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CITY HALL • 1 FRANK H. OGAWA PLAZA • OAKLAND, CALIFORNIA 94612
REBECCA KAPLAN (510) 238-7008
At-Large FAX: (510) 238-6910
atlarge@oaklandnet.com TDD: (510) 839-6451

Date: February 1, 2018

To: City Council

From: Councilmember Kaplan

Re: Resolution Requesting the Oakland Planning Commission to Review And Return To Council With Options For Action, To Reduce Or Eliminate The Requirement To Add Additional Off-Street Parking When Changing The Use Of A Pre-Existing Building

Dear Colleagues on the City Council and Members of the Public,

Oakland has a variety of pre-existing buildings which could be available for new uses, adding to the economic opportunity in our community. Currently, Oakland's Planning Code requires that new off-street parking is to be added in many situations when there is a change-of-use for a pre-existing building. This requirement can make development projects more expensive and reduces the ability of people and groups with less money to have access to viable options.

Furthermore, the requirement of more off-street parking does not align with Oakland's Transit-First policy, Climate Action Plan and can reduce the ability to effectively bring some properties back into effective use, and away from becoming blight, for the community.

I am not asking the Council, at this time, to make a change to the Code, but rather, to refer it to the Planning Commission for their recommendations, as I have been told that this is the proper procedure for planning code amendments.

For this reason, I am bringing this Resolution requesting the City Council's support to request that the Oakland Planning Commission review the reduction or elimination of the requirement to add additional off-street parking when changing the use of a pre-existing building, and returning to Council with options for action.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rebecca Kaplan".

Councilmember At-Large Rebecca Kaplan


City Attorney

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OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

Introduced by Councilmember KAPLAN

Resolution Requesting the Oakland Planning Commission to Review the Potential Elimination of Required Additional Off-Street Parking to Authorize Changed Uses And to Return To Council With Options For Action, To Reduce Or Eliminate The Requirement To Add Additional Off-Street Parking When Changing The Use Of A Pre-Existing Building

WHEREAS, the City of Oakland has adopted policies to reduce parking requirements for a wide range of new projects and developments; and

WHEREAS, the City of Oakland has adopted a Transit-First policy and a Climate Action Plan which prioritize supporting sustainable transportation options, rather than focusing primarily on serving individual-use cars; and

WHEREAS, the dedication of large amounts of space within the city for use as parking for individual cars deprives residents of economic opportunities and vibrancy which can be provided by higher and better use of such spaces; and

WHEREAS, demand for space in Oakland is rising, making it harder to find affordable locations to live, work, and for non-profits; and

WHEREAS, requiring large amounts of parking be provided when changing the use of a preexisting building makes development projects more expensive and reduces the ability of people and groups with less money to have access to viable residential and commercial options; and

WHEREAS, in the case of a pre-existing building, adding increased parking requirements complicates a number of otherwise viable projects, as in many cases, cutting away part of an older building from a lot to provide more off-street parking can be prohibitively expensive, can conflict with city policies to preserve historical buildings, and can undermine the functionality of a building; and

WHEREAS, Oakland has a variety of pre-existing buildings which could be available for new uses, adding to the economic opportunity in the community, but which would be impeded from such effective re-use when required to add additional off-street parking; and

WHEREAS, it is in the interest of the people of Oakland to prevent buildings from falling into disuse and blight; and

WHEREAS, requirements in the Planning Code for new off-street parking to be added in many situations when there is a change-of-use for a pre-existing building reduce the ability to effectively bring some properties back into effective use for the community; now, therefore

BE IT RESOLVED, that the Oakland City Council hereby requests the Planning Commission to review the potential elimination of required additional off-street parking for applications to authorize changed uses, and to return to Council with options for Action, to reduce or eliminate the requirement to add additional off-street parking when changing the use of a pre-existing building.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN,
and PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

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