

2017 APR 27 PM 1:44

APPROVED AS TO FORM AND LEGALITY


OFFICE OF THE CITY ATTORNEY

OAKLAND CITY COUNCIL

ORDINANCE NO. _____ C.M.S.

ORDINANCE, AS RECOMMENDED BY THE CITY PLANNING COMMISSION, AMENDING: 1) THE OAKLAND ZONING AND HEIGHT AREA MAPS TO (A) MAKE MAP AND HEIGHT DESIGNATION CHANGES FOR THE 3RD TO 7TH STREET AREAS BETWEEN WEST OAKLAND BART AND DOWNTOWN; (B) MAKE MAP DESIGNATION CHANGES FOR THE WEST SIDE OF MANDELA PARKWAY FROM 17TH TO 8TH ST., FOR THE 8TH ST. CORRIDOR FROM MANDELA TO WOOD, AND FOR THE PERALTA/LEWIS/5TH ST. TRIANGLE; (C) MAKE A MAP DESIGNATION CHANGE FOR A PORTION OF ADELINE STREET BETWEEN 18TH AND 19TH; (D) BRING THE REAR PORTION OF THE LOT AT SAN PABLO AVENUE AND 33RD STREET INTO ADJACENT RU-5 ZONE AND 60 FT. HEIGHT AREA; AND (E) MAKE MAP DESIGNATION CHANGES FOR THE WOOD STREET ZONE TO CONVERT DEVELOPMENT AREAS 1-9 INTO NINE SEPARATE ZONING DISTRICTS; AND 2) THE OAKLAND PLANNING CODE TO MOVE THE DEVELOPMENT STANDARDS SUMMARY TABLE FOR WOOD STREET INTO THE D-WS WOOD STREET DISTRICT ZONE CHAPTER (17.101A) AND MAKE MINOR REVISIONS; AND MAKE APPROPRIATE CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATIONS.

WHEREAS, in March of 1998, the City adopted the Land Use and Transportation Element (LUTE) of the Oakland General Plan, which contains policies calling for a more user-friendly and easier-to-interpret Planning Code. To comply with this directive, the Bureau of Planning undertakes a periodic update or "clean-up" of the Planning Code to improve consistency, reduce redundancies, and simplify language in key chapters of the Planning Code. In addition, Planning Staff occasionally take note of certain Code Sections, as well as of certain Zoning and Height Area map designations, that are in need of reconsideration, so these provisions are also brought forward for a potential change during a periodic update; and

WHEREAS, on January 18, 2017, the City Planning Commission conducted a public hearing to consider various proposed amendments to the Oakland Planning Code intended to facilitate the construction of needed housing units, especially what is sometimes called "missing middle" housing. In addition, several amendments were proposed to the Zoning and Height Area

Maps in West Oakland to: a) encourage more retail and other neighborhood-serving ground floor uses along Mandela Parkway, 8th, and 5th Streets; b) support the further rejuvenation of 7th Street; c) attract more industrial development to the 3rd Street corridor and away from residential neighborhoods; and d) facilitate the construction of much needed housing; and

WHEREAS, at the January 18, 2017 hearing, the Planning Commission recommended that the proposed Zoning and Height Area Map changes in West Oakland and amendments to the D-WS Wood Street District Zone Regulations (Chapter 17.101A) be forwarded to the City Council for consideration. The Commission took no action on the other proposed Planning Code amendments at the January 18, 2017 hearing, and instead asked that they come back before the Commission at some future date after staff has completed additional public outreach; and

WHEREAS, the Planning Code Text, Zoning Map, and Height Area amendments included in this Ordinance are consistent with the Planning Commission recommendation, and only include (1) West Oakland-focused Zoning Map and Height Area Changes, and (2) D-WS Wood Street Zone Planning Code Text Changes (Chapter 17.101A); and

WHEREAS, the City of Oakland's Strategic Planning Division staff has prepared the following Planning Code Text, Zoning Map, and Height Area amendments to: (1) make Zoning Map and Height designation changes for the 3rd to 7th Street areas between West Oakland BART and Downtown; (2) make Zoning Map designation changes for the west side of Mandela Parkway from 17th to 8th Street, for the 8th Street Corridor from Mandela Parkway to Wood Street, and for the Peralta/Lewis/5th St. triangle; (3) make a Zoning Map designation change for a portion of Adeline Street between 18th and 19th; (4) bring the rear portion of the property at San Pablo Avenue and 33rd Street into the adjacent RU-5 Zone and 60 ft. Height Area; (5) make Zoning Map designation changes for the Wood Street Zone to convert Development Areas 1 - 9 into nine separate zoning districts; and (6) move the Development Standards Summary Table For Wood Street into the D-WS Wood Street District Zone Chapter 17.101A in the Oakland Planning Code and make minor revisions in order to further promote the public's health, safety and/or general welfare; and

WHEREAS, after a duly noticed public meeting on April 11, 2017, the Community and Economic Development Committee voted to recommend the proposal to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on April 18, 2017 to consider the proposal, and all interested parties were provided an ample opportunity to participate in said hearing and express their views; and

WHEREAS, the proposed amendments to the Planning Code Text, Zoning Map, and Height Areas rely on the previous set of applicable CEQA documents including: the Coliseum Area Specific Plan EIR (2015); Broadway Valdez Specific Plan EIR (2014); West Oakland Specific Plan EIR (2014); Central Estuary Area Plan EIR (2013); Land Use and Transportation Element of the General Plan EIR (1998); the Oakland Estuary Policy Plan EIRs (1999, 2006) and Supplemental EIR (2013); the Redevelopment Area EIRs - West Oakland (2003), Central City East (2003), and Coliseum (1995); the 1998 Amendment to the Historic Preservation Element of the General Plan; the 2007-2014 Housing Element Final EIR (2010) and Addendum (2014); and various Redevelopment Plan Final EIRs (collectively, "Previous CEQA Documents"). No further

environmental review is required under CEQA Guidelines Sections 15162 and 15163; and

WHEREAS, the Previous CEQA Documents provide analysis of the environmental impacts of the proposed amendments and support all levels of approval necessary to implement the Planning Code amendments; and

WHEREAS, the proposed amendments to the Planning Code Text, Zoning Map, and Height Areas would not result in any significant effect that has not already been analyzed in the Previous CEQA Documents, and there will be no significant environmental effects caused by the change that have not already been analyzed in the Previous CEQA Documents; and

WHEREAS, the City Council hereby finds and determines on the basis of substantial evidence in the record that none of the circumstances necessitating preparation of additional environmental review, as specified in CEQA and the CEQA Guidelines, including, without limitation, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15163 are present in that (1) there are no substantial changes proposed in the project or the circumstances under which the project is undertaken that would require major revisions of the Previous CEQA Documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (2) there is no “new information of substantial importance,” as defined in CEQA Guidelines Section 15162(a)(3); and

WHEREAS, each as a separate and independent basis, this action is exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (no significant effect on the environment); now, therefore,

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

Section 1. The City Council finds and determines the foregoing recitals to be true and correct and an integral part of the City Council’s decision, and hereby adopts such recitals as findings.

Section 2. The City Council finds and determines the adoption of this Ordinance complies with the California Environmental Quality Act (“CEQA”), and relies on the Previous CEQA Documents. Further, the Council finds the adoption of this Ordinance is exempt, pursuant to CEQA Guidelines section 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment). Each of these provides a separate and independent basis for CEQA clearance and when viewed collectively provide an overall basis for CEQA clearance.

Section 3. The Environmental Review Officer shall file a Notice of Exemption/Notice of Determination, and an Environmental Declaration under the California Fish and Game Code (Section 711.4) with the County of Alameda.

Section 4. Title 17 of the Oakland Planning Code is hereby amended pursuant to *Exhibit A, revised by City Council on April 18, 2017*, attached hereto and incorporated by reference herein. Additions to Title 17 of the Oakland Planning Code are shown as underline and

omissions are shown as ~~strikethrough~~.

Section 5. The Oakland Zoning and Heights Maps are hereby amended pursuant to **Exhibit B** attached hereto and incorporated by reference herein

Section 6. This Ordinance shall be effective 10 days from the date of final passage by the City Council, but shall not apply to (a) building/construction related permits already issued and not yet expired, or (b) zoning applications approved by the City and not yet expired, or (c) zoning applications deemed complete by the City as of the date of final passage. However, zoning applications deemed complete by the City prior to the date of final passage of this Ordinance may be processed under provisions of these Planning Code amendments if the applicant chooses to do so.

Section 7. Nothing in this Ordinance shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any federal or state law.

Section 8. If any section, subsection, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional, the offending portion shall be severed and shall not affect the validity of the remaining portions which shall remain in full effect.

Section 9. This Ordinance serves the public interest and is necessary to protect the health, safety and/or general welfare of the citizens of Oakland, and is enacted pursuant to the City of Oakland's general police powers, Section 106 of the Charter of the City of Oakland, and Article XI, Sections 5 and 7 of the California Constitution.

Section 10. The City Council hereby authorizes the City Administrator or designee to make non-substantive, technical conforming changes (essentially correction of typographical and clerical errors), prior to formal publication of the amendments in the Oakland Planning Code.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLÉN, KALB, KAPLAN, AND PRESIDENT REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

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

DATE OF ATTESTATION: _____

2017 APR 27 PM 1:46

REVISED BY COUNCIL 4/18/17

APPROVED AS TO FORM AND LEGALITY


OFFICE OF THE CITY ATTORNEY

OAKLAND CITY COUNCIL

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NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

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

DATE OF ATTESTATION: _____

FILED
OFFICE OF THE CITY CLERK
OAKLAND
EXHIBIT A TO THE MAY 2, 2017 CITY COUNCIL
WEST OAKLAND-FOCUSED PLANNING CODE AMENDMENTS
2017 APR 27 PM 1:45

Title 17 PLANNING

Chapters:

Chapter 17.101A - D-WS WOOD STREET DISTRICT ZONES REGULATIONS

EXHIBIT A TO THE MAY 2, 2017 CITY COUNCIL
WEST OAKLAND-FOCUSED PLANNING CODE AMENDMENTS

Chapter 17.101A - D-WS WOOD STREET DISTRICT ZONES REGULATIONS

Sections:

17.101A.010 Title, purpose, and applicability.

17.101A.030 Property development standards.

17.101A.010 Title, purpose, and applicability.

- A. The provisions of this Chapter (in combination with the separate Wood Street Zoning District document adopted by City Council as part of Ordinance 12673 C.M.S that prescribes the Zoning Regulations, Standards, and Guidelines for Development and Use of Property within the Wood Street Zoning District), shall be known as the D-WS Wood Street District Zones Regulations. The intent of the Wood Street District (D-WS) Zones is to create an active, pedestrian oriented, mixed-use, urban community in the area generally bounded by 10th Street, Wood Street, West Grand Avenue and Frontage Road/I-880. The D-WS-1 through D-WS-9 Zones are intended to reflect the same boundaries as the Wood Street Development Areas 1 through 9.
- B. The Zoning Regulations, Standards, and Guidelines for Development and Use of Property within the Wood Street Zoning District shall be as prescribed in the original Ordinance 12673 C.M.S, amending Ordinance 13093 C.M.S, all subsequent amending Ordinances adopted by City Council, and as amended in ~~Section 17.101A.020~~ below. All such regulation shall apply to the area of the zoning maps with a D-WS designation.

17.101A.020 Permitted and conditionally permitted activities.

Table 17.101A.01 lists the permitted, conditionally permitted, and prohibited activities in the ~~Development Areas of the D-WS Zones~~. The descriptions of these activities are contained in Chapter 17.10. Section 17.10.040 contains permitted accessory activities.

"P" designates permitted activities in the corresponding ~~Development Areas of the D-WS Zone~~.

"C" designates activities that are permitted only upon the granting of a Conditional Use permit (CUP) in the corresponding ~~Development Areas of the D-WS Zone~~ (see Chapter 17.134 for the CUP procedure).

"L" designates activities subject to certain limitations or notes listed at the bottom of the table.

"—" designates activities that are prohibited except as accessory activities according to the regulations contained in Section 17.010.040.

Table 17.101A.01: Permitted and Conditionally Permitted Activities

Activities	Development Areas of the D-WS Zones									Additional Regulations
	D-WS-1	D-WS-2	D-WS-3	D-WS-4	D-WS-5	D-WS-6	D-WS-7	D-WS-8	D-WS-9	

EXHIBIT A TO THE MAY 2, 2017 CITY COUNCIL
WEST OAKLAND-FOCUSED PLANNING CODE AMENDMENTS

Activities	Development Areas of the D-WS Zones									Additional Regulations
	D-WS-1	D-WS-2	D-WS-3	D-WS-4	D-WS-5	D-WS-6	D-WS-7	D-WS-8	D-WS-9	
Residential Activities										
Permanent	P	P	P	P	—	P	P	P	—	
Residential Care	P(L1)	P(L1)	P(L1)	P(L1)	—	P(L1)	P(L1)	P(L1)	—	17.103.010
Supportive Housing	P	P	P	P	—	P	P	P	—	
Transitional Housing	P	P	P	P	—	P	P	P	—	
Emergency Shelter	—	—	—	—	—	—	—	—	—	17.103.010
Semi-Transient	—	—	—	—	—	—	—	—	—	
Bed and Breakfast										17.10.125
Civic Activities										
Essential Service	P(L13)	P(L13)	P(L13)	P(L13)	P(L13)	P(L13)	P(L13)	P(L13)	P(L13)	
Limited Child-Care	—	P	—	P	P	P	—	P	—	
Community Assembly	—	P(L2)	—	P(L2)	P(L2)	P(L2)	—	P(L2)	C(L12)	
Recreational Assembly	—	—	—	—	C	—	—	—	C(L12)	
Community Education	C	C	C	C	C	C	C	C	C	
Nonassembly Cultural	—	P	—	P	P	P	—	P	—	
Administrative	—	P(L3)	—	P(L3)	P	P(L3)	—	P	—	
Health Care	—	P(L3)	—	C	C	C	—	P	—	
Special	—	—	—	—	—	—	—	—	—	17.103.020

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WEST OAKLAND-FOCUSED PLANNING CODE AMENDMENTS

Activities	Development Areas of the D-WS Zones									Additional Regulations
	D-WS-1	D-WS-2	D-WS-3	D-WS-4	D-WS-5	D-WS-6	D-WS-7	D-WS-8	D-WS-9	
Health Care										
Utility and Vehicular	—	P(L4)	—	P(L4)	P(L4)	P(L3)	—	P(L4)	—	
Extensive Impact	—	—	—	—	—	—	—	—	—	
Commercial Activities										
General Food Sales	—	P(L5)	—	P(L5)	P	P(L5)	—	P(L5)	—	
Full Service Restaurant	—	P	—	P	P	P	—	P	—	
Limited Service Restaurant and Cafe	—	P	—	P	P	P	—	P	—	
Fast Food Restaurant	—	—	—	C	C	C	—	C	—	17.103.030 and 8.09
Convenience Market	—	C(L6)	—	C(L6)	C(L6)	C(L6)	—	C(L6)	—	17.103.030
Alcoholic Beverage Sales	—	C(L7)	—	C(L7)	C(L7)	C(L7)	—	C(L7)	—	17.103.030 and 17.114.030
Mechanical or Electronic Games	—	—	—	—	—	—	—	—	—	
Medical Service	—	P(L8)	—	P(L8)	P(L8)	P(L8)	—	P(L8)	—	
General Retail Sales	—	P(L3)	—	P(L3)	P	P	—	P	—	
Large-Scale Combined Retail and Grocery Sales	—	—	—	—	—	—	—	—	—	
Consumer Service	—	P(L3)	—	P(L3)	P(L3)	P(L3)	—	P	—	

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Activities	Development Areas of the D-WS Zones									Additional Regulations
	D-WS-1	D-WS-2	D-WS-3	D-WS-4	D-WS-5	D-WS-6	D-WS-7	D-WS-8	D-WS-9	
Consultative and Financial Service	—	P(L3)	—	P(L3)	P(L3)	P(L3)	—	P	—	
Check Cashier and Check Cashing	—	—	—	—	—	—	—	—	—	17.103.040
Consumer Cleaning and Repair Service	—	P(L3)	—	P(L3)	P(L3)	P(L3)	—	P	—	
Consumer Dry Cleaning Plant	—	—	—	—	—	—	—	—	—	
Group Assembly	—	—	—	—	C	—	—	P	C(L12)	
Personal Instruction and Improvement Services	—	P(L3)	—	P(L3)	P(L3)	P(L3)	—	P	—	
Administrative	—	P(L3)	—	P(L3)	P	P	—	P	—	
Business, Communication, and Media Service	—	C	—	C	C	C	—	P	—	
Broadcasting and Recording Service	—	C	—	C	C	C	—	P	—	
Research Service	—	C(L11)	—	—	—	—	—	P	—	
General Wholesale Sales	—	C(L11)	—	—	—	—	—	P	—	
Transient Habitation	—	—	—	—	—	—	—	P	—	17.103.050
Building	—	P(L10)	—	P(L10)	P(L10)	P(L10)	—	P	—	

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	D-WS-1	D-WS-2	D-WS-3	D-WS-4	D-WS-5	D-WS-6	D-WS-7	D-WS-8	D-WS-9	
Material Sales										
Automobile and Other Light Vehicle Sales and Rental	—	—	—	—	—	—	—	—	—	
Automobile and Other Light Vehicle Gas Station and Servicing	—	—	—	—	—	—	—	—	—	
Automotive and Other Light Vehicle Repair and Cleaning	—	—	—	—	—	—	—	—	—	
Taxi and Light Fleet-Based Services	—	—	—	—	—	—	—	—	—	
Automotive Fee Parking	—	—	—	—	—	—	—	—	—	17.103.055
Animal Care	—	—	—	—	—	—	—	—	—	
Animal Boarding	—	—	—	—	—	—	—	—	—	
Undertaking Service	—	—	—	—	—	—	—	—	—	
Industrial Activities										
Custom Manufacturing	—	P	—	C	C	C	—	P	—	
Light Manufacturing	—	C	—	—	C	—	—	C	—	
General Manufacturing	—	—	—	—	—	—	—	C	—	
Heavy/High Impact	—	—	—	—	—	—	—	—	—	

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Manufacturing										
Research and Development	—	C(L11)	—	—	C	—	—	—	—	
Construction Operations	—	P(L10)	—	P(L10)	P(L10)	P(L10)	—	P(L10)	—	
Warehousing, Storage and Distribution-Related:										
A. General Warehousing, Storage and Distribution	—	C(L11)	—	—	—	—	—	—	—	
B. General Outdoor Storage	—	—	—	—	—	—	—	—	—	
C. Self- or Mini-Storage	—	—	—	—	—	—	—	—	—	
D. Container Storage	—	—	—	—	—	—	—	—	—	
E. Automotive Salvage and Junk Yards	—	—	—	—	—	—	—	—	—	
Regional Freight Transportation:	—	—	—	—	—	—	—	—	—	
Trucking and Truck-Related:	—	—	—	—	—	—	—	—	—	
Recycling and Waste-Related:										
A. Satellite Recycling Collection Centers	—	—	—	—	—	—	—	—	—	

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Activities	Development Areas of the D-WS-Zones									Additional Regulations
	D-WS-1	D-WS-2	D-WS-3	D-WS-4	D-WS-5	D-WS-6	D-WS-7	D-WS-8	D-WS-9	
B. Primary Recycling Collection Centers	—	—	—	—	—	—	—	—	—	
Hazardous Materials Production, Storage & and Waste Management-Related	—	—	—	—	—	—	—	—	—	
Agricultural and Extractive Activities										
Plant Nursery	—	—	—	—	—	—	—	—	—	
Limited Agriculture	C(L14)	C(L14)	C(L14)	C(L14)	C(L14)	C(L14)	C(L14)	C(L14)	C(L14)	
Extensive Agriculture	C(L15)	C(L15)	C(L15)	C(L15)	C(L15)	C(L15)	C(L15)	C(L15)	C(L15)	
Mining and Quarrying Extractive	—	—	—	—	—	—	—	—	—	
Accessory off-street parking serving prohibited activities	—	—	—	—	—	—	—	—	—	17.116.175
Additional activities that are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof	—	—	—	—	—	—	—	—	—	17.102.110

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Limitations on Table 17.101A.01:

L10. Activities with a total floor area greater than five thousand (5,000) square feet require the granting of a conditional use permit (see Chapter 17.134) and activities with a floor area over ten thousand (10,000) square feet are prohibited except for the portion of the D-WS-2 Zone designated in the separate Wood Street Zoning District document as Development Area 2B (the icehouse property). This activity is limited to neighborhood-serving construction product sales and services (Note: Hardware Stores are a General Retail Sales Commercial Activity, refer to L3)

L11. Only applies to the "Icehouse" building located in the portion of the D-WS-2 Zone designated in the separate Wood Street Zoning District document as Development Area 2B.

17.101A.030 Property development standards.

Zone Specific Standards. Table 17.101A.02 below prescribes development standards specific to individual D-WS Zones in the Wood Street Zoning District. The number designations in the "Additional Regulations" column refer to the regulations listed at the end of the Table. "N/A" designates the regulation is not applicable to the specified D-WS Zone.

Table 17.101A.02 – Property Development Standards

Development Standards	Zones Development Areas									Additional Regulation ^s
	D-WS-1	D-WS-2	D-WS-3	D-WS-4	D-WS-5	D-WS-6	D-WS-7	D-WS-8	D-WS-9	
Maximum Residential Density (square feet of lot area required per dwelling unit)										
Maximum Permitted Minimum Density for Regular Land Area per Dwelling Units	1 unit per 1,535 sf. 1535.3 sf.of lot area	1 unit per 850 sf. 848.85 sf.of lot area	1 unit per 1,218 sf. 1217.5 sf.of lot area	1 unit per 614 sf. 613.75 sf.of lot area	N/A	1 unit per 549 sf. 549.06 sf.of lot area	1 unit per 679 sf. 679.02 sf.of lot area	1 unit per 332 sf. 331.6 sf.of lot area	N/A	1
Maximum Dwelling Units per Acre (DU/A)	28.4 DU/A	51.5 DU/A	35.8 DU/A	71.1 DU/A	N/A	79.33 DU/A	64.2 DU/A	131.3 DU/A	N/A	1
Maximum Number of Units	82	200	200	450	0	215	170	264	0	1
Minimum Residential Density (square feet of lot area required per dwelling unit)										
Minimum Permitted Density for Regular Land Area per	1 unit per 2,000 sf. of lot	1 unit per 2,000 sf. of lot	1 unit per 2,000 sf. of lot	1 unit per 2,000 sf. of lot	N/A	1 unit per 1,000 sf. of lot	1 unit per 1,000 sf. of lot	1 unit per 1,000 sf. of lot	N/A	1

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Development Standards	Zones Development Areas									Additional Regulations
	D-WS-1	D-WS-2	D-WS-3	D-WS-4	D-WS-5	D-WS-6	D-WS-7	D-WS-8	D-WS-9	
Dwelling Units	area (22 DU/A)	area (22 DU/A)	area (22 DU/A)	area (22 DU/A)		area (44 Dwelling Units/Acre) N/A	area (44 DU/A)	area (44 DU/A)		
Maximum Nonresidential Floor Area Ratio (FAR)										
Max. FAR for Nonresidential Uses	N/A	1.4 1.38:1	N/A	2.0 2.02:1	2.0 2.00:1	2.0 2.02:1	N/A	3.0 2.947:1	N/A	3, 6, 7
Maximum Floor Area For Nonresidential Uses										
Max. Floor Area for Nonresidential Uses (sq. ft.)	0 sf.	221,000 sf. 220,779 sf.	0 sf.	40,000 sf.	70,000 sf.	6,000 sf.	0 sf.	258,000 sf.	N/A	3, 6, 7
Maximum Height										
Max. Height	65 ft.	65 ft.	50 ft.	50 ft.		65 ft.	90 ft.	90 ft.	N/A	2
Minimum Street Setbacks										
Wood Street	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	N/A	4
12th Street	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	N/A	4
Frontage Road	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	N/A	4
14th Street	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	N/A	4
Public Access Areas	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	N/A	4
Minimum Interior Setbacks										
Min. Interior Setbacks	5 ft.	5 ft.	10 ft.	5 ft.	5 ft.	5 ft.	0 ft.	0 ft.	N/A	4
Minimum Usable Open Space										
Group Usable Open Space per Dwelling Unit (DU)	100 sf.	75 sf.	100 sf.	100 sf.	N/A	75 sf.	75 sf.	50 sf.	N/A	5
Parking Requirements										

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Development Standards	Zones Development Areas									Additional Regulations
	D-WS-1	D-WS-2	D-WS-3	D-WS-4	D-WS-5	D-WS-6	D-WS-7	D-WS-8	D-WS-9	
Required Parking for All Uses	See Chapter 17.116 for automobile parking and Chapter 17.117 for bicycle parking requirements									
Required Parking For Residential Uses	1.1 spaces per DU	1.1 spaces per DU	1.1 spaces per DU	1.1 spaces per DU	1.1 spaces per DU	1.1 spaces per DU	1.1 spaces per DU	1.1 spaces per DU	N/A	
Required Parking For Joint Living and Working Quarters (L/W-Unit)	1.2 spaces per L/W Unit	1.2 spaces per L/W Unit	1.2 spaces per L/W Unit	1.2 spaces per L/W Unit	1.2 spaces per L/W Unit	1.2 spaces per L/W Unit	1.2 spaces per L/W Unit	1.2 spaces per L/W Unit	N/A	
Required Parking For Nonresidential Uses	See Reg. 8 below	See Reg. 8 below	See Reg. 8 below	See Reg. 8 below	See Reg. 8 below	See Reg. 8 below	See Reg. 8 below	See Reg. 8 below	See Reg. 8	8

Additional Regulations for Table 17.101A.02:

1. Density based on Regular Dwelling Units. For Efficiency Dwelling Units, the minimum allowable lot area per unit shall be the same as for Regular Dwelling Units. One additional unit is allowed if after division of the total lot area by the minimum lot area the remainder is equal to 2/3 or greater of the minimum lot area. For Rooming Units, there is no minimum density standard.
2. See Section 5.23 and Figure 5.23-1 in the separate Wood Street Zoning District document adopted by City Council for additional height restrictions applicable to the Wood Street Zoning District Development Areas and Overlay Areas. Projections above height limits are allowed as set forth in Section 17.108.030 of the Oakland Planning Code.
3. See Section 5.80 in the separate Wood Street Zoning District document adopted by City Council for restrictions on additions to the 16th Street Train Station.
4. For Minimum Street Setbacks, see Figure 5.24-1 in the separate Wood Street Zoning District document adopted by City Council in 2005 as part of Ordinance 12673 C.M.S.
5. For additional Open Space Standards applicable to the Wood Street Zoning District, see Section 5.40 in the separate Wood Street Zoning District document adopted by City Council in 2005 as part of Ordinance 12673 C.M.S.

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6. For Standards applicable to the D-WS-5 Zone (same area as Development Area 5), see Section 5.80 in the separate Wood Street Zoning District document adopted by City Council in 2005 as part of Ordinance 12673 C.M.S.

7. For Standards applicable to the D-WS-9 Zone (same area as Development Area 9), see Section 5.90 in the separate Wood Street Zoning District document adopted by City Council in 2005 as part of Ordinance 12673 C.M.S.

~~8. For Required Off-Street Parking for Nonresidential Uses, see Table 5.50-1 in the separate Wood Street Zoning District document adopted by City Council in 2005 as part of Ordinance 12673 C.M.S.~~