

OFFICE OF THE CITY CLERK  
CITY OF OAKLAND

**OAKLAND CITY COUNCIL** *Mark P. Waldron, Jr. City Attorney*

2006 OCT -5 PM 3:53 **RESOLUTION No. 80209 C.M.S.**

Introduced by Councilmember \_\_\_\_\_

**RESOLUTION AMENDING THE LAND USE AND TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO CLARIFY AND REFINER THE HOUSING AND BUSINESS MIX GENERAL PLAN PORTIONS OF THE LAND USE DIAGRAM.**

**WHEREAS**, in March of 1998 the City adopted the Land Use and Transportation Element of the General Plan (LUTE); and

**WHEREAS**, Housing and Business Mix is a land use classification in the LUTE; and

**WHEREAS**, the LUTE land use diagram broadly designates LUTE land use classifications for areas within the City; and

**WHEREAS**, staff has clarified and refined the LUTE land use diagram to specifically designate which specific parcels are included in the Housing and Business Mix LUTE classification; and

**WHEREAS**, after a duly noticed public hearing, the City Planning Commission voted unanimously on April 4, 2006 to recommend to the City Council it adopt the proposed amendments to the LUTE Land Use Diagram; and

**WHEREAS**, several past environmental documents discussed and evaluated the environmental impacts associated with this proposal and reliance on them satisfies any requirements under the California Environmental Quality Act (CEQA). Those environmental documents include the previously certified Final Environmental Impact Report for the Land Use and Transportation Element of the General Plan, adopted 1998 (General Plan EIR); the Oakland Estuary Policy Plan Environmental Impact Report, adopted 1998 (Estuary Plan EIR); the West Oakland Redevelopment Plan Environmental Impact Report, adopted 2003; and the Housing Element Update Initial Study/Mitigated Negative Declaration, adopted 2003. There are no peculiar aspects to this project that have not already been considered in these environmental documents. Furthermore, the proposed land use diagram changes are exempt under CEQA Guidelines section 15061(b)(3), known as the "General Rule", which states a project is exempt from CEQA if there is no possibility that the activity in question will have a significant effect on the environment; and

**WHEREAS**, an associated ordinance which: 1) amends to the zoning regulations to create three new Housing and Business Mix (HBX) zoning designations; 2) adopts a design review manual associated with the new HBX zoning designations; 3) amends the Zoning Maps to include the new HBX zones; and 4) amends the document "Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations" to reflect the new zones, are being considered along with this resolution; now, therefore be it

**RESOLVED:** The designation and location of land use classifications in the LUTE Land Use Diagram are hereby amended as set forth in Attachment A; and be it

**FURTHER RESOLVED:** This Resolution complies with the California Environmental Quality Act; and be it

**FURTHER RESOLVED:** The Development Director is hereby directed to execute and cause to be recorded in the Recorder's Office of the County of Alameda a notice of this General Plan amendment; and be it

**FURTHER RESOLVED:** If any provisions of this Resolution or application thereof to any person or circumstances are held invalid, the remainder of this Resolution and the application of provisions to other persons or circumstances shall not be affected thereby.

IN COUNCIL, OAKLAND, CALIFORNIA, OCT 17 2006, 20    

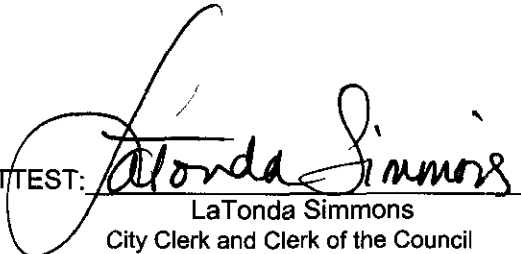
**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, and PRESIDENT DE LA FUENTE - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST:   
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

**REVISED CITY OF OAKLAND  
HOUSING & BUSINESS MIX  
REZONING PROPOSAL  
(DISTRICT 1)**

**HOUSING & BUSINESS MIX REZONING PROPOSAL**



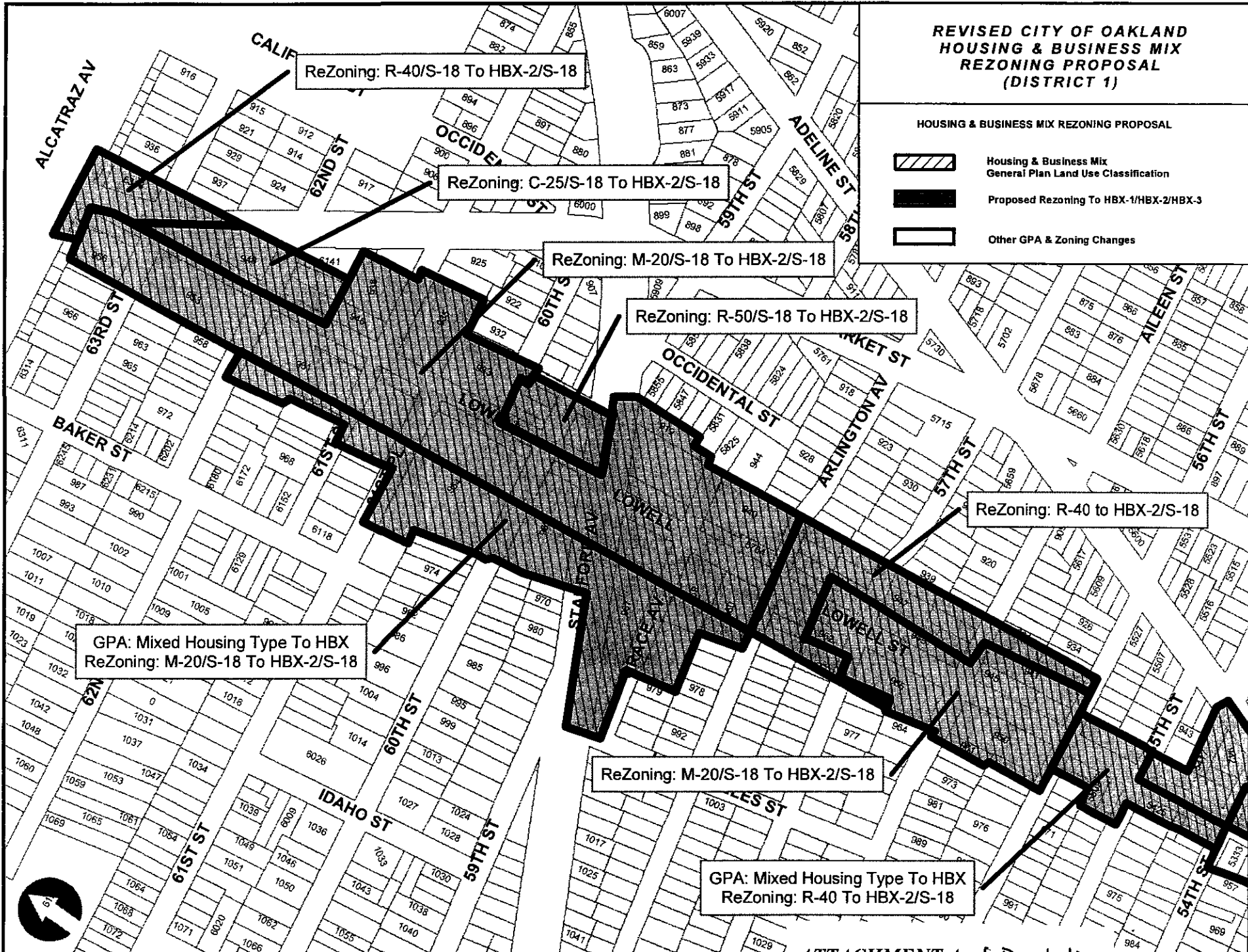
Housing & Business Mix  
General Plan Land Use Classification



Proposed Rezoning To HBX-1/HBX-2/HBX-3



Other GPA & Zoning Changes



ASHBY AV

CARRISON ST

LL ST

VALLEJO ST

FOLGER AV

7TH ST

MABEL ST

HERZOG ST

HELEN CT

SAN PABLO AVE

SALEM ST

MARSHALL ST

OCEAN AV

VALLEJO ST

64TH ST




63RD ST

62ND ST

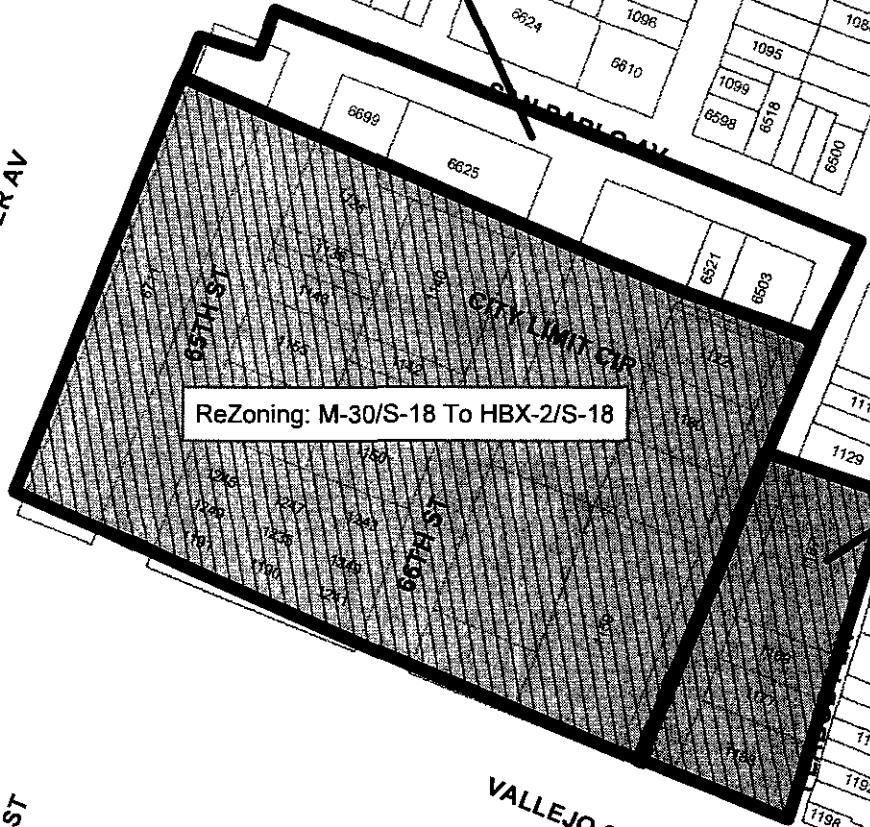
HERZOG ST

### REVISED CITY OF OAKLAND HOUSING & BUSINESS MIX REZONING PROPOSAL (DISTRICT 1)

#### HOUSING & BUSINESS MIX REZONING PROPOSAL

-  Housing & Business Mix  
General Plan Land Use Classification
-  Proposed Rezoning To HBX-1/HBX-2/HBX-3
-  Other GPA & Zoning Changes

GPA: HBX To Community Commercial  
No Zoning Change, Remains C-30/S-18






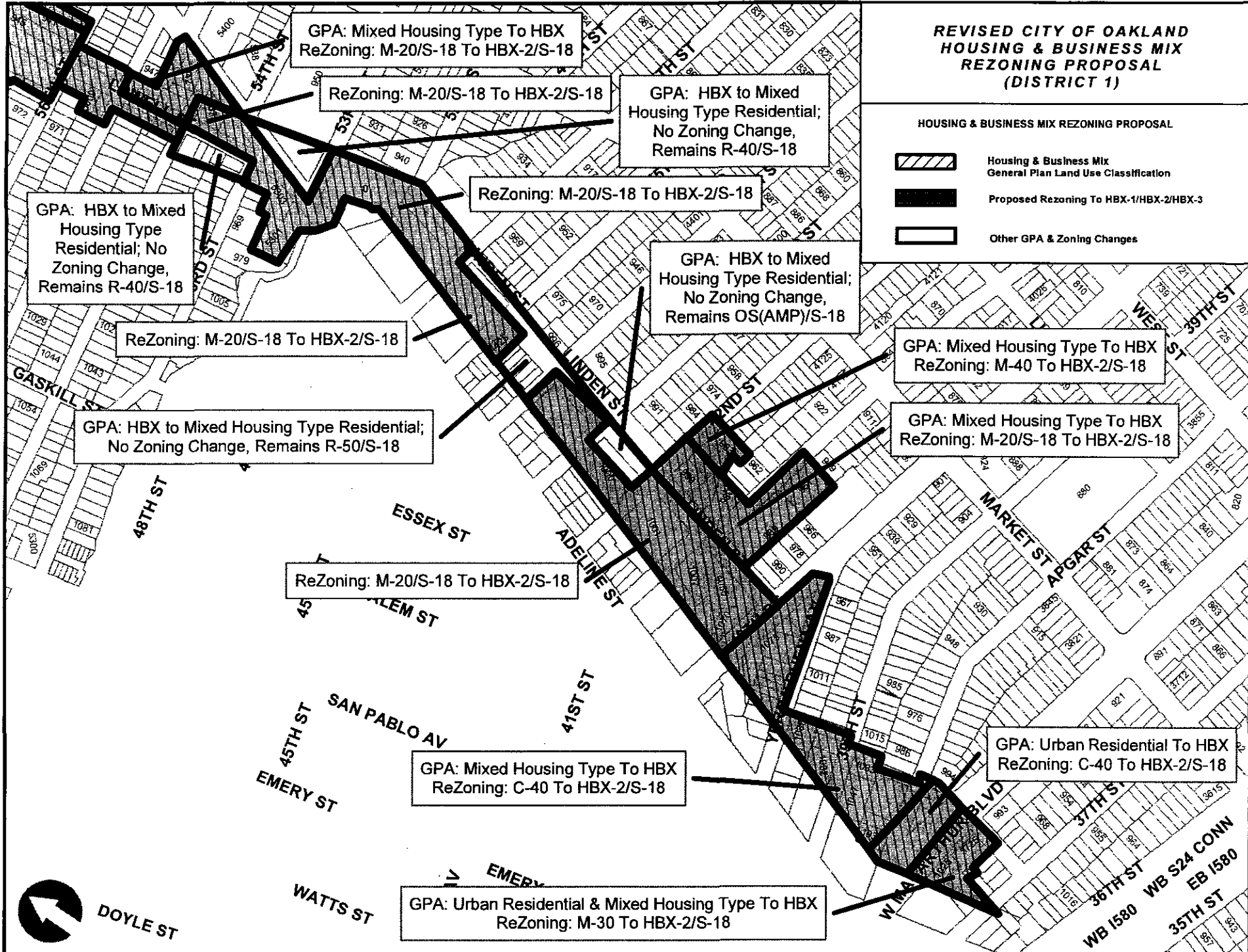
ReZoning: M-30/S-18 To HBX-2/S-18

GPA: Mixed Housing Type To HBX  
ReZoning: M-20/S-18 To HBX-2/S-18

**REVISED CITY OF OAKLAND  
HOUSING & BUSINESS MIX  
REZONING PROPOSAL  
(DISTRICT 1)**

**HOUSING & BUSINESS MIX REZONING PROPOSAL**

-  Housing & Business Mix  
General Plan Land Use Classification
-  Proposed Rezoning To HBX-1/HBX-2/HBX-3
-  Other GPA & Zoning Changes



GPA: Mixed Housing Type To HBX  
ReZoning: M-20/S-18 To HBX-2/S-18

ReZoning: M-20/S-18 To HBX-2/S-18

GPA: HBX to Mixed  
Housing Type Residential;  
No Zoning Change,  
Remains R-40/S-18

ReZoning: M-20/S-18 To HBX-2/S-18

GPA: HBX to Mixed  
Housing Type  
Residential; No  
Zoning Change,  
Remains R-40/S-18

ReZoning: M-20/S-18 To HBX-2/S-18

GPA: HBX to Mixed  
Housing Type Residential;  
No Zoning Change,  
Remains OS(AMP)/S-18

GPA: Mixed Housing Type To HBX  
ReZoning: M-40 To HBX-2/S-18

GPA: HBX to Mixed Housing Type Residential;  
No Zoning Change, Remains R-50/S-18

GPA: Mixed Housing Type To HBX  
ReZoning: M-20/S-18 To HBX-2/S-18

ReZoning: M-20/S-18 To HBX-2/S-18

GPA: Mixed Housing Type To HBX  
ReZoning: C-40 To HBX-2/S-18

GPA: Urban Residential To HBX  
ReZoning: C-40 To HBX-2/S-18

GPA: Urban Residential & Mixed Housing Type To HBX  
ReZoning: M-30 To HBX-2/S-18



**REVISED CITY OF OAKLAND  
HOUSING & BUSINESS MIX  
REZONING PROPOSAL  
(DISTRICT 1)**

**HOUSING & BUSINESS MIX REZONING PROPOSAL**



Housing & Business Mix  
General Plan Land Use Classification



Proposed Rezoning To HBX-1/HBX-2/HBX-3



Other GPA & Zoning Changes

No Zoning Change,  
Remains OS (LP)

GPA: Mixed Type Residential to HBX  
ReZoning: M-30 to HBX-2

GPA: Mixed Type Residential to HBX  
ReZoning: M-30 to HBX-2

ReZoning: R-36 to HBX-2

ReZoning: M-30 to HBX-2

ReZoning: R-36 to HBX-2

GPA: Mixed Type Residential to HBX  
ReZoning: M-30/S-4 to HBX-2

GPA: Mixed Type Residential to HBX  
ReZoning: R-36 to HBX-2

ReZoning: M-30 to HBX-2

ReZoning: R-36 to HBX-2

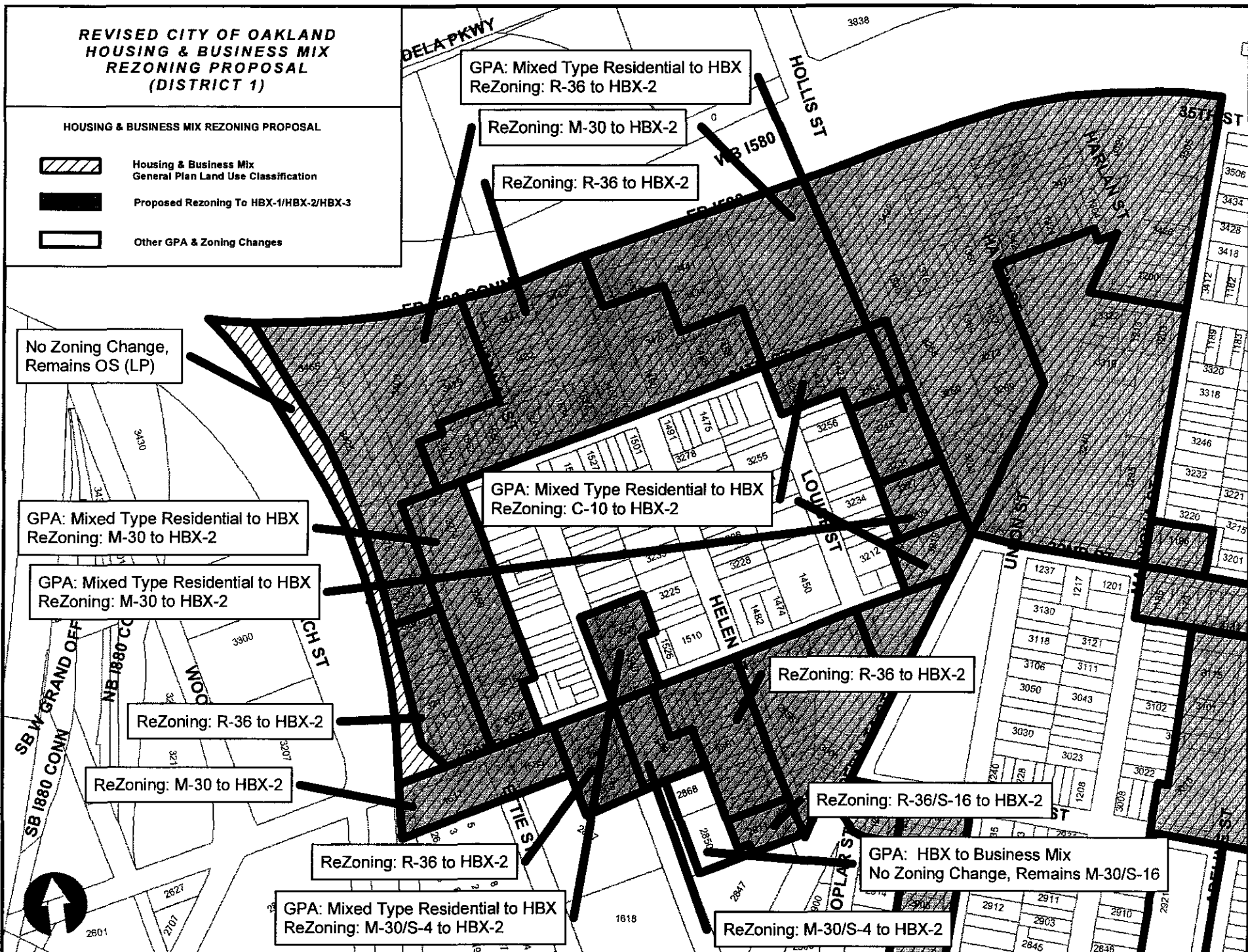
GPA: Mixed Type Residential to HBX  
ReZoning: C-10 to HBX-2

ReZoning: R-36 to HBX-2

ReZoning: R-36/S-16 to HBX-2

GPA: HBX to Business Mix  
No Zoning Change, Remains M-30/S-16

ReZoning: M-30/S-4 to HBX-2





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HOUSING & BUSINESS MIX  
REZONING PROPOSAL  
(DISTRICT 1)**

**HOUSING & BUSINESS MIX REZONING PROPOSAL**



Housing & Business Mix  
General Plan Land Use Classification



Proposed Rezoning To HBX-1/HBX-2/HBX-3



Other GPA & Zoning Changes

GPA: Mixed Housing Type Residential to HBX  
ReZoning: C-10 to HBX-2

ReZoning: M-30 to HBX-2

ReZoning: R-36 to HBX-2

ReZoning: R-36 to HBX-2

ReZoning: R-36 to HBX-2

GPA: HBX to Mixed  
Housing Type Residential  
No Zoning Change,  
Remains R-36




GPA: Mixed Housing Type Residential to HBX  
ReZoning: R-36 to HBX-2

GPA: HBX to Mixed Housing Type Residential  
No Zoning Change, Remains R-36

GPA: HBX to Business Mix

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-  Proposed Rezoning To HBX-1/HBX-2/HBX-3
-  Other GPA & Zoning Changes

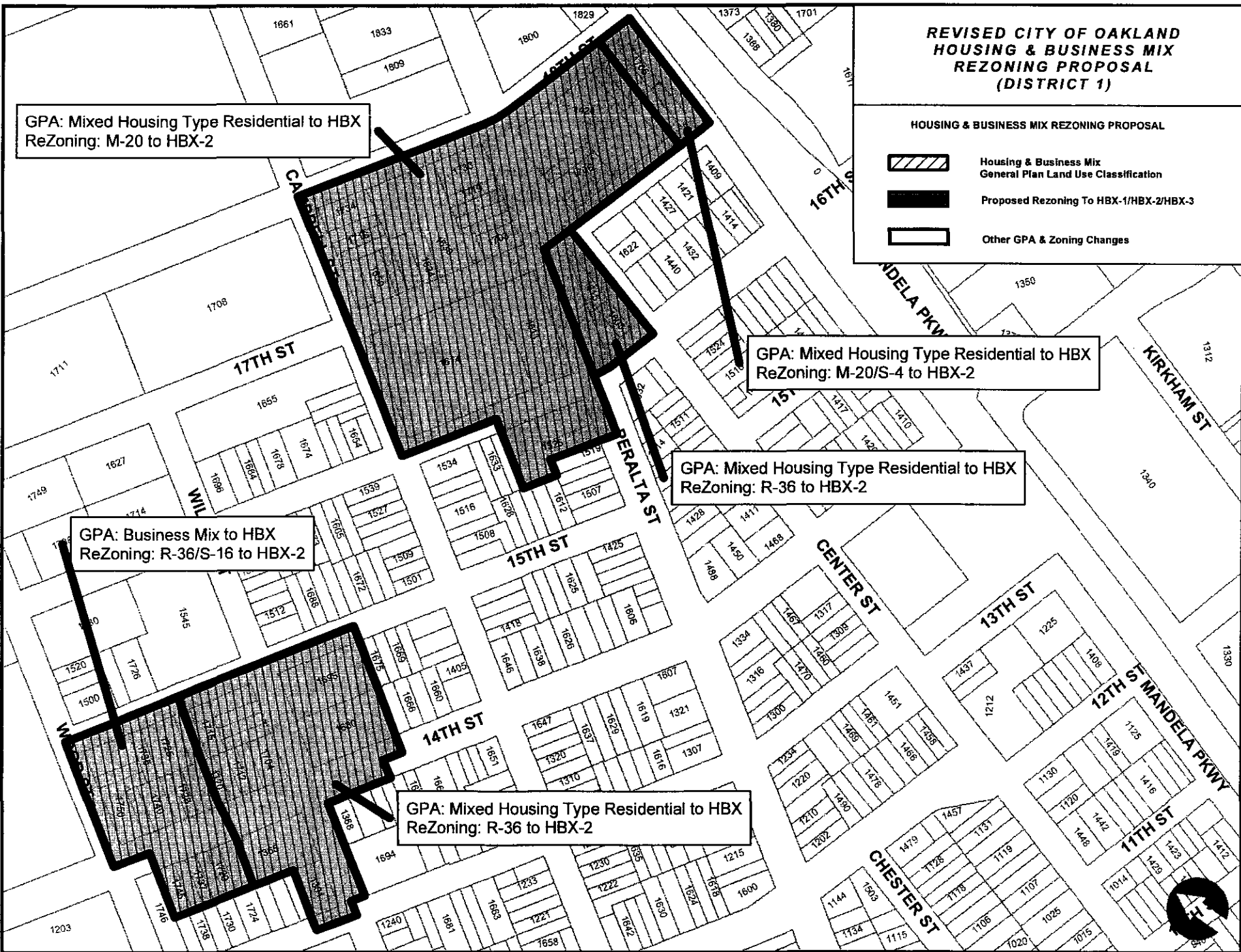
GPA: Mixed Housing Type Residential to HBX  
ReZoning: M-20 to HBX-2

GPA: Mixed Housing Type Residential to HBX  
ReZoning: M-20/S-4 to HBX-2

GPA: Mixed Housing Type Residential to HBX  
ReZoning: R-36 to HBX-2

GPA: Business Mix to HBX  
ReZoning: R-36/S-16 to HBX-2




GPA: Mixed Housing Type Residential to HBX  
ReZoning: R-36 to HBX-2





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-  Proposed Rezoning To HBX-1/HBX-2/HBX-3
-  Other GPA & Zoning Changes

GPA: Mixed Housing Type Residential to HBX  
ReZoning: R-36 to HBX-2




GPA: Mixed Housing Type Residential to HBX  
ReZoning: R-36 to HBX-2

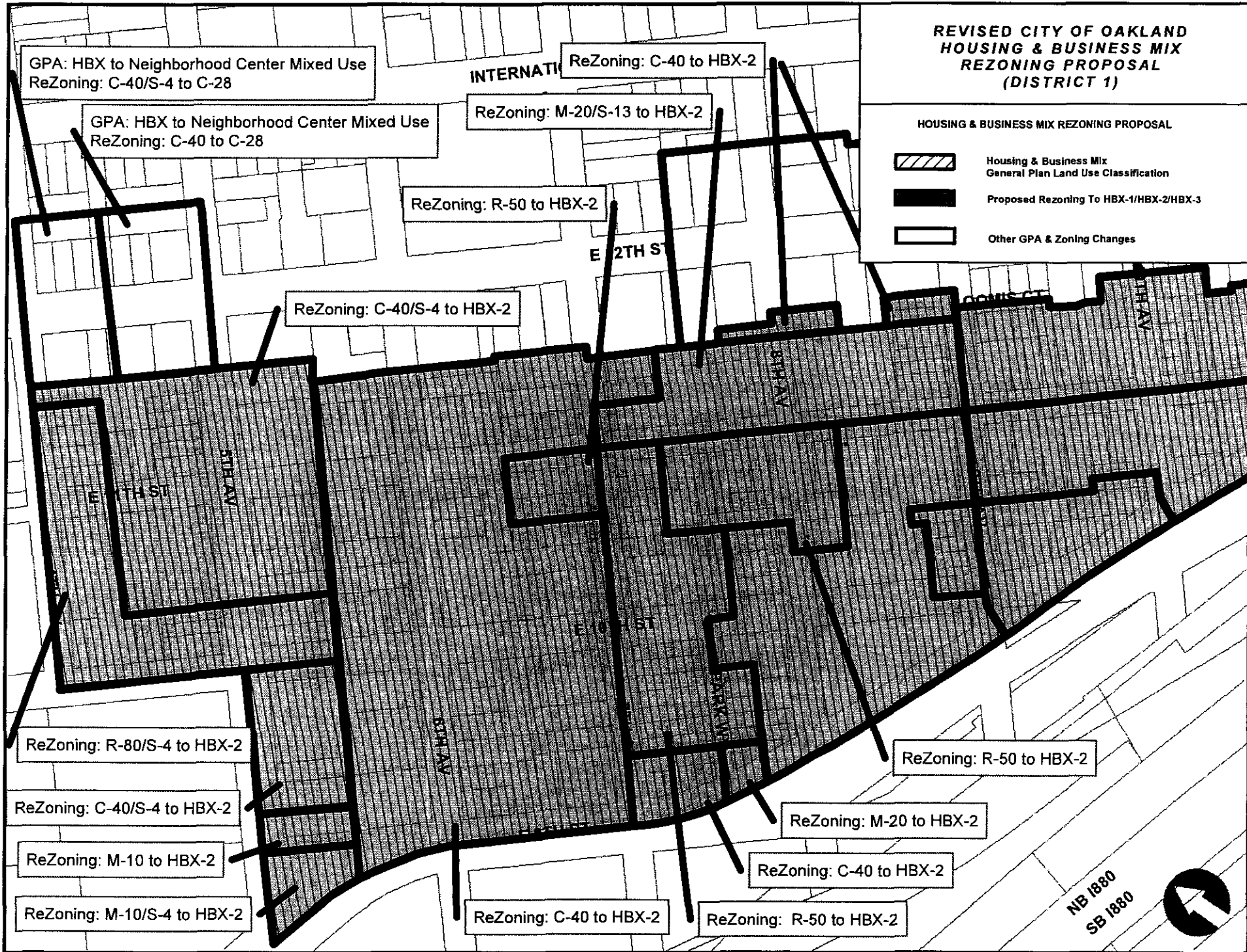
GPA: Mixed Housing Type Residential to HBX  
ReZoning: M-20 to HBX-2



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-  Proposed Rezoning To HBX-1/HBX-2/HBX-3
-  Other GPA & Zoning Changes



GPA: HBX to Neighborhood Center Mixed Use  
ReZoning: C-40/S-4 to C-28

ReZoning: C-40 to HBX-2

GPA: HBX to Neighborhood Center Mixed Use  
ReZoning: C-40 to C-28

ReZoning: M-20/S-13 to HBX-2

ReZoning: R-50 to HBX-2

ReZoning: C-40/S-4 to HBX-2

ReZoning: R-80/S-4 to HBX-2

ReZoning: R-50 to HBX-2

ReZoning: C-40/S-4 to HBX-2

ReZoning: M-20 to HBX-2

ReZoning: M-10 to HBX-2

ReZoning: C-40 to HBX-2

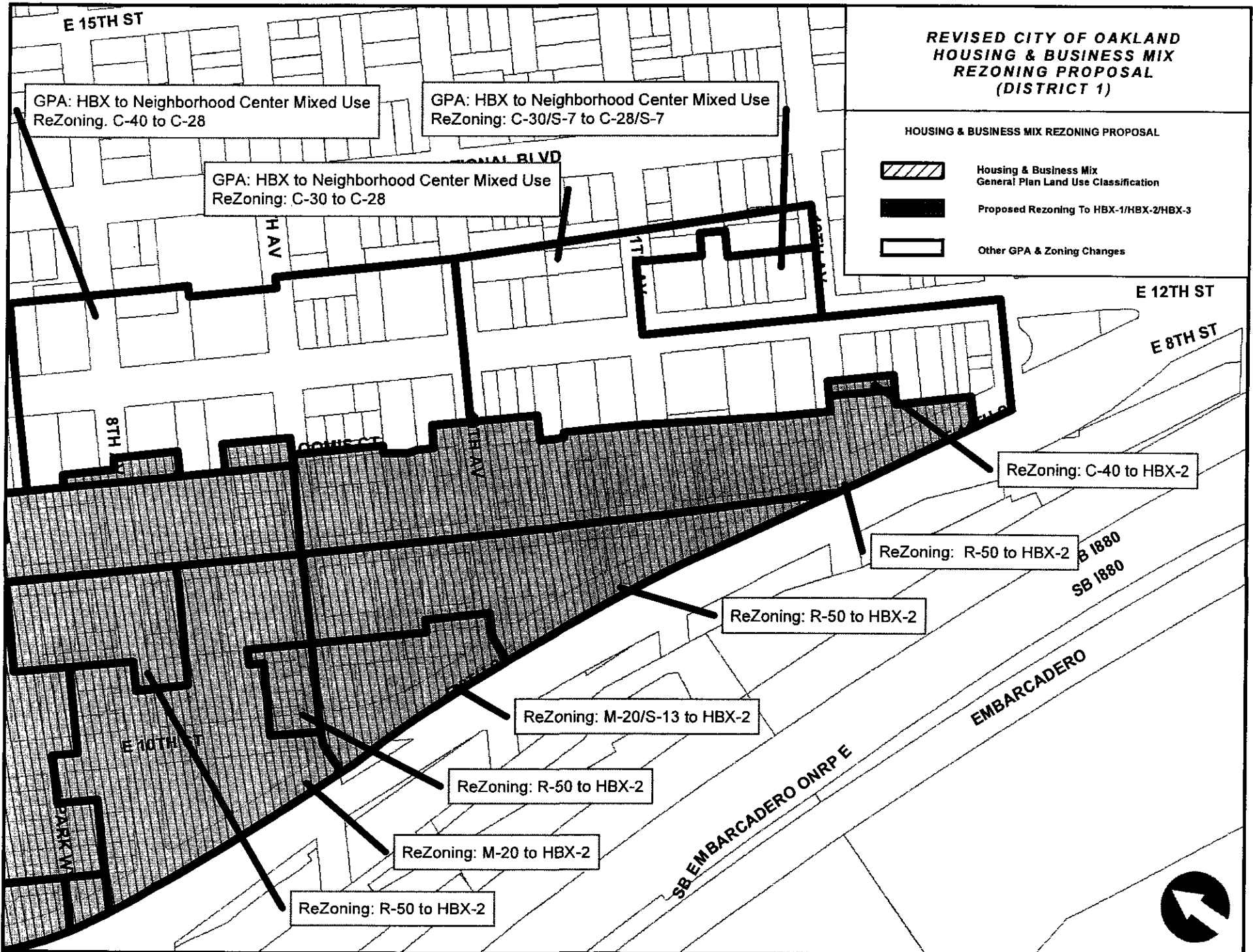
ReZoning: M-10/S-4 to HBX-2

ReZoning: C-40 to HBX-2

ReZoning: R-50 to HBX-2




NB 1880  
SB 1880





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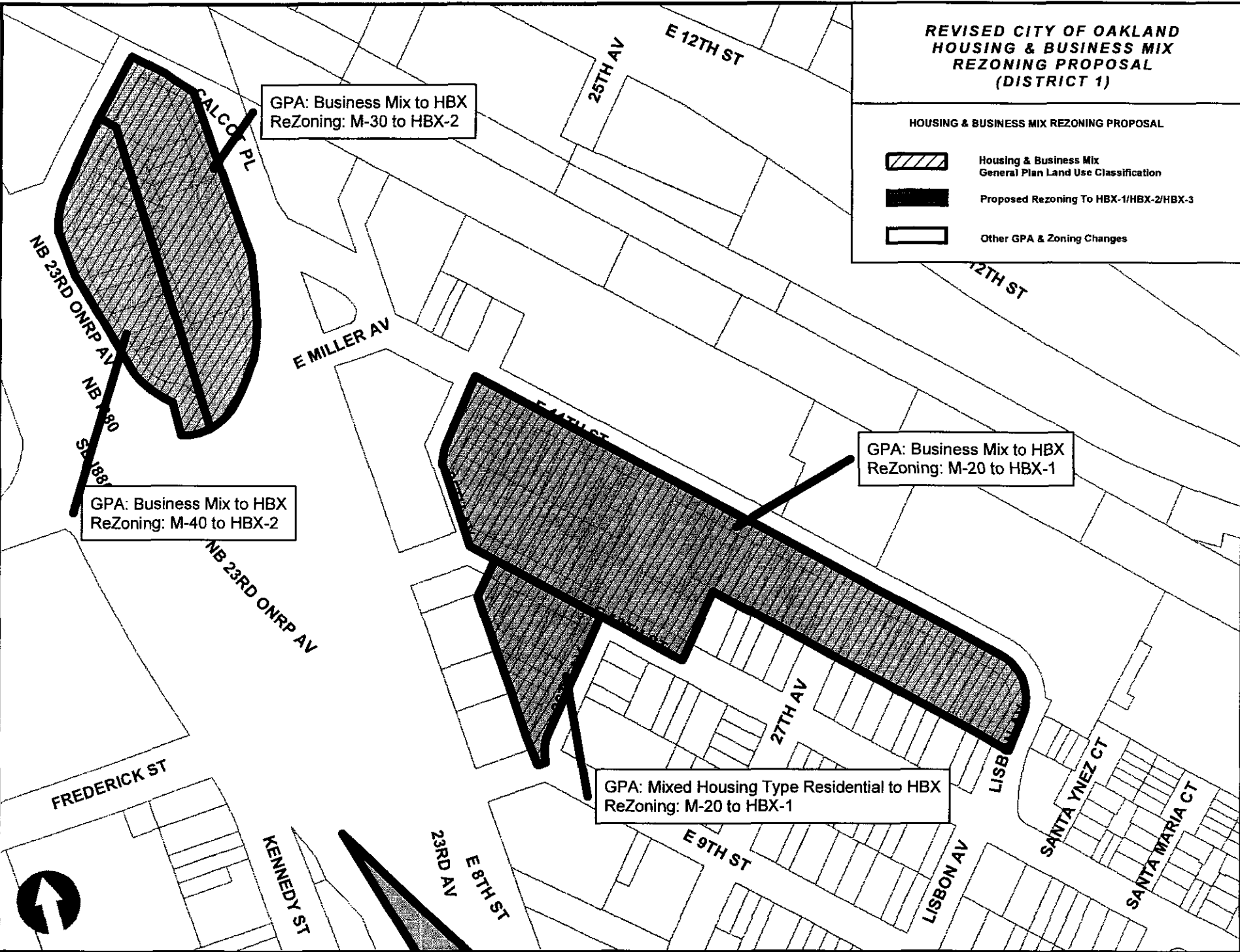
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General Plan Land Use Classification
-  Proposed Rezoning To HBX-1/HBX-2/HBX-3
-  Other GPA & Zoning Changes

GPA: Business Mix to HBX  
ReZoning: M-30 to HBX-2

GPA: Business Mix to HBX  
ReZoning: M-40 to HBX-2

GPA: Business Mix to HBX  
ReZoning: M-20 to HBX-1

GPA: Mixed Housing Type Residential to HBX  
ReZoning: M-20 to HBX-1



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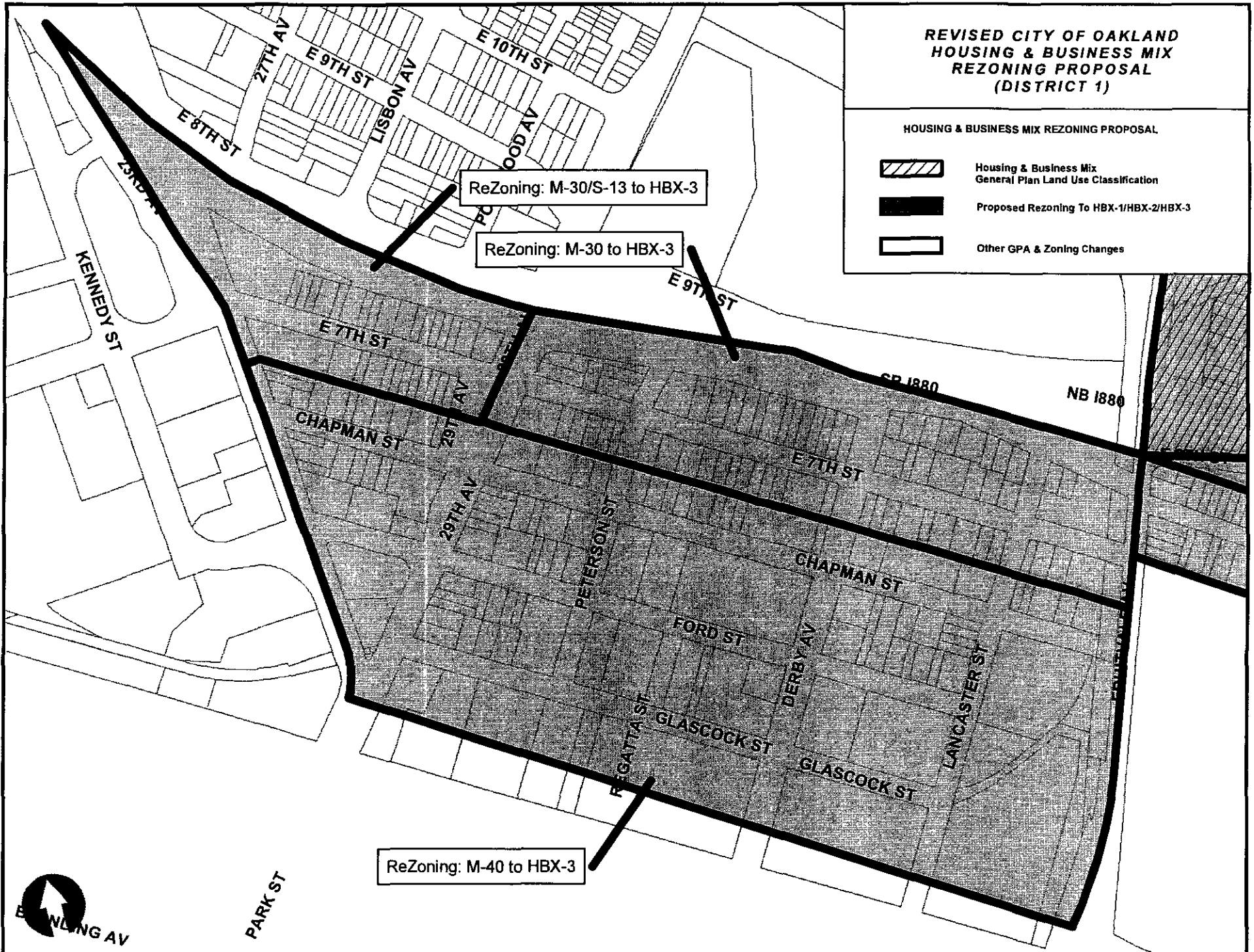
Housing & Business Mix  
General Plan Land Use Classification



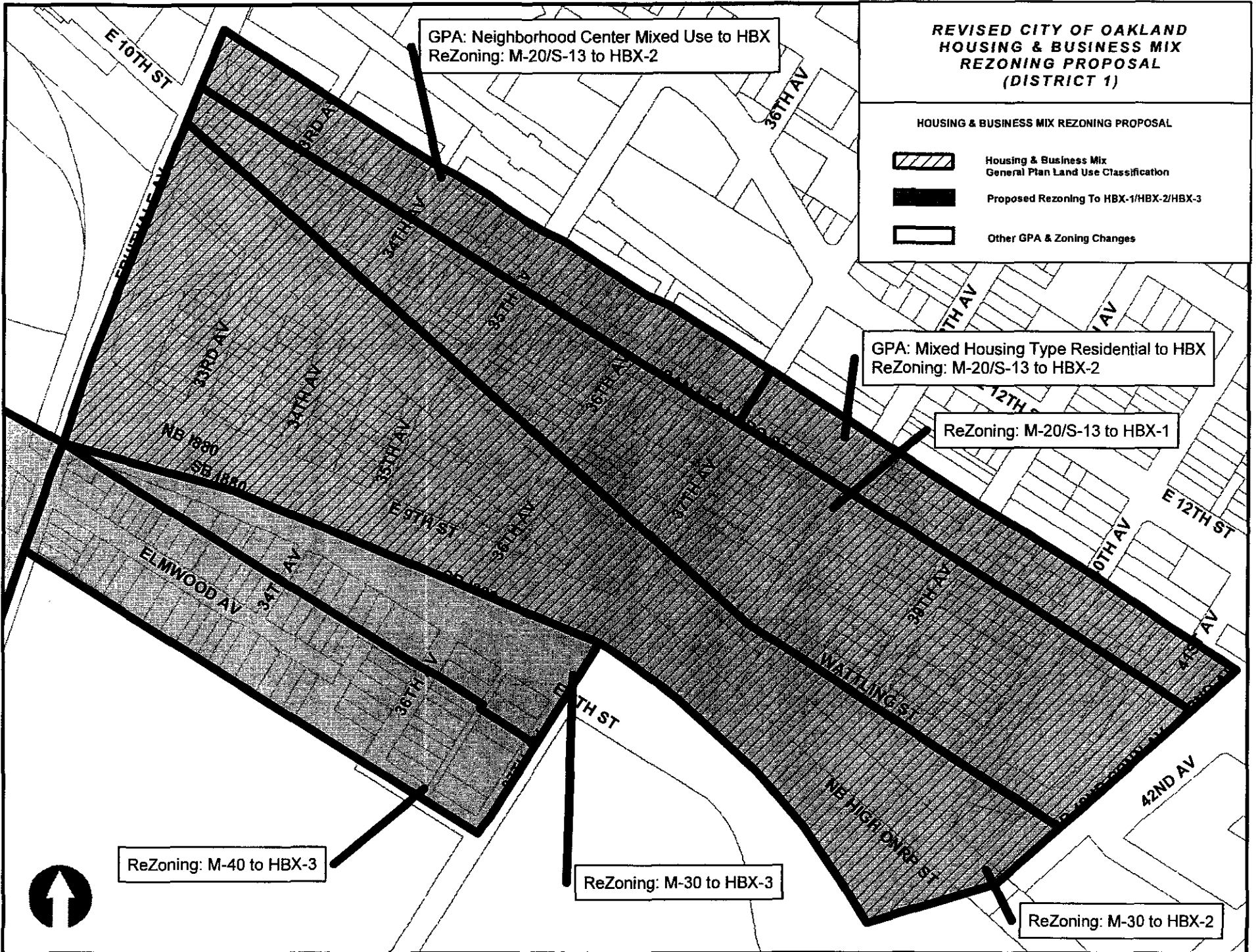
Proposed Rezoning To HBX-1/HBX-2/HBX-3



Other GPA & Zoning Changes








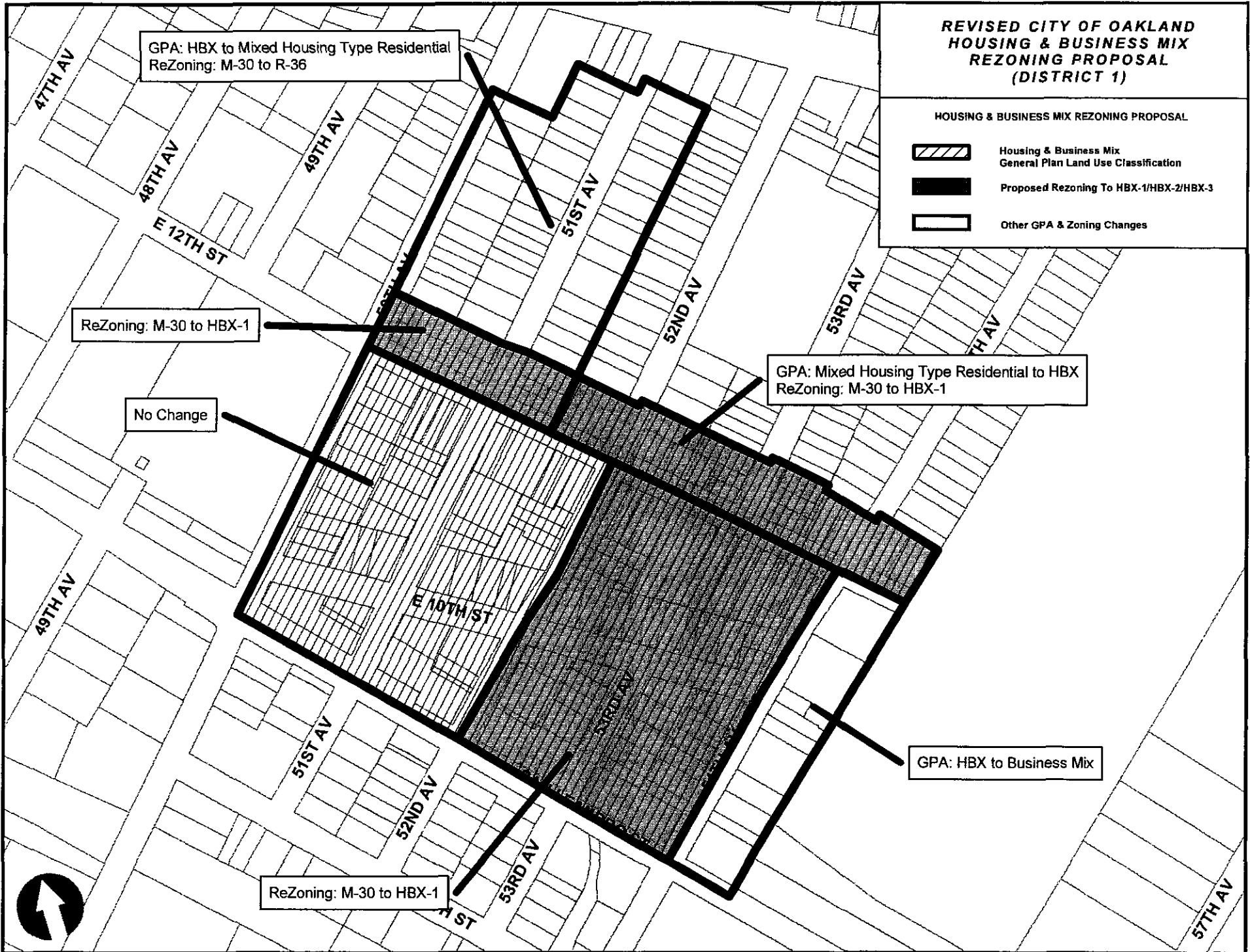




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GPA: HBX to Mixed Housing Type Residential  
ReZoning: M-30 to R-36

ReZoning: M-30 to HBX-1

No Change




GPA: Mixed Housing Type Residential to HBX  
ReZoning: M-30 to HBX-1

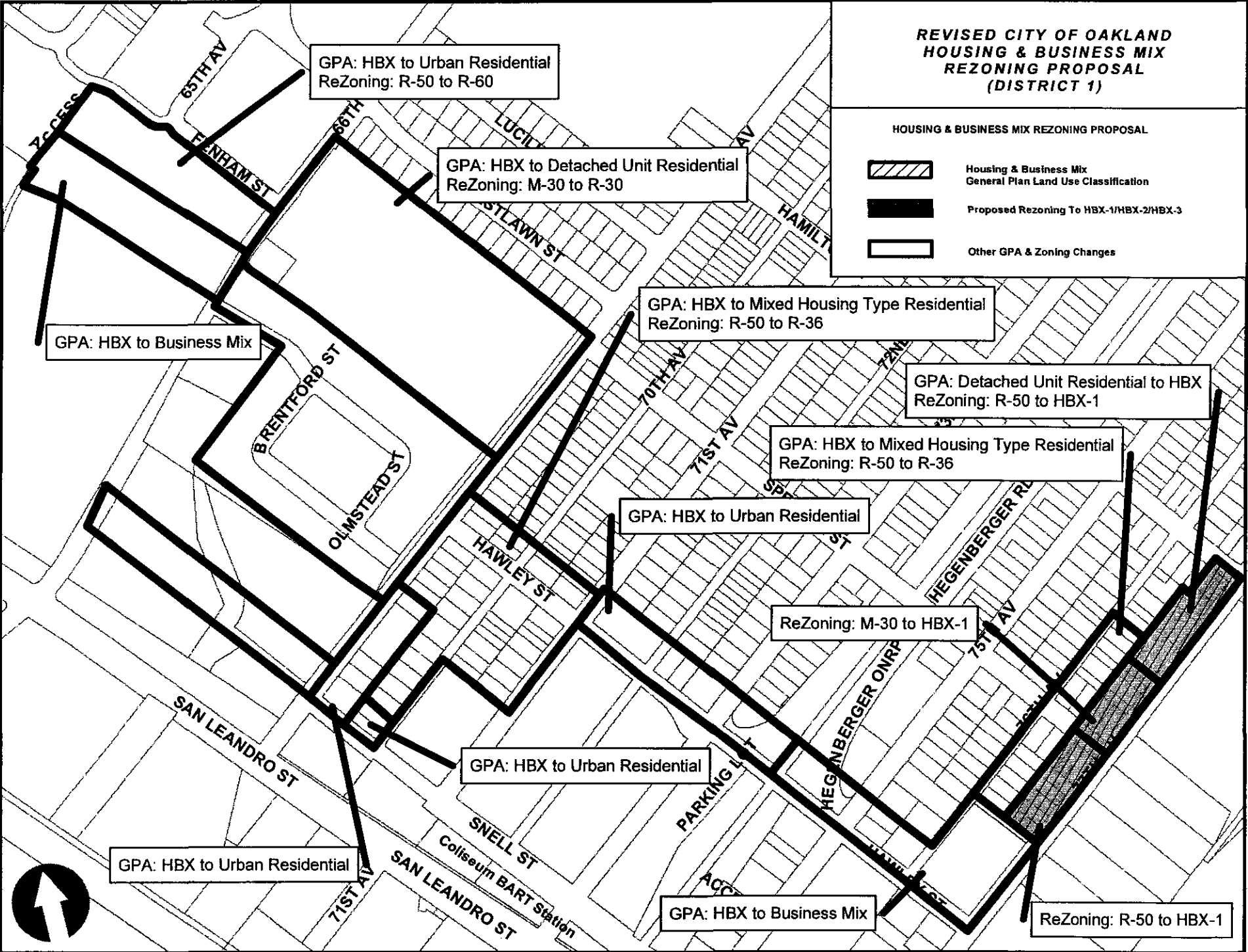
GPA: HBX to Business Mix

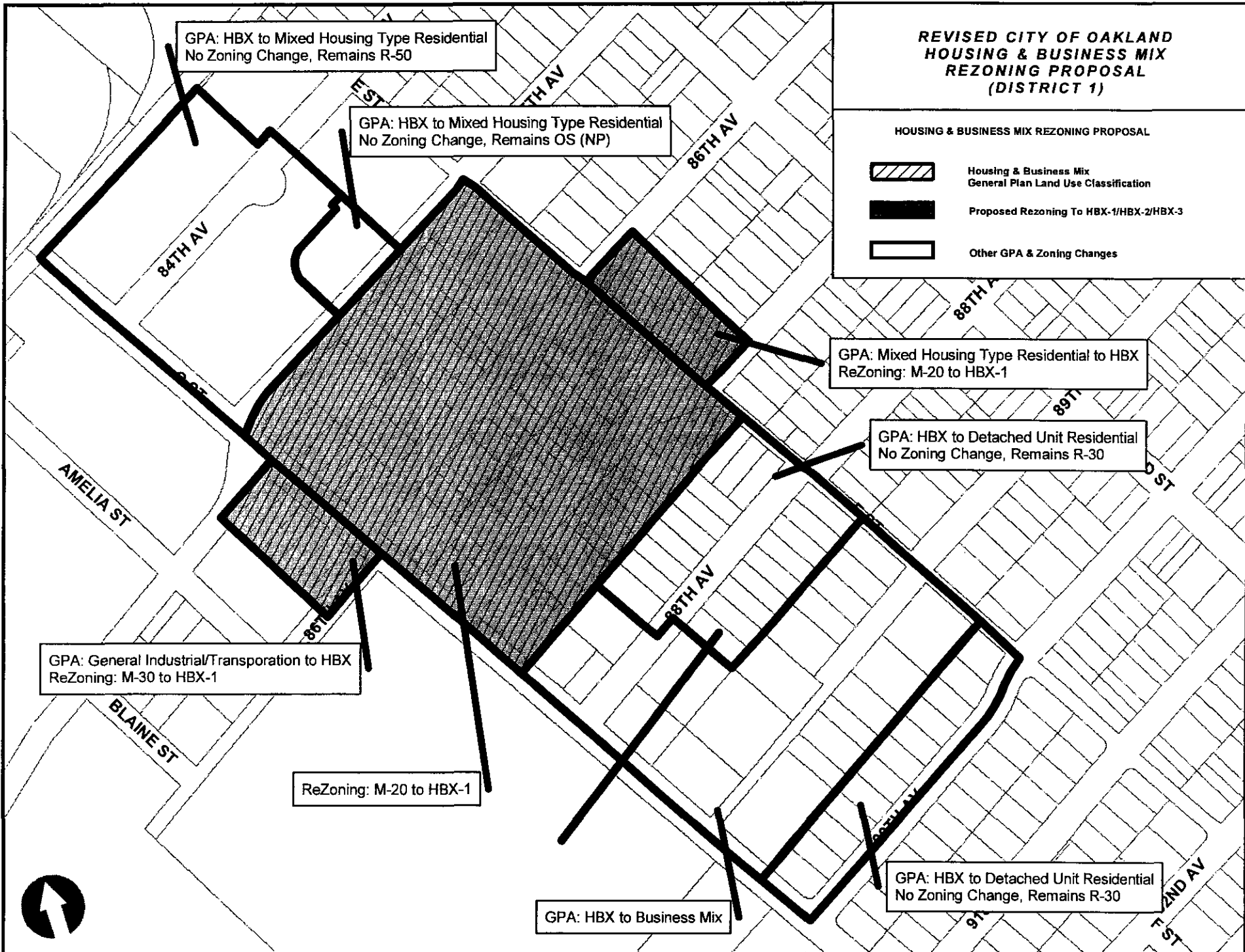
ReZoning: M-30 to HBX-1

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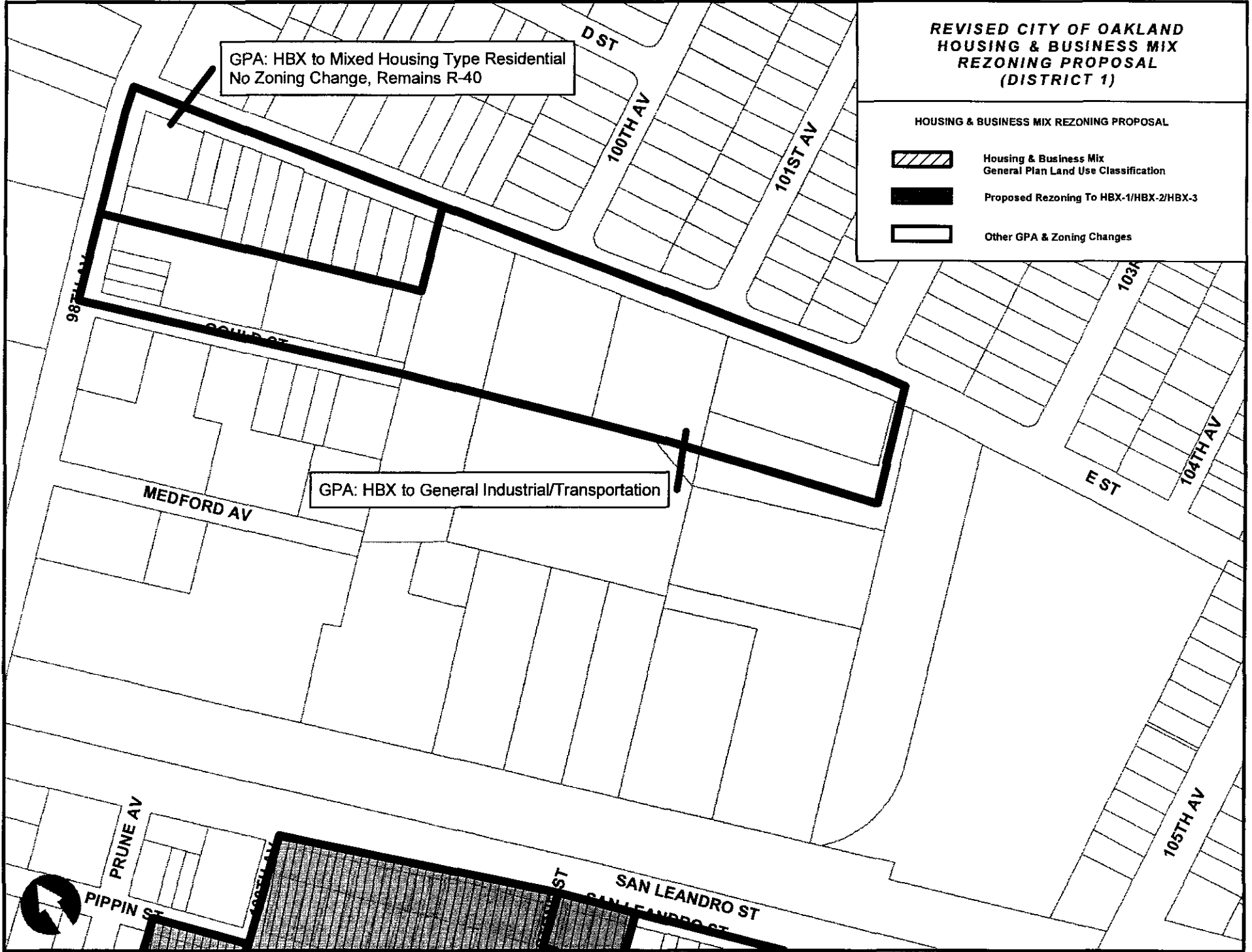
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GPA: HBX to Mixed Housing Type Residential  
No Zoning Change, Remains R-40

GPA: HBX to General Industrial/Transportation



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GPA: HBX to Business Mix

ReZoning: M-30 to HBX-1

GPA: HBX to Mixed Housing Type Residential  
ReZoning: R-30 to R-35

CLARA ST  
RAILROAD AV  
OSCAR AV  
S ELMHURST AV  
WALTER AV  
TYLER ST  
NEVADA ST



