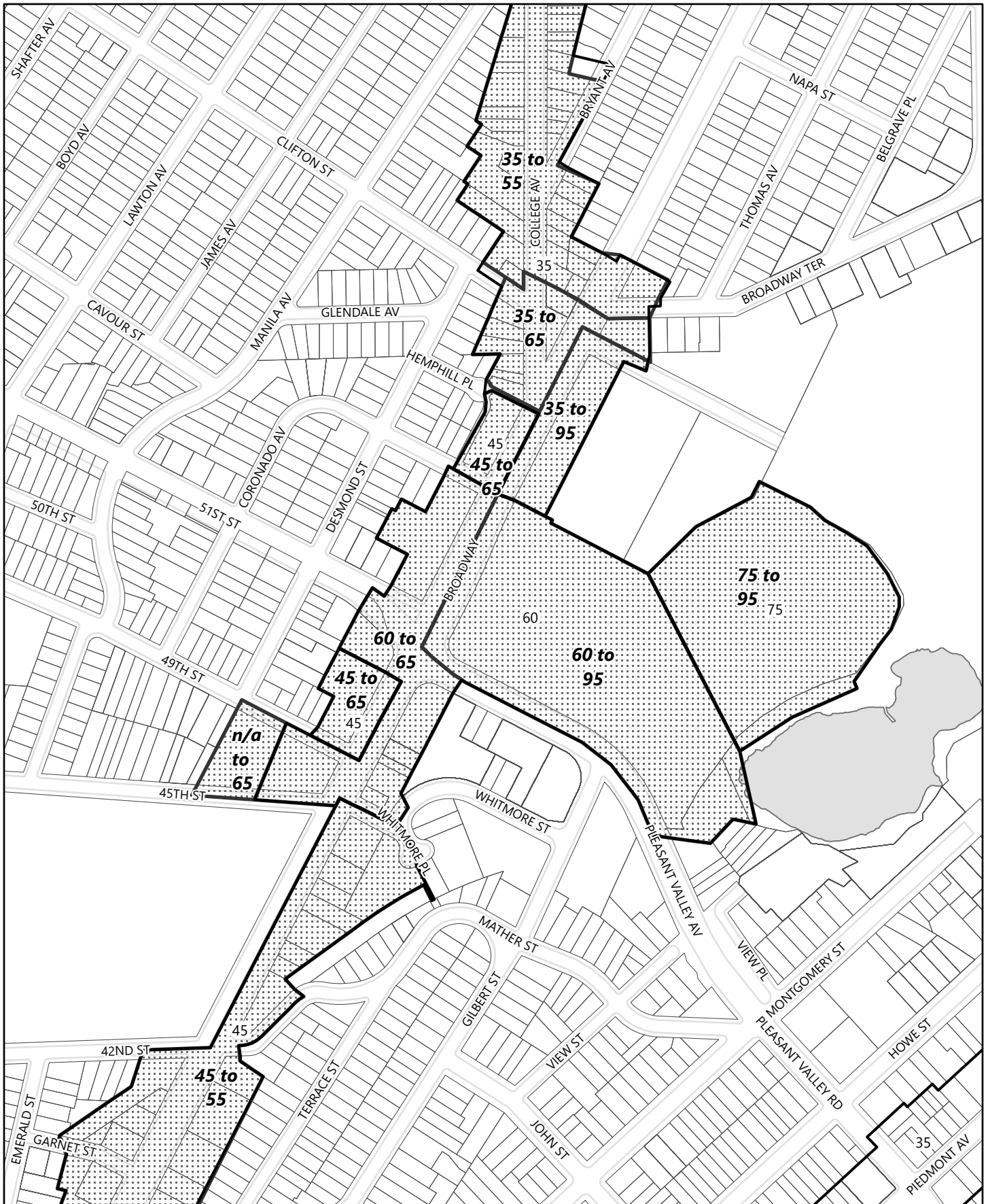


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-  Areas of Zoning Change
-  Neighborhood Boundary

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Feet



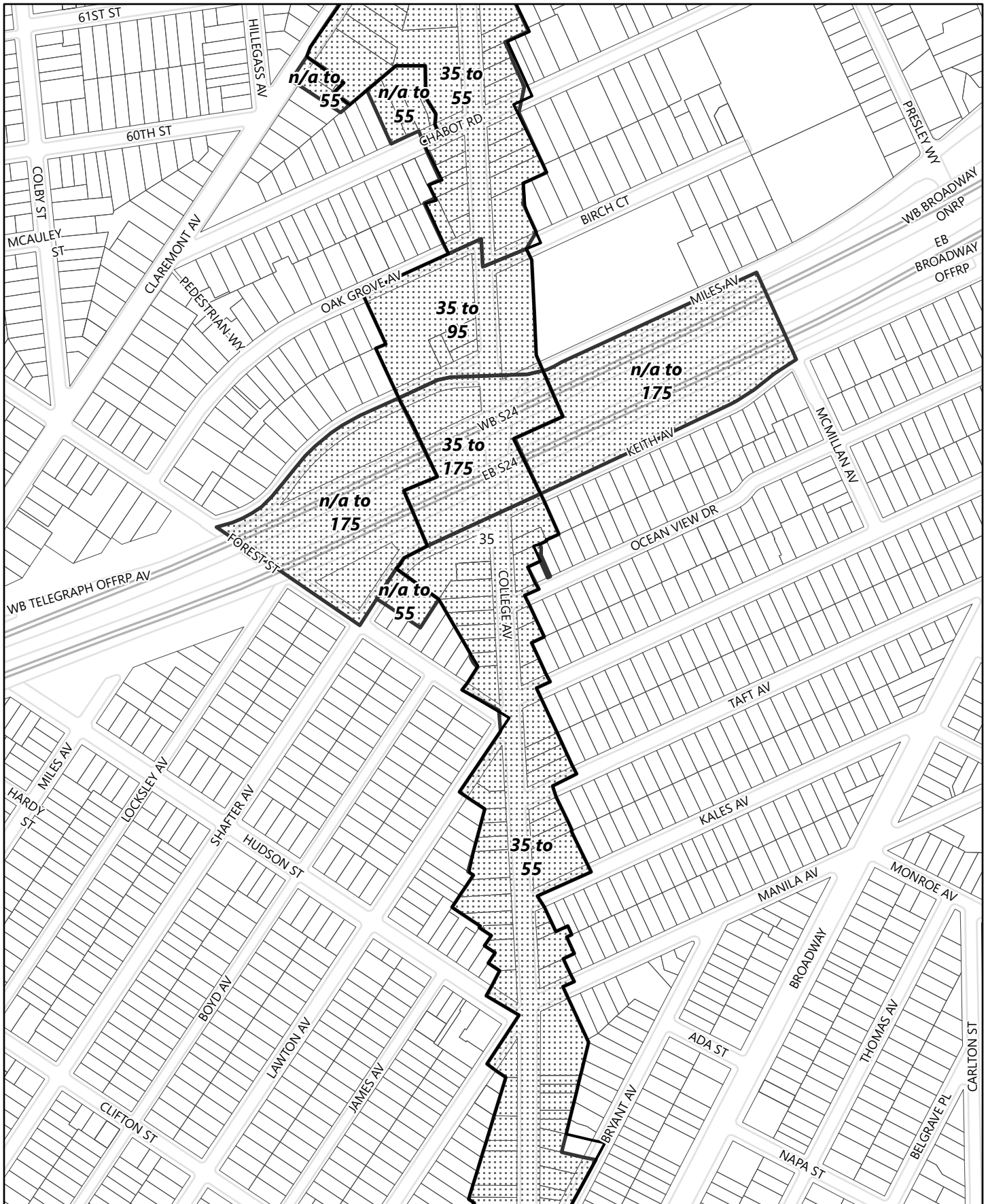


Height Map 2.3 (N Oakland & N Oakland Hills)

General Plan Update Phase 1 Amendments




- Existing Corridor Height Areas
- Areas of Change
- Neighborhood Boundary





Height Map 2.4 (N Oakland & N Oakland Hills)

General Plan Update Phase 1 Amendments

-  Existing Corridor Height Areas
-  Areas of Change
-  Neighborhood Boundary







Zoning Map 7.14 (Elmhurst/Far East Oakland)

General Plan Update Phase 1 Amendments



CITY OF OAKLAND Planning & Building Department, April 12, 2023

-  Areas of Zoning Change
-  Neighborhood Boundary

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Feet



Next Steps

Upcoming Meetings & Milestones

- **March 3, 2023 - May 9, 2023 – Public Review Period**
- LPAB Meeting – May 1, 2023 (carried over from April 3, 2023)
- Rockridge TOD Community Event with BART – April 13, 2023
- Zoning Amendments Townhall – April 17, 2023
- Final Zoning Amendments Released – Summer 2023
- Hearings – Summer – Fall 2023

LEARN MORE

To learn more about the **General Plan Update**, visit the website below and sign up for updates:

bit.ly/OaklandGPU