

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

Approved as to Form and Legality  
*Mark P. Ward*  
Oakland City Attorney's Office

2010 JUL -8 PM 2:56

**OAKLAND CITY COUNCIL**

Resolution No. 82944 C.M.S.

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

**RESOLUTION TO ADOPT A PREFERRED LAND USE ALTERNATIVE FOR THE CENTRAL ESTUARY SPECIFIC PLAN OR OTHER APPROPRIATE ZONING AMENDMENT AND TO HAVE THAT PREFERRED ALTERNATIVE REVIEWED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE PREFERRED ALTERNATIVE INCLUDES: (1) WEST SUBAREA: MIXED-USE INFILL, STRENGTHENING OF THE EXISTING SPECIALTY FOOD PRODUCING INDUSTRIAL AREA; (2) CENTRAL WEST SUBAREA: PRESERVATION OF THE EXISTING NEIGHBORHOOD INCLUDING LIVE/WORK USES; (3) CENTRAL-EAST SUBAREA: NO CHANGE FROM EXISTING CONDITIONS AT THE OWENS BROCKWAY SITE AND RETAIL/COMMERCIAL USE BETWEEN HIGH STREET AND (THE NEW ALIGNMENT FOR) 42<sup>ND</sup> STREET; AND (4) EAST SUBAREA: COMMERCIAL-INDUSTRIAL MIX, SIMILAR TO THE EXISTING CIX-1 ZONE, IN THE AREA AT THE TIP OF TIDEWATER, ADJACENT TO MARTIN LUTHER KING JR. REGIONAL SHORELINE PARK, WITH RESEARCH AND DEVELOPMENT (R&D) USES TO THE NORTH AND WEST.**

**WHEREAS**, on July 10, 2007, the Oakland City Council directed that a Specific Plan and related Environmental Impact Report (EIR) be prepared for the Central Estuary Area which generally encompasses 19<sup>th</sup> Avenue to the north, 54<sup>th</sup> Avenue to the south, I-880 to the east and the Bay to the west; and

**WHEREAS**, on January 9, 2009, after a competitive bidding processes, the City of Oakland entered into a Professional Services Contract with the firm of Community Design + Architecture to work with the City to prepare the Specific Plan and related EIR; and

**WHEREAS**, a series of six community workshops have been held to develop a vision, review existing conditions, and develop land use alternatives for the Plan Area; and

**WHEREAS**, the community workshops have been well attended: Community Workshop #1 had over 70 participants, Community Workshop #2 had over 60 participants, Community Workshop #3 had over 40 participants, Community Workshop #4 had 35 participants, Community Workshop #5 had nearly 40 participants, and Community Workshop #6 had approximately 38 participants; and

**WHEREAS**, the sixth Community Workshop, attended by approximately 38 participants, was devoted to selecting a community preferred land use alternative to serve as the basis for the Specific Plan. The workshop resulted in general consensus among the participants about a preferred land use alternative; and

**WHEREAS**, the *Community Preferred Alternative* includes: (a) West Subarea: Mixed-Use Infill, strengthening the existing specialty food producing industrial area; (2) Central West Subarea: preservation of the existing neighborhood including live/work uses; (3) Central East Subarea: new mixed-use residential development; and (4) East Subarea: industrial uses and limited residential development buffered by research and development; and

**WHEREAS**, the *Community Preferred Alternative* was presented to two advisory boards, the Parks and Recreation Advisory Committee (on December 9, 2009) and the Landmarks Preservation Advisory Board (on December 14, 2009), and both bodies recommended adoption of the community preferred land use alternative, with some comments as detailed in the City Council Agenda Report; and

**WHEREAS**, on December 16, 2009, the City Planning Commission, at a duly noticed public hearing considered the *Community Preferred Alternative* and scheduled a subsequent meeting to recommend adoption of the preferred alternative to the Community and Economic Development Committee of the City Council (CED Committee); and

**WHEREAS**, on January 20, 2010, the City Planning Commission, at a duly noticed continued public hearing considered the *Community Preferred Alternative* and recommended its adoption, with some comments as detailed in the Supplemental City Council Agenda Report; and

**WHEREAS**, on February 9, 2010, the CED Committee considered the *Community Preferred Alternative* and scheduled a subsequent meeting to continue such discussions; and

**WHEREAS**, on March 23, 2010, the CED Committee discussed modifications to the *Community Preferred Alternative* including the proposed land uses envisioned for the Owens Brockway site (Central East Subarea) and the South of Tidewater Area, (East Subarea); there was general consensus about the proposals for the areas west of Fruitvale Avenue that are part of the *Community Preferred Alternative* (West and Central West Subareas); and

**WHEREAS**, on March 23, 2010, the CED Committee forwarded the following land use alternative to the City Council for approval: (1) West Subarea: mixed-use infill, strengthening the existing specialty food producing industrial area; (2) Central West Subarea: preservation of the existing neighborhood including live/work uses; (3) Central-East Subarea: no change from existing conditions at the Owens Brockway site and retail/commercial use between High Street and (the new alignment for) 42<sup>nd</sup> Street; and (4) East Subarea: mixed use as defined in the Estuary Policy Plan , adjacent to Martin Luther King Jr. Regional Shoreline Park, with research and development (R&D) uses to the north and west (CED Committee Recommended Land Use Alternative); and

**WHEREAS**, on April 20, 2010, the City Council discussed the CED Committee Recommended Land Use Alternative at a duly noticed public hearing and adopted Resolution No. 82688 C.M.S., which adopted the CED Committee Recommended Land Use alternative for Subareas 1-3 and delayed the decision on Subarea 4, to give stakeholders in the surrounding area additional time to negotiate an agreement about the type of development for the tip of Tidewater area; and

**WHEREAS**, the stakeholder negotiations yielded a modified vision for the tip of Tidewater area; and

**WHEREAS**, on July 20, 2010, the City Council conducted a duly noticed public hearing; now, therefore, be it

**RESOLVED**, that the City Council adopts the Preferred Land Use Alternative to serve as the basis for the preparation of the Specific Plan or other appropriate zoning amendment and related environmental review, so that the East Subarea is commercial-industrial mix, similar to the existing CIX-1 zone, in the area at the tip of tidewater, adjacent to Martin Luther King Jr. Regional Shoreline Park, with research and development (R&D) uses to the north and west, as shown in Exhibit A.

IN COUNCIL, OAKLAND, CALIFORNIA, JUL 20 2010

**PASSED BY THE FOLLOWING VOTE:**

AYES - ~~BROOKS~~, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER - 7

NOES - 0

ABSENT - BROOKS - 1

ABSTENTION - 0

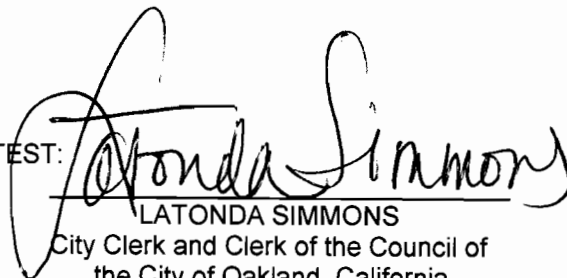
ATTEST:   
LATONDA SIMMONS  
City Clerk and Clerk of the Council of  
the City of Oakland, California

Exhibit A



Sources: City of Oakland 2009, Urban Explorer 2009, Dun & Bradstreet 2009, Community Design + Architecture 2010

July 7, 2010

Preferred Land Use Alternative

Single Family Res	Commercial-Industrial Mix	LiveWork Infill	Bay Trail	Underpass
Industrial (Heavy)	Industrial Mix	Mixed Use Infill	Rail (non-BART)	Ped/Bike Underpass
Industrial (Light) / R&D	Office	Light Industrial/ R&D Infill and Incubator	Public Street	
Industrial (Warehouse)	Institutional			
Vacant or Parking Lot	Publicly Owned			
Utilities				
Parks				

**CENTRAL ESTUARY PLAN**  
 A Vision for Oakland's Waterfront  
 COMMUNITY DESIGN ARCHITECTURE  
 GROUP, L.P. 1000 BROADWAY, SUITE 1000, OAKLAND, CA 94612

