

# CITY OF OAKLAND

## AGENDA REPORT

OFFICE OF THE CITY CLERK

2007 FEB - 1 11 6:14

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Community & Economic Development Agency  
DATE: February 13, 2007

RE: **Updated Report and Clarification from the CEDA Director on Industrial Land Use Policy for Sub-Areas 4a, 11, 11a and 17**

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### SUMMARY

The City Council previously reviewed and considered current policies, options and analyses concerning industrial land conversion, preservation and retention in June, 2005, November, 2005 and January, 2006, June 2006 and September 2006. In September, 2006, City Council members referred these issues back to staff and the Planning Commission for final work and recommendations. In particular, a number of sub-areas were noted as being controversial, including 4A, 11, 11A, 15, 16 and 17.

The Zoning Update Committee (ZUC) of the Planning Commission (ZUC) has been meeting and focusing on the most controversial sub-areas. To date, sub-areas 4a, 11, 11a, and 17 have been discussed. At the next meeting, sub-areas 15 and 16 will be on the agenda. Thereafter, specific recommendations will go forward to the Planning Commission and then to the City Council for final review prior to any legislation being drafted on zoning district changes and/or General Plan refinements.

The Zoning Update Committee has established the following assumptions and objectives for this effort:

- Provide protection for dedicated industrial areas through revised zoning and design standards such as establishing buffers, de-emphasizing work-live uses to minimize future land use conflicts and instituting new tools such as industrial condominiums and an industrial land trust;
- Complete zoning update and revision to Oakland's industrial lands, using the adopted General Plan as a basis and framework for designating zoning districts;
- Modify allowable uses within the general (heavy) industrial zones, creating opportunities for more productive and intensive industrial uses, and de-emphasizing container storage and work-live uses;
- Evaluate the process by which industrial lands will be permitted to convert on a case-by-case basis, with objective criteria such as environmental factors, proximity to transit and other transit oriented development, recreational uses and other industrial uses, as well as what other General Plan policies would be affected with any proposed conversion;
- Consider General Plan policies that will strengthen industrial retention and preservation.

Item No. \_\_\_\_\_  
CED Com  
February 13, 2007

## **FISCAL IMPACTS**

This report presents an update on a current program. It does not make particular recommendations or actions that would result in fiscal impacts.

## **AREAS DISCUSSED BY THE ZONING UPDATE COMMITTEE**

The ZUC is in the midst of the industrial land use policy effort, so a status report can only provide a brief overview of the work being undertaken. The ZUCs work will be forwarded to the Planning Commission and final recommendations are expected to be presented to the City Council by late May or early June, 2007.

- Sub Area 4a:** Institute the CIX for this area, and add landscaping and public access requirements to account for Bay Trail development and the new park. In addition, the ZUC also noted that this area was worthy of a more focused planning effort, such as a Specific Plan, in order to account for the lack of adequate infrastructure, access and proposed Bay Trail and park uses amidst industrial and commercial uses.
- Sub Area 11:** Institute a Commercial-Industrial Mix Zone (CIX) for this area and develop criteria on a case by case basis for re-zoning to Community Thoroughfare Commercial (C-40) for the area roughly bounded by 25<sup>th</sup> Avenue and Fruitvale, which could include housing.
- Sub Area 11a:** Institute the CIX for this area, and add a component for limited mixed use that could include housing north of Dennison Street.
- Sub Area 17:** Institute the CIX for this area, acknowledging that 3<sup>rd</sup> Street is the only heavy trucking corridor in this region and is a vital link to the Port.

**ACTION REQUESTED OF THE CITY COUNCIL**

No action is requested of the City Council at this time; this is a status report only.

Respectfully submitted,



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Claudia Cappio  
Development Director,  
Community & Economic Development Agency

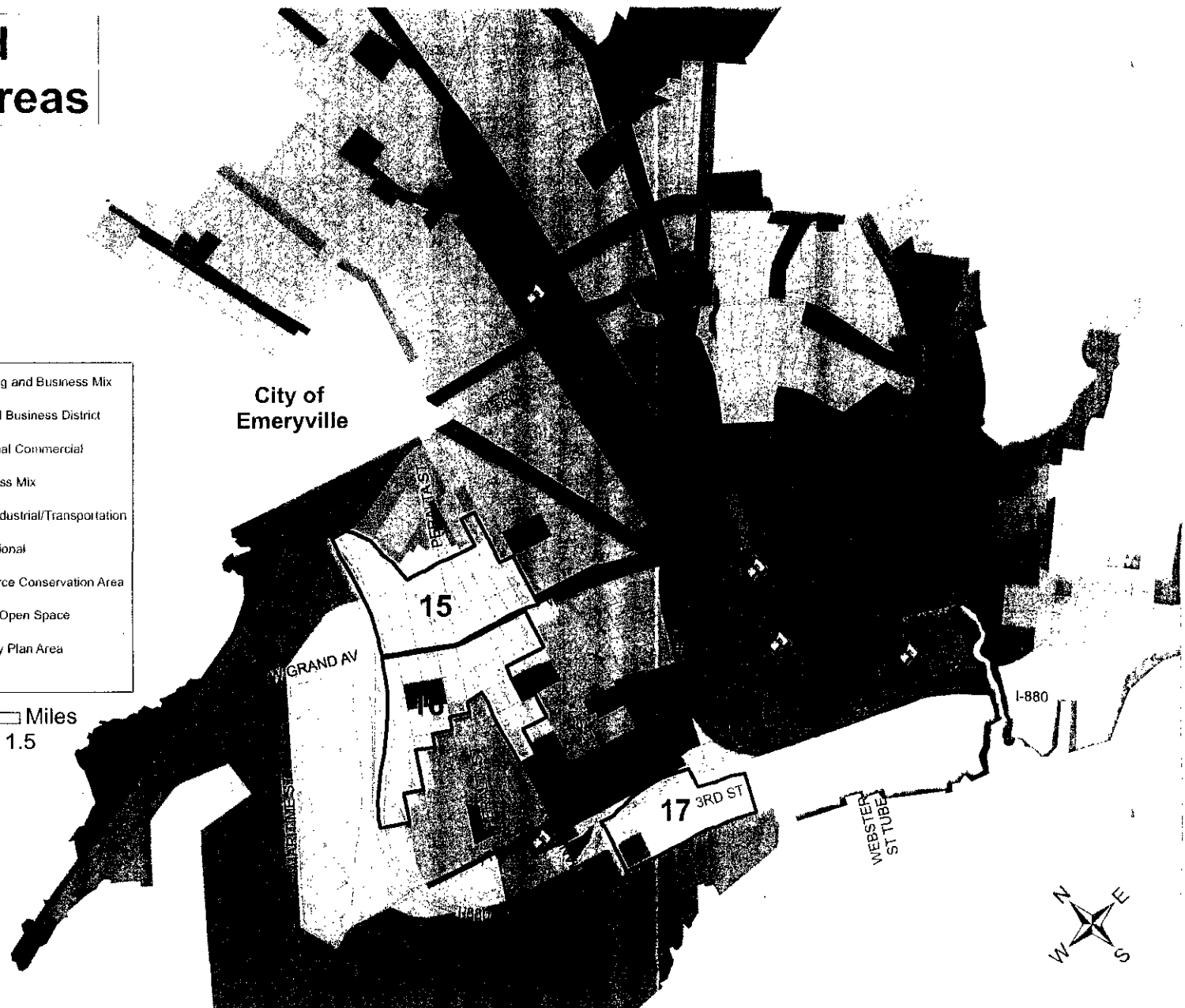
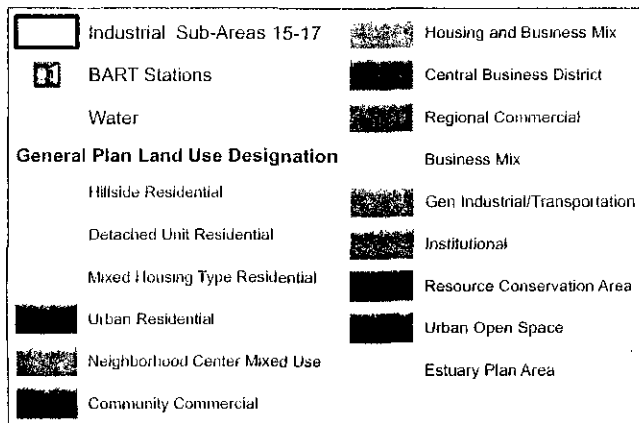
**APPROVED AND FORWARDED  
TO THE COMMUNITY & ECONOMIC  
DEVELOPMENT COMMITTEE:**

  
Office of the City Administrator

ATTACHMENTS: Maps of 4 Industrial Sub Areas in Review



# West Oakland Industrial Sub-Areas



CITY OF OAKLAND 3/8  
PROPOSED INDUSTRIAL REZONING

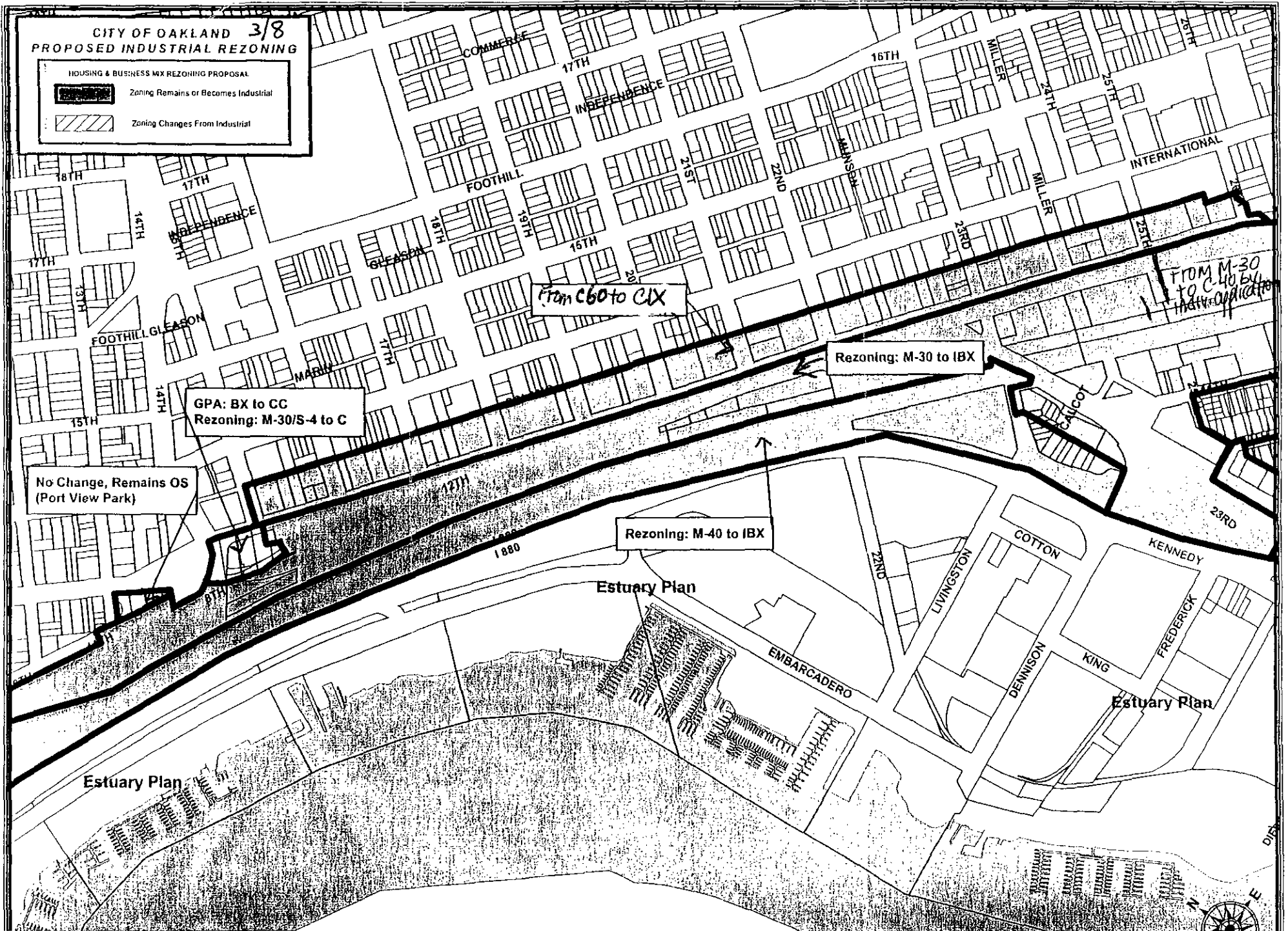
HOUSING & BUSINESS MIX REZONING PROPOSAL



Zoning Remains or Becomes Industrial



Zoning Changes From Industrial



CITY OF OAKLAND INDUSTRIAL REZONING PROPOSAL NOVEMBER 2003  
RE-CIRCULATED FOR ZUC MT6 1.17.07

MAP 21Q

# Proposed General Plan Changes to CIX Commercial and Light Industrial Estuary Land Use Plan

CIX + implies added condition

11

2

PWD2

Now: M-40  
Proposed: CIX

HI

Now: M-40  
Proposed: Gen Industrial

GC 1m

Now: M-40  
Proposed: C-36

LL3

Now: M-40  
Proposed: CIX

RMU

Now: HBX3  
Proposed: No Change

PWD3

Now: M-40  
Proposed: CIX +