



# CITY OF OAKLAND

CITY HALL • 1 FRANK H. OGAWA PLAZA • OAKLAND, CALIFORNIA 94612  
#LoveLife

Charlene Wang  
District 2 Councilmember  
Cwang@oaklandca.gov

## **RE: Agenda Item 6.5, Amendments to Citywide Impact Fee Regulations.**

---

July 1, 2025

### **Dear City Council and City Staff:**

On July 10, 2025, the Oakland Department of Planning and Building (PBD) presented an ordinance amending the City of Oakland's impact fees to the Community and Economic Development Committee. After reviewing the proposed amendments and consulting extensively with PBD staff, including Director William Gilchrist, it was determined that an amendment to the impact fee zones, particularly those designated as Zone 2 within District 2, could be considered by the full City Council on July 1, 2025.

The following amendment aims to promote housing development in the San Antonio and East Lake neighborhoods by aligning the area's fee designation with its potential for equitable growth. These neighborhoods are already the focus of significant public investment, with the City of Oakland and regional partners allocating millions of dollars into transit-oriented development, active transportation infrastructure, and affordable housing programs. Reclassifying this area from Zone 2 to Zone 3 will help unlock more housing opportunities near major transit corridors and job centers, supporting the City's broader goals of reducing displacement, advancing climate resilience, and creating walkable, mixed-income communities. San Antonio and East Lake are among Oakland's most racially and economically diverse neighborhoods, and this amendment ensures that city policies reflect a commitment to equitable development by incentivizing infill housing in communities that are well-positioned to absorb and benefit from growth.

The proposed amendment is to insert between Section 2 and Section 3 of the draft legislation and revise section numbers the following:

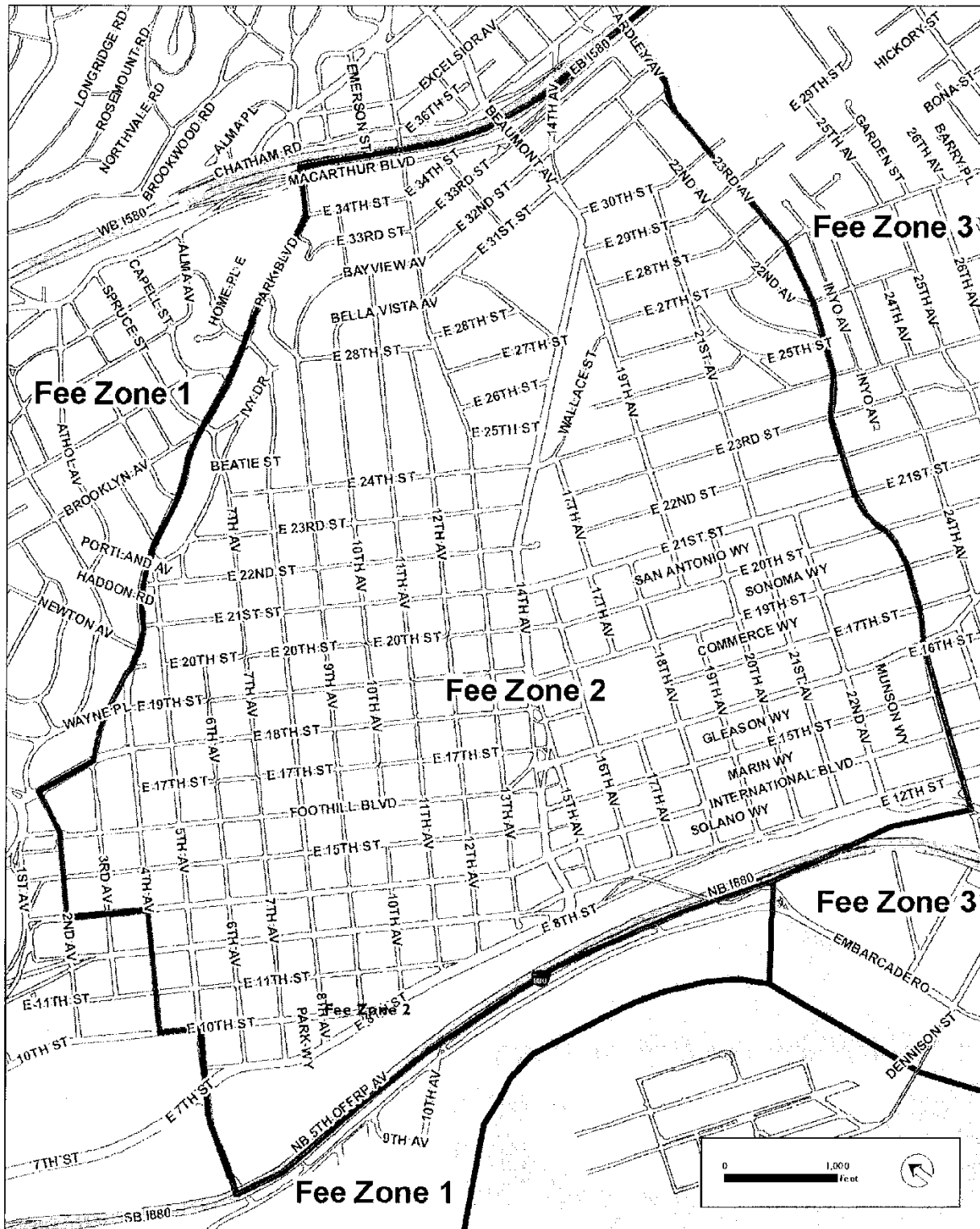
**SECTION 3. Amendment of the Impact Fee Zone Maps.** The Oakland Municipal Code Title 15, Section 15.72.140 (Affordable Housing Impact Fees – Impact Fee Zone Maps) and Section 15.74.150 (Transportation and Capital Improvement Impact Fees – Impact Fee Zone Maps) shall be amended such that the following portion of the City shall be re-designated from Impact Fee Zone 2 to Impact Fee Zone 3: all of that area within the City of Oakland bounded by the area starting at the

intersection of International Boulevard and 2nd Avenue; continuing northerly on 2nd Avenue to the intersection with East 18th Street; continuing easterly on East 18th Street to the intersection with 3rd Avenue, continuing northeasterly on 3rd Avenue to the intersection with Park Boulevard, continuing northeasterly on Park Boulevard to the Interstate 580 right of way, continuing southeasterly along the Interstate 580 right of way to Ardley Avenue, continuing southerly on Ardley Avenue until Ardley Avenue becomes 23rd Avenue, continuing southerly on 23rd Avenue to the terminus of 23rd Avenue, continuing along a line extending from the terminus of 23rd Avenue until the southwestern boundary of the railroad right of way located on assessor parcel number 019 005500200, continuing northwesterly along the southwestern boundary of said parcel to the northwestern corner boundary of said parcel, continuing southwest along a line extending from the northwest boundary of parcel number 019 005500200 to the Interstate 880 right of way, continuing northwesterly along the Interstate 880 right of way to 5th Avenue, continuing northeasterly on 5th Avenue until the intersection with East 10th Street, continuing northwesterly on East 10th Street to the intersection with 4th Avenue, continuing northeasterly on 4th Avenue to the intersection of International Boulevard, continuing northwesterly on International Boulevard to the starting point at the intersection between International Boulevard and 2nd Avenue. The graphical maps included in Section 15.72.0140 and Section 15.74.150 shall be revised consistent with this amendment.

See Exhibit A for a map of the proposed area, currently shown as Zone 2, to be reclassified as Zone 3 consistent with the amended language included in this memo.

Sincerely

Charlene Wang  
City of Oakland, Council Member District 2



# Impact Fee Zones for Residential Projects - Lake Merritt to 23rd Ave Detail

Planning & Building Department  
March 10, 2016

EXHIBIT A