

WEST OAKLAND SPECIFIC PLAN

SUMMARY OF MAJOR ZONING CHANGES

- In order to establish more clearly defined buffers in West Oakland between existing residential neighborhoods and less compatible commercial and industrial areas, a select number of industrially zoned sites are proposed to change from (CIX) Commercial Industrial Mix to (HBX) Housing and Business Mix.
- Many of these new HBX-zoned sites would be designated with a new type of the Housing and Business Mix Zone: *HBX-4*.
 - In the new HBX-4 Zone, “Live/work” and “Work/live” would be outright permitted, but “Residential” would only be conditionally permitted. This new type of HBX is intended to provide standards that allow live/work, work/live, and housing to compatibly co-exist in areas with a strong presence of industrial and heavy commercial activities.
- In order to attract new types of industries to West Oakland that are anticipated to be growing in the future, the existing areas currently zoned CIX-1 (Commercial Industrial Mix-1) would be re-zoned to one of four new zone types: *CIX-1A*, *CIX-1B*, *CIX-1C*, or *CIX-1D*:
 - The new **CIX-1A** (Business Enhancement) Zone is intended to create, preserve, and enhance industrial areas in West Oakland that are appropriate for incubator space for specific industry groups, adaptable space for artisans and craftspeople, and flexible small spaces for start-up businesses.
 - The new **CIX-1B** (Low Intensity Business) Zone is intended to support industrial areas in West Oakland that are appropriate for a broad range of new custom and light manufacturing, light industrial, warehouse, research and development, and service commercial uses.
 - The new **CIX-1C** (High Intensity Business) Zone is intended to support industrial areas in West Oakland that are appropriate for a broad range of higher intensity commercial, retail, office, and advanced manufacturing-type users. This zone will be applied to areas with strong locational advantages that make possible the attraction of high intensity commercial and light industrial land uses and development types.
 - The new **CIX-1D** (Retail Commercial Mix) Zone is intended to create, preserve, and enhance industrial areas in West Oakland that are appropriate for a broad range of large scale retail and commercial uses. This district will be applied to certain areas with a prominent street location.
- In order to improve air quality and decrease truck traffic in the neighborhoods, the draft zoning provisions would restrict the allowed location of certain heavy impact land uses such as freight/truck terminals, truck yards, and primary waste collection centers, to designated areas outside of the West Oakland “freeway ring” (defined Interstate 980 to the east, Interstate 880 to the south and west, and Interstate 580 to the north):
 - The draft zoning provisions will include a “T” Overlay that can be combined with any of the new *CIX-1A*, *CIX-1B*, *CIX-1C*, or *CIX-1D* base Zones in order to designate the allowed areas for heavy

impact land uses. The “T” Overlay will primarily be applied within the 3rd Opportunity Area below I-880 (example: *CIX-1C/T*).

- For West Oakland’s Residential Areas, several regulatory changes are proposed to benefit existing residents:
 - The Secondary Unit regulations for West Oakland will be relaxed to eliminate the existing requirement for a separate non-tandem parking space. The new zoning changes will also remove the current prohibition against Secondary Units in the side and rear setback, as long as the Secondary Unit doesn’t exceed existing size limits and can meet all the same standards that allow a garage or accessory structure in the same location.
 - Also, the regulations for home-based businesses or “Home Occupations” in West Oakland will be modified to allow business operations in detached garages or accessory structures, and up to one (1) nonresident employee.
- In recognition of the existing historic pattern of small, narrow lots in many of West Oakland’s neighborhoods, several regulatory changes are proposed for the **RM-2** zoned areas to allow new lots to be created of a similar shape and size. This is intended to encourage infill that is more fine-grained, and complementary in scale and rhythm with the existing neighborhood fabric.

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Proposed Zoning Amendments
June 5, 2014

Issue	Code Section	Existing	Previous Proposal	Current Proposal
Limited Childcare in CIX-1a/b/c/d	<u>Section 17.73.020 - (Table 17.73.020 - Permitted and Conditionally Permitted Activities and Facilities)</u>	Prohibited in CIX-1	Prohibited in CIX-1a/b/c/d (same as existing)	Permitted with Conditional Use Permit (CUP) in CIX-1a/b/c/d
Health Care Civic in CIX-1c/d	<u>Section 17.73.020</u>	Permitted in CIX-1	CUP required in CIX-1a/b; Prohibited in CIX-1c/d	CUP required in CIX-1a/b/c/d
Utility and Vehicular in CIX-1a/b/c/d and 'T' Overlay	<u>Section 17.73.020</u>	Permitted in CIX-1	CUP required in CIX-1a/b/d; Permitted outright in CIX-1c	(Same as previous) + Permitted outright in 'T' Overlay
Mechanical and Electronic Games in CIX-1a/b/c/d	<u>Section 17.73.020</u>	CUP required within 300' of residential zone; permitted beyond 300'	CUP required in CIX-1a/b/c/d	In CIX-1a/b/c, CUP required within 300' of residential zone; permitted beyond 300' (same as existing); In CIX-1d, CUP required
Building Material Sales in CIX-1a/b/c/d	<u>Section 17.73.020</u>	CUP required within 300' of residential zone; permitted beyond 300'	CUP required within 300' of residential zone; permitted beyond 300' (same as existing)	CUP required if use involves outdoor activities within 300' of residential zone; Permitted outright beyond 300'
Automobile and Other Light Vehicle Sales and Rental in CIX-1a/b	<u>Section 17.73.020</u>	Permitted in CIX-1	CUP required in CIX-1a/b; Permitted outright in CIX-1c/d	(Same as previous) + Permitted outright in 'T' Overlay
Automobile and Other Light Vehicle Gas Station and Servicing in CIX-1a/b/c/d	<u>Section 17.73.020</u>	Permitted in CIX-1	CUP required in CIX-1a/b/c/d	Permitted outright beyond 300' of res. zone in 'T' Overlay; In CIX-1a/b/c, CUP required; In CIX-1d, CUP required if within 300' of res. zone, or if outdoor repair or service exceeds 50% of site
Automobile and Other Light Vehicle Repair and Cleaning	<u>Section 17.73.020</u>	CUP required within 300' of residential zone; permitted	CUP required within 300' of residential zone; permitted	In 'T' Overlay - same as existing;

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in CIX-1a/b/c/d		beyond 300'	beyond 300' (same as existing)	CUP required if within 300' of residential zone, or if outdoor repair or service exceeds 50% of site
Taxi and Light Fleet Based Services in CIX-1a/b/c/d	<u>Section 17.73.020</u>	(Use not currently listed in CIX Table)	In CIX-1a/b/c, CUP required within 300' of residential zone; permitted beyond 300'; In CIX-1d, CUP required	Permitted outright in 'T' Overlay; CUP required in CIX-1a/b/c/d
General Manufacturing in CIX-1a/b/c/d	<u>Section 17.73.020</u>	CUP required within 300' of residential zone; permitted beyond 300'	In CIX-1a, CUP required within 300' of residential zone, permitted beyond 300'; CUP required in CIX-1b/c; Prohibited in CIX-1d	In CIX-1a/b/c, same as existing - CUP required within 300' of residential zone, permitted beyond 300'; Prohibited in CIX-1d
Construction Operations in CIX-1a/b/c/d	<u>Section 17.73.020</u>	CUP required within 300' of residential zone; permitted beyond 300'	CUP required in CIX-1a/b/c/d	In 'T' Overlay - same as existing; In CIX-1a/b/c, CUP required only if any outdoor activities within 300' of residential zone; In CIX-1d, CUP required
General Warehousing, Storage, and Distribution in CIX-1a/b/c/d	<u>Section 17.73.020</u>	Permitted in CIX-1	CUP required in CIX-1a/b/c/d	Permitted outright in 'T' Overlay; In CIX-1a/b/c, CUP required only if over 25,000 sf.; In CIX-1d, CUP required
Freight/Truck Terminal in CIX-1a/b/c/d	<u>Section 17.73.020</u>	Prohibited within 600' of residential zone; CUP required elsewhere	Prohibited in CIX-1a/b/c/d	Permitted outright in 'T' Overlay; Prohibited in CIX-1a/b/c/d (same as previous)
Truck Yard in CIX-1a/b/c/d	<u>Section 17.73.020</u>	Prohibited within 600' of residential zone; CUP required elsewhere	Prohibited in CIX-1a/b/c/d	Permitted outright in 'T' Overlay; Prohibited in CIX-1a/b/c/d (same as

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Truck and Other Heavy Vehicle Sales, Rental and Leasing in CIX-1a/b/c/d	<u>Section 17.73.020</u>	CUP required if within 300' of residential zone, or if outdoor repair or service exceeds 50% of site	Prohibited in CIX-1a/b/c/d	Permitted outright in 'T' Overlay; Prohibited in CIX-1a/b/c/d (same as previous)
Truck and Other Heavy Vehicle Service, Repair, and Refueling in CIX-1a/b/c/d	<u>Section 17.73.020</u>	Prohibited within 600' of residential zone; CUP required elsewhere	Prohibited in CIX-1a/b/c/d	Permitted outright in 'T' Overlay; Prohibited in CIX-1a/b/c/d (same as previous)
Light Manufacturing in HBX-1/2/3/4	<u>Section 17.65.030 - (Permitted, Conditionally Permitted, and Prohibited Activities)</u>	In HBX-1/2/3, CUP required if over 25,000 sf. or if use involves principal outdoor activities; (HBX-4 zone does not currently exist)	In HBX-1/2/3/4, CUP required if over 10,000 sf. or if use involves principal outdoor activities	In HBX-1/2/3/4, CUP required if over 25,000 sf. or if use involves principal outdoor activities (same as existing)
General Manufacturing in HBX-1/2/3/4	<u>Section 17.65.030</u>	Prohibited in HBX-1/2/3; (HBX-4 zone does not currently exist)	Prohibited in HBX-1/2/3/4	In HBX-4, CUP required if over 10,000 sf. or if use involves principal outdoor activities; Prohibited in HBX-1/2/3 (same as existing)
General Warehousing, Storage, and Distribution in HBX-1/2/3/4	<u>Section 17.65.030</u>	In HBX-1/2/3, CUP required if over 25,000 sf.; (HBX-4 zone does not currently exist)	CUP required in HBX-1/2/3/4	In HBX-1/2/3, CUP required if over 10,000 sf. or if use involves principal outdoor activities; In HBX-4, CUP required if over 25,000 sf. or if use involves principal outdoor activities
Animal Boarding in HBX-1/2/3/4	<u>Section 17.65.030</u>	Prohibited in HBX-1/2/3; (HBX-4 zone does not currently exist)	Prohibited in HBX-1/2/3/4	Permitted with CUP in HBX-4; Prohibited in HBX-1/2/3 (same as existing)