

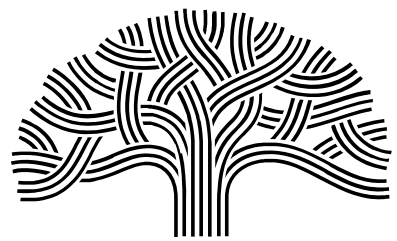
Oakland 2045 General Plan Update | Phase 1 Package

- Safety Element
- Environmental Justice (EJ) Element
- Planning Code Amendments
- Final Environmental Impact Report

Adoption Hearing | City Council

September 19, 2023

Planning and Building Department



**CITY OF
OAKLAND**



Agenda

- **Overview of General Plan Update (GPU)**
- **Community Engagement Process and Feedback**
- **Phase 1 GPU Adoption**
 - Safety Element
 - Environmental Justice (EJ) Element
 - Planning Code Amendments
 - Final Environmental Impact Report (EIR)
- **Planning Commission Recommendation**
- **Revisions to Hearing Drafts**
- **Staff Recommendation**
- **Next Steps**

Overview of General Plan Update (GPU)

2045 General Plan Update

- Legal Basis for development and conservation
- Establishes citywide vision and supporting goals, policies, and implementation measures.
- **Phase I (Winter 2021 – Fall 2023)**
 - 2023-2031 Housing Element (Adopted January 31, 2023)
 - Safety Element & Environmental Justice Element
 - Zoning Code and General Plan – Map and Text Amendments for Phase 1
 - Racial Equity Impact Assessment (REIA)
- **Phase II (From Fall 2023)**
 - Land Use and Transportation Element
 - Open Space, Conservation and Recreation Element
 - Capital Facilities and Infrastructure Element
 - Noise Element and Updates to the Zoning Code





Image: Deeply rooted youth fellows and Unity council members at the Oakland General Plan table, Source: Karla Guerra



Community Engagement

Community Engagement At a Glance

- **Discussion Groups**

- 3 Focus Groups on Safety – 13 Organizations participated
- 2 Focus Group on EJ – 10 Organizations participated
- 2 Focus Groups on Planning Code Amendments - 30 Organizations participated
- 8 Discussion Groups – 50 organizations participated

- **Townhalls and Neighborhood Workshops (in-person and virtual)**

- 7 workshops – Around 100 people

- **Interviews**

- 12 Environmental Justice Advocacy Organizations

- **Presentations to Neighborhood Councils**

- 40+ Presentations – Around 650 people

Community Engagement At a Glance

- **Deeply Rooted Outreach (4,452 people)**
 - Cultural Events and Pop-ups
 - Youth Engagement
 - Equity Working Group (EWG) Meetings
- **Multilingual Community Education Materials and Factsheets**
 - Online Engagement
 - Videos on Safety and EJ
 - EJ Hub and Online Survey
- **Social Media**
- **Community Tour of West Oakland**
- **Technical Advisory Committee (TAC)**
- **Study Sessions** with Decisionmakers at PC, CED, PSC, CC
- **Public Hearings** at ZUC and LPAB

Deeply Rooted EJ Element Policy Recommendations

- **Healthy Food Access**

- Food recovery program: Ensure free food providers maintain the quality of food. Food should not be bruised or near expiration.
- Education and Awareness: Provide nutritional education, plant medicine and cooking classes, with an emphasis on cultural and ancestral recipes.

- **Meaningful Engagement**

- Fund Capacity Building: Capacity building should include educational training by field expert so that residents can make informed policy recommendations.

- **Air Pollution**

- Protect residents who live near industrial areas, port and freeways by enforcements, providing air filters, and re-routing trucks.

- **Trash/Waste Management**

- Reduce trash on the streets in East and West Oakland by funding a cleaning team, increase enforcements for business for illegal dumping, provide trash bins, and public restrooms

- **Accessible Neighborhoods**

- Create neighborhoods which are accessible by biking/walking in 15 min.
- Parks Programming: Create open gyms, playgrounds for youth, spaces for elders, designated areas for skateboarding, recreation areas for pets, and rugby fields in parks.

Deeply Rooted Safety Element Policy Recommendations

Emergency Response & Recovery

- **Resilience Hubs:** Create 8 resilience hubs in East Oakland. Distribute education materials regarding access and utilization of resilience hubs.
- **Community Training and Awareness:** Host a series of emergency preparedness workshops, include voices of residents who have survived past disasters.

Protection from flooding/ Sea level rise

- **Remove bans on rainwater catchment** Create a program for outreach and education of safe practices for rainwater catchment.

Neighborhood Safety

- **Adopt a compassion-centered approach in all City operations and projects** by not involving the police force in all enforcement efforts, and practicing restorative justice
- **Awareness campaigns and prevention/treatment initiatives** on drug use, gun violence, and sexual assault
- **Redirect funding** towards supporting alternatives to policing, affordable housing, jobs and healthy food, etc.

Deeply Rooted & EWG Concerns for Housing Sites Overlay By Right Proposal

- **Removes Community Voices & Democracy** and does not appear to align with Federal and State EJ laws (eg, Biden EJ guidance and SB1000), and Oakland community goals of meaningful civic engagement of low-income communities of color.
- **Can exacerbate racial displacement through market force displacement**, in which market rate development that does not meet the affordability or quantity of units needed by residents leads to displacement through rising rents.
- The City's Conditions of Approval and ECAP Checklist **don't provide sufficient protections** against market force displacement of new market rate projects.
- Deeply Rooted community members worry that "by right development" could lead to worse projects overall, alienate the communities they're meant to serve, and perpetuate distrust of government.

Deeply Rooted & EWG Recommendations for Housing Sites Overlay

- **Comply with the City’s Racial Equity Impact Assessment (REIA) recommendations:**
 - “Consider adopting by-right development in accordance with objective and human design standards for housing developments on 6th cycle sites that: (a) include at least 30 percent deeply affordable housing in high resource areas and (2) include at least 50% affordable housing in low resource areas.”
- Integrate the City’s commitment in the Housing Element to **study the potential displacement of market rate housing projects in Oakland’s low-income communities of color**, as was successfully commissioned by the City Planning Department in 2005 for the West Oakland Wood Street Project
- **Exempt sites in low-income communities of color** such as Chinatown, West Oakland, North Oakland, San Antonio/Fruitvale, and East Oakland.
- Enact a meaningful **Inclusionary Zoning Policy** that requires on-site affordable housing.
- **Increase affordability requirement** to:
 - 50% affordable housing
 - Define affordability by Area Median Income of neighborhoods (instead of metropolitan area).

Safety Element Policy Framework

Safety Element Overview

- Requires cities to **address natural and human-made hazards, as well as climate change adaptation and resilience**
 - Seismic and geologic-related hazard
 - Flood hazards
 - Wildland and fire hazards
 - Evacuation routes
 - Hazardous materials
- Requires Climate and Vulnerability Assessment
- Goals + policies prioritize frontline / vulnerable communities affected first/worst by climate change
- **Received formal review and approval by California State Board of Forestry and Fire Protection on August 22, 2023**
 - *Extensive and well written, community facing and accessible, good graphics and maps, interacts well with the City's Local Hazard Mitigation Plan (LHMP)*



Safety Element Goals



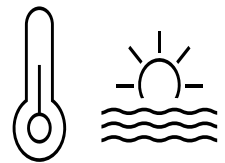
1. Minimize the risk to life and property caused by **seismic** and **geologic hazards**



2. Proactively prevent **urban fires** and exposure to **wildfire** and protect community members and property from fire danger



3. Protect people and property from **flooding**



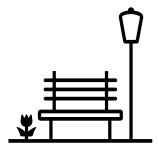
4. Proactively plan for impacts of **sea level rise** on people, property, and essential infrastructure



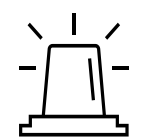
5. Minimize health and safety impacts related to the use, storage, manufacture, and transport of **hazardous materials**



6. Protect Oaklanders from **airport land use** hazards



7. Foster **feelings of safety** in all Oakland neighborhoods



8. Maintain an **emergency preparedness** and **response network** that keeps all Oaklanders informed, connected, and safe before, during, and after an emergency

Key Policies & Actions in Safety Element

- **Increase training and educational materials** for residents related to fire safety, hazards, and emergency preparedness, **SAF-8.10, SAF-8.11, SAF-A.14, SAF-A.31**
- **Prioritize mental health** in frontline communities in emergency services planning and recovery from hazard events, **SAF-7.3**
- **Adopt an Ordinance** requiring local development standards meet or exceed SRA Fire Safe Regulations and ensure that new development in the VHFHSZ meets or exceeds California Fire Code and California Building Code, **SAF-A.13**

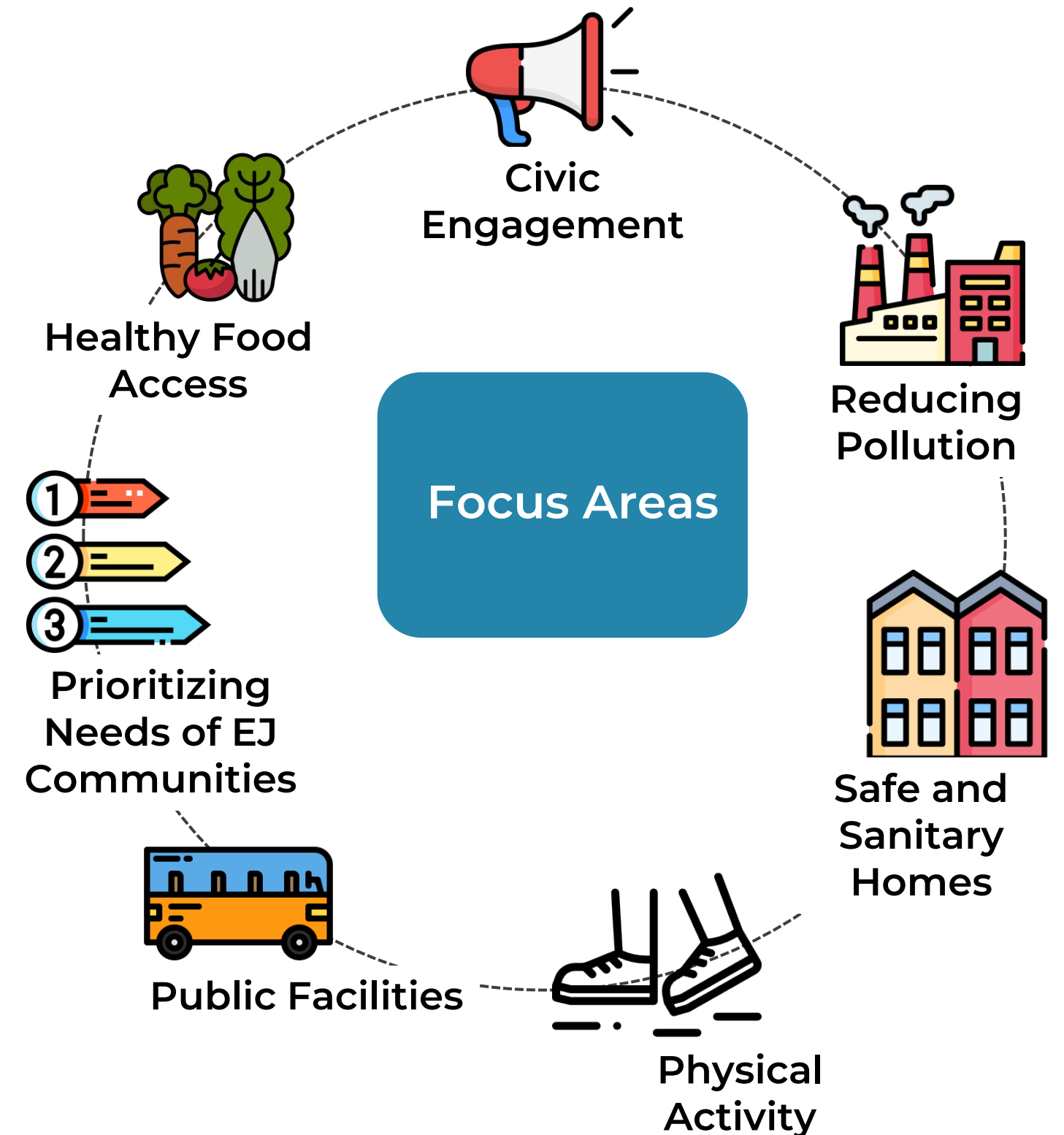
Key Policies & Actions in Safety Element

- **Disallow new residential development/subdivisions in areas with less than two evacuation routes** unless a development were to provide additional connections to ameliorate this condition, **SAF-2.3**
- **Sea Level Rise Vulnerability Assessment**, required of applicants proposing to develop in a future inundation area along with a Sea Level Rise Adaptation Plan for implementation, **SAF-4.5**
- **Study compounding impact of sea level rise on groundwater threats in areas with hazardous facilities.** Coordinate with adjacent jurisdictions to create a Shallow Groundwater Rise Vulnerability Assessment to understand its effects on people, the built environment, and water supply, **SAF-A.21**

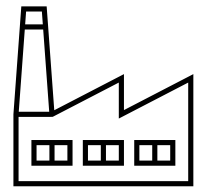
Environmental Justice (EJ) Element Policy Framework

EJ Element Overview

- **SB 1000** requires cities and counties with disadvantaged communities (**EJ Communities**) to adopt EJ goals, policies, and actions in a standalone EJ Element or throughout the General Plan Elements.
 - **Identify environmental justice communities**
 - **Reduce health risks** in EJ communities;
 - **Promote community engagement** in the public decision-making process;
 - **Prioritize improvements and programs that meet the needs of EJ communities.**



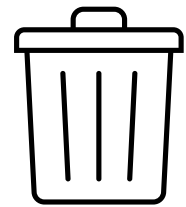
EJ Element Goals



1. **Reduce pollution**, mitigate the impacts of pollution on existing sensitive land uses, and eliminate associated public health disparities.

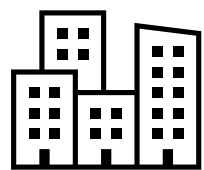


2. Protect Oakland **water supplies** from contamination.

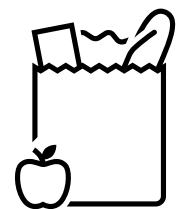


3. Prevent, reduce, and clean up **illegal dumping**.

4. Coordinate resources to improve **housing quality and habitability**.

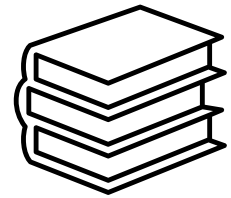


Note: Other important housing policies addressing renter protections/anti-displacement, affordable housing production, homelessness, and other topics are included in the Housing Element.



5. Support a **food system** that provides nutritious, affordable, culturally relevant, and affordable food to all Oaklanders.

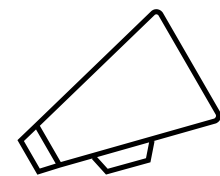
EJ Element Goals



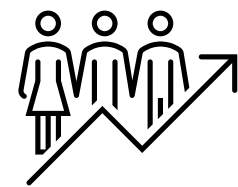
6. Support a network of **well-maintained community facilities** that are easily accessible, culturally supportive, & responsive to community needs.



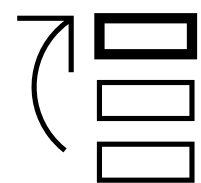
7. Create environments that support **physical activity, recreation, and healthy lifestyles** through safe, comfortable and ADA-compliant walkable, bikeable neighborhoods, with access to transit, green space, trees, paths, and parks.



8. Foster **meaningful civic engagement** and support community power- and capacity-building.



9. Expand **economic development**, income equality, and opportunity for all Oaklanders.



10. Prioritize **improvements and programs that meet the needs of environmental justice communities.**

Key Policies & Actions in EJ Element

- Increase air quality protections by **buffering heavy industrial uses from sensitive land uses**, creating **more stringent permitting standards** for new high-intensity industrial or commercial activities, and amending the zoning code to create **performance standards and special permit criteria for truck-intensive industrial activities**, *EJ-1.2, EJ-1.3, EJ-1.4, EJ-1.5, EJ-1.7, EJ-A.1, EJ-A.2*
- Increase **education and enforcement around illegal dumping**, *EJ-3.4, EJ-3.5*
- Increase **coordination and collaboration with agency partners**, such as BAAQMD, Port of Oakland, etc. on issues such as ZEV infrastructure, truck parking, data collection, *EJ-1.17, EJ-A.3, EJ-A.13, EJ-A.14*

Key Policies & Actions in EJ Element

- Increase **community partnerships in engagement efforts, support capacity building of community members, and integrate community-led initiatives** into City planning and policy processes, *EJ-A.36, EJ-8.5, EJ-8.4, E*
- Fund and implement a **green infrastructure program** for projects that improve stormwater management, support biodiversity, and increases access to natural spaces *EJ-A.16, EJ-2.4*
- Prioritize development of **full-service grocery stores** in EJ Communities and incentivize **urban agriculture** in new developments, *EJ-5.4, EJ-A.23*
- Enhance access to **parks & park programming** and equitably distribute public facilities, such as **libraries & public restrooms**, *EJ-6.6, EJ-7.8, EJ-7.9, EJ-7.10*

Planning Code Amendments

Overview of Planning Code Text Amendments

Missing Middle Housing Type Code Amendments

Change development standards to allow for a range of small-scale multi-unit housing types in single-family neighborhoods and increase height and density in commercial zones + along transit corridors

S-13 Affordable Housing Combining (Overlay) Zone

Ministerial approval + incentives for 100% affordable housing projects

S-14 Housing Sites Combining (Overlay) Zone

Ministerial approval for identified sites in the 2023-2031 Housing Element proposed must be majority residential use and must comply with minimum residential density requirements that equals no less than seventy-five percent (75%) of the Realistic Capacity

Pollution Reduction Code Amendments

Address the intensity of commercial and industrial activities close to Residential Zones

Other Planning Code Amendments

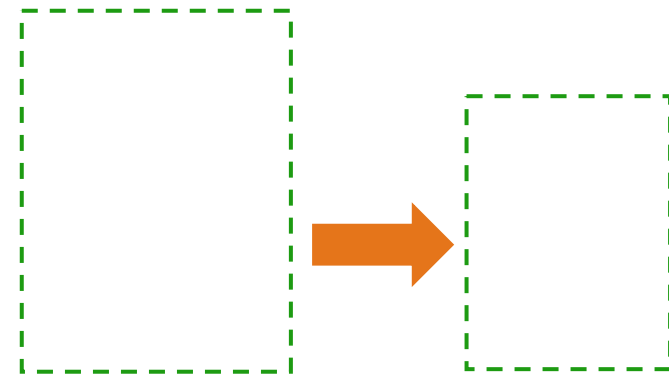
Facilitate special housing types, remove constraints on processing entitlements + streamline and simplify development approval process

Citywide Zoning Changes

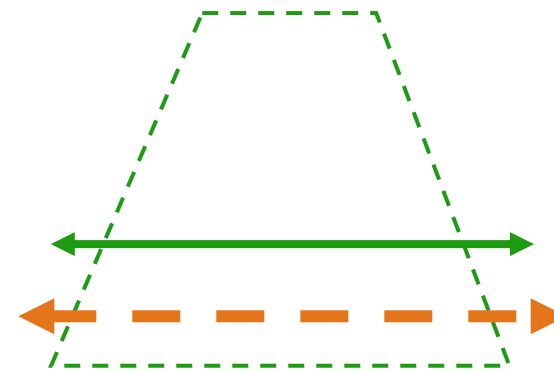
- **New Detached Unit Residential (RD) Zone**
 - Combine RD-1 and RD-2 into one zone that allows up to 4 dwelling units on lots 4,000 square feet or larger
- **Mixed Housing Type Residential (RM) Zones:**
 - Simplify and increase the density steps in each of the four existing RM Zones to allow two units on every parcel and 4+ units on lots 4,000 sf or greater
- **New Regional Commercial (CR-2) Zone** to allow for residential uses
- **Reduce land use conflicts** between industrial and residential uses
- **Fix existing split zoning** on parcels throughout the City

Additional “Missing Middle” Changes

Other changes to encourage diverse housing types in single-family dominated neighborhoods and allow for a range of small-scale multi-unit housing types



Reduce minimum lot size standards



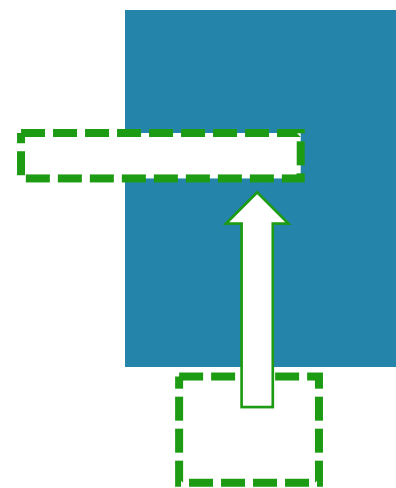
Reduce setbacks



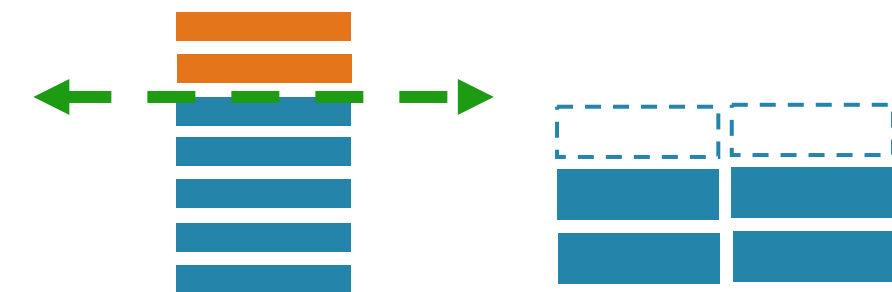
Eliminate conditionally permitted densities



Reduce or eliminate parking requirements



More flexibility for open space



Increased height limits and allowable density

Citywide Height Area Changes

- **60 foot-height areas to change to 65 feet**
 - Effectively achieve six (6) stories within a permitted building envelope
- **75 foot-, 85 foot-, and 90 foot-height areas to change to 95 feet**
 - Bring the Zoning Code's height limits into better alignment with the California Building Code
 - Allow for maximum utilization of the building code's most cost-effective multifamily residential construction types (Types 3 and 5)
 - Lower construction costs per residential unit.

New Combining (Overlay) Zones

- **S-13 Affordable Housing Overlay Zone:** Facilitate the creation of affordable housing through ministerial approval, increased height & density, and relaxed development standards for 100% affordable housing projects in residential and commercial zones
- **S-14 Housing Sites Overlay Zone:** Facilitate housing opportunities in areas where the City intends for housing to be built by giving housing sites ministerial approval

S-13: Affordable Housing Combining (Overlay) Zone

- Implements **Action 3.3.5** of the 2023-2031 Housing Element
- Applies to **projects with 100% affordable units** in residential and commercial zones
 - If a parcel is <15,000 square feet, projects can be 20% affordable to very-low/lower incomes and 20% affordable to moderate incomes
- **By-Right (Ministerial) approval, CEQA exemption, and non-appealable**
 - Possibility of extending streamlined approval provisions for qualifying mixed-income projects
- Bonus height, relaxed development standards, and elimination of density maximums within the envelope
- Optional program in lieu of the State Density Bonus program.
- The AHO zone would not apply in:
 - Parcels in the S-9 Fire Safety Protection Combining Zone; and
 - Parcels with Designated City, State, and Federal Historic Landmarks.
- **Limited application in the Very High Fire Hazard Severity Zone (VHFHSZ)** to commercial areas with direct freeway access

AHO Map

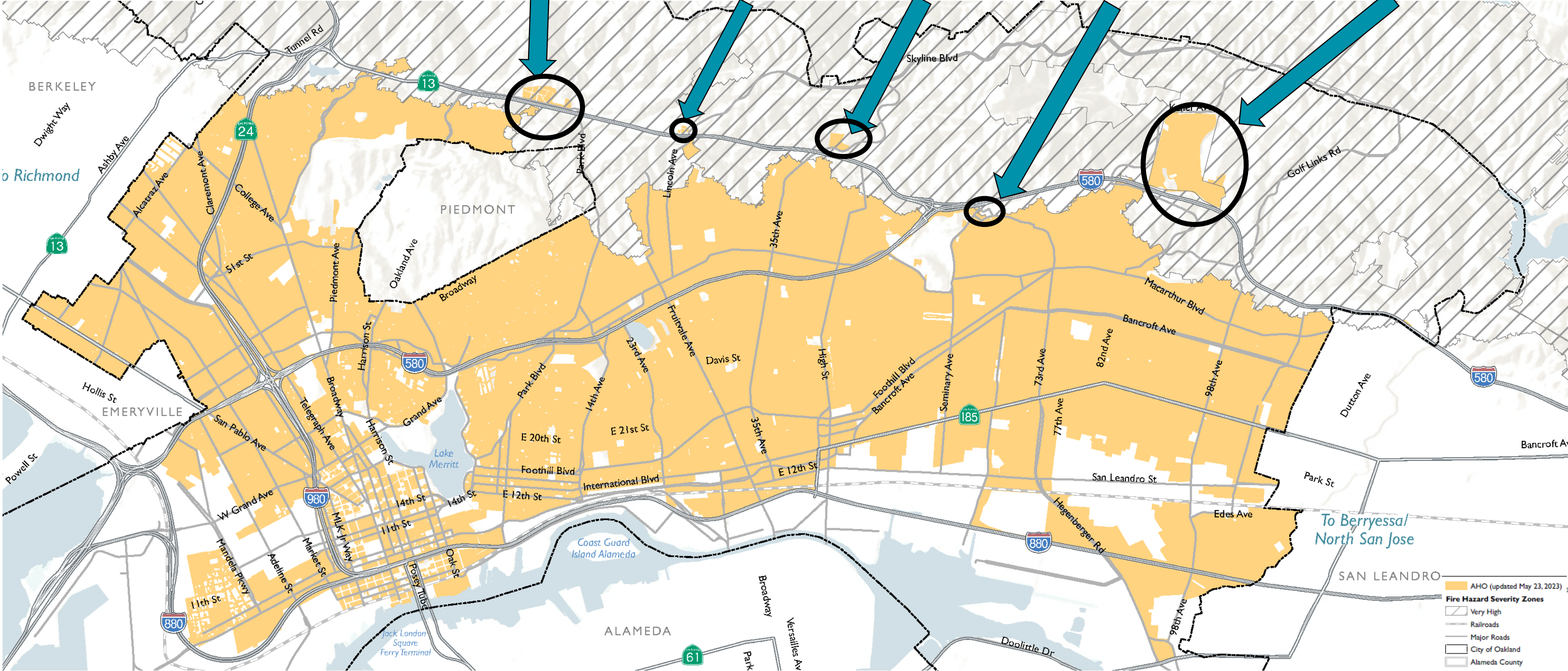
1. Montclair District

2. Mountain Blvd near Woodminster

3. Redwood Rd

4. Seminary and Kuhnle Ave

5. Oak Knoll and Barcelona sites



S-14: Housing Sites Combining (Overlay) Zone

- Implements **Action 3.4.10** of the 2023-2031 Housing Element
- Applies to all sites in the Housing Sites Inventory

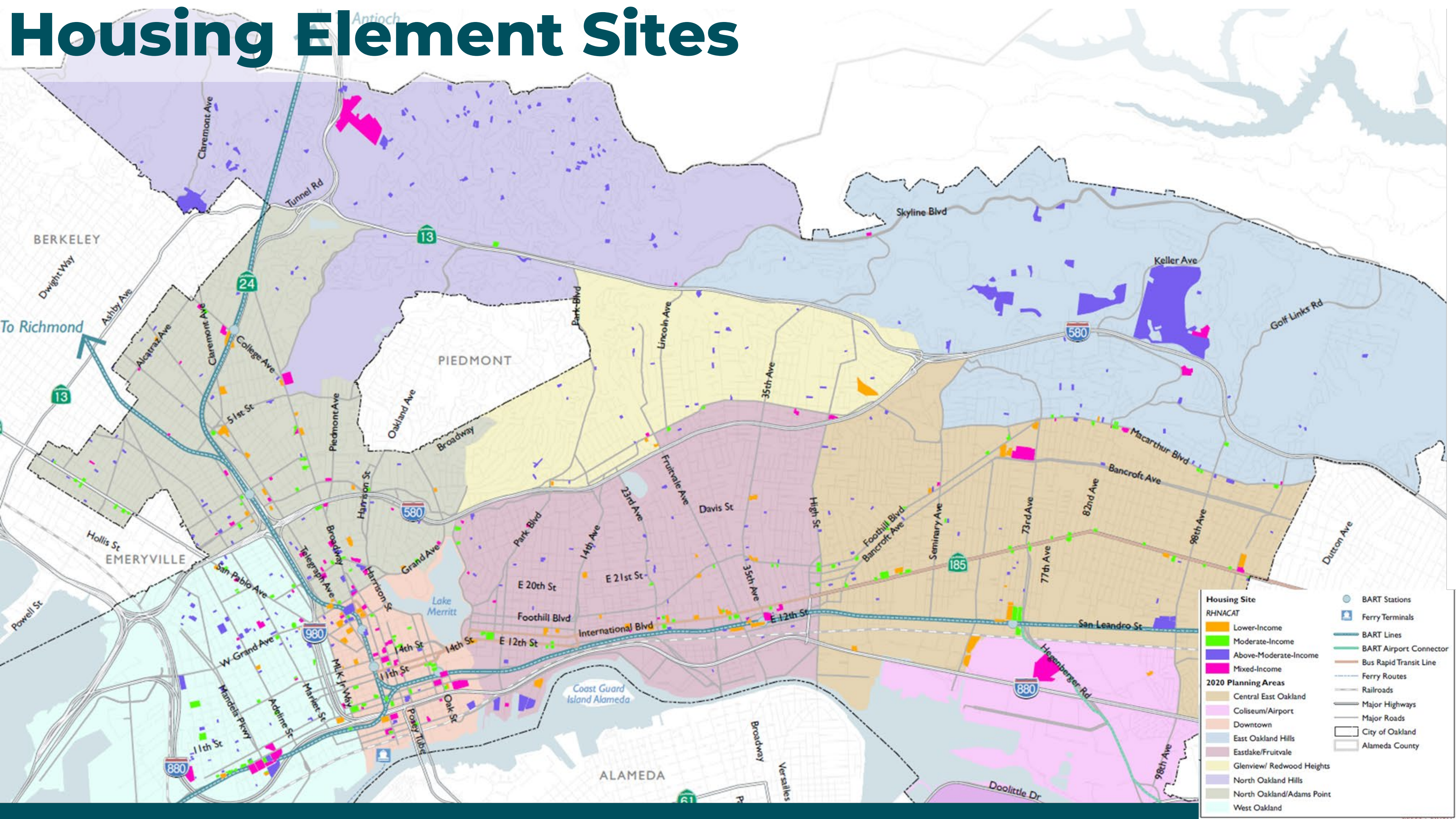
Income Category	Previous Housing Element Cycles (2007-2014 and 2015-2023)		Sixth Housing Element Cycle (2023-2031)	
	Sites	Number of Dwelling Units	Sites	Number of Dwelling Units
Low Income (LI)	23	962	165	7,692
Moderate Income (MI)	143	3,158	60	1,183
Above Moderate Income (AMI)	20	2,997	310	11,886
Total	175	7,117	408	20,761

- Projects proposed must be **majority residential use**
- Each project must comply with minimum residential density requirements that equals **no less than seventy-five percent (75%) of the Realistic Capacity**
- **By Right Residential Approval** for projects meeting specific requirements

S-14: Housing Sites Combining (Overlay) Zone

- **By Right Residential Approval Requirements**
- **For Sites from Prior Housing Element Cycles (4th and 5th Cycle):**
 - Must allow by-right development for projects with 20 percent units affordable to lower incomes pursuant to state law
- **For Sites Not Used in Prior Housing Element Cycles (6th Cycle)**
 1. Project proposes at least as many lower- and moderate-income units
 2. Project proposes at least as many total units as described as the capacity for the parcel AND;
 3. Meets one of the following conditions
 - At least 20% of the housing units are restricted to very low-income households; OR
 - At least 25% of the housing units restricted to any combo of low and very low-income households; OR
 - At least 40% of the housing units restricted to any combo of low, very low, & moderate-income households
- **Exceptions:** phased projects and projects of more than 100,000 sf of floor area unless one hundred percent (100%) of the housing units are affordable

Housing Element Sites



Environmental Protection Amendments

- **Purpose:** Increase protection for nearby sensitive receptors (residential zones, schools, daycares, hospitals, etc.)
- **Components:**
 - Reduce the allowed intensity of commercial and industrial activities permitted in the Housing and Business Mix (HBX) Commercial Zones, particularly HBX-1, to minimize impacts on residential uses;
 - Require certain heavier industrial uses in the Commercial Industrial Mix (CIX), General Industrial (IG), and Industrial Office (IO) Zones to obtain a CUP if located within 600 feet of a Residential Zone
 - Require truck-intensive uses to obtain special Conditional Use Permits/application of special performance standards and standard conditions of approval
 - Reduce land-use conflicts in industrial zone
 - Amend expiration timelines for Nonconforming Uses and CUP termination timelines for truck-intensive uses

Other Planning Code Amendments

- Revise public noticing requirements to include building occupants & owners
- Clean up and clarify Planning Code where necessary & remove inconsistencies
- Create definitions for key terms such as Affordable Housing
- Clarify permitted agricultural activities, approval of sidewalk cafes, and review process for other civic and commercial activities
- Remove + reduce limitations to construction of new ground floor residential facilities in commercial zones
- Extend Planning entitlement periods to further support a project's ability to move forward into the building permit stage and ultimately into construction and completion.
- Remove barriers in the Planning Code to the approval of Emergency Shelters
- Update special housing regulations to comply with State Law

Final Environmental Impact Report (FEIR)

Final EIR

- **Analyzes potential physical environmental impacts** of the proposed City of Oakland Planning Code, Zoning and Height Area Maps, and General Plan text and map amendments implementing its 2023-2031 Housing Element, updates to its Safety Element and the new Environmental Justice Element.
- **Timeline**
 - EIR Scoping Session - April 20, 2022
 - Draft EIR 45-Day Comment Period – March 24, 2023, and May 9, 2023
 - Planning Commission Meeting – April 19, 2023
 - Comments also received at LPAB Meeting – May 1, 2023
 - Comments received from 4 public agencies, 3 organizations, and 4 individuals
 - Final EIR published on July 26, 2023

Planning Commission Hearing and Recommendation

Planning Commission Hearing Feedback

- Commission Discussion and Feedback
 - Identify **Interstate 880 as a barrier** in the Environmental Justice Element.
 - **Noticing requirements** for specified residential projects subject to By Right Residential Approval
 - Staff should explore ways to use the **City's Online Permitting System to provide project information**
 - **Construction workforce standards related to healthcare and apprenticeship requirements** proposed by the Building & Construction Trades Council of Alameda County (BTCA) in their letters dated May 19, 2023, and August 1, 2023

Planning Commission Recommendation

- **Adopt the CEQA findings** for Phase 1 of the Oakland 2045 General Plan Update...
- **Adopt the Standard Conditions of Approval and Mitigation Monitoring Reporting Program (SCAMMRP);**
- Adopt a Resolution Approving the Following Actions:
 - **Certifying the Environmental Impact Report** And Making Related California Environmental Quality Act Findings
 - **Adopting an Amendment to the Safety Element** of the City of Oakland General Plan
 - **Adopting the Environmental Justice Element** as a New Element of the City of Oakland General Plan...
 - **Adopting Conforming Amendments to the Land Use and Transportation Element** of the City of Oakland General Plan...
- **Adopt an Ordinance Adopting Planning Code Text and Map Amendments...with the following revisions:**
 - That additional zoning standards such as lot coverage, lot frontage, and average lot width requirements be struck from the Missing Middle Code Package; and
 - The general Planning Code Amendments, under Section 17.108.140C.2.a, be amended to add the words “for safety and security” after “public safety hazard.”
- Recommend that City Council adopt construction workforce standards as part of the General Plan Update under the guidance from staff

Revisions to Hearing Drafts

Staff Revisions to Hearing Drafts Based on PC Recommendations

- Revisions to the EJ Element: Staff updated **Policy EJ 7.11 to identify Interstate 880 as a barrier.**
- Updates to Planning Code:
 - **Removed the maximum lot coverage standards for three or more units** in the Detached Unit Residential (RD) Zone and Mixed Housing Type Residential (RM-2 and RM-3) Zones
 - Staff did not remove the maximum lot coverage and maximum FAR requirements in the Hillside Residential (RH-4) Zone as three or more units are not allowed in the zone.
 - Oakland Planning Code does not use the term “Average Lot Width.” Planning Code currently allows exceptions to lot width mean and street frontage requirements in Sections 17.106.010 and 17.106.020. Staff have **updated Section 17.106.020** to clarify that this exception applies to both minimum street frontage and minimum lot width mean requirements.
 - **Updated Sections 17.108.140B.2.a, and 17.108.140C.2.a** to clarify that the Director of City Planning or his or her designee can grant an exception to the use of restricted materials for fences or walls by making a determination that it would increase safety and security or in instances where trespassing can constitute a public safety hazard.

Imposing Construction Workforce Standards in the General Plan – Guidance from State HCD

- State HCD's determination of compliance of the City's Housing Element is based on the City's commitment to remove constraints to development and significantly increase housing production to meet the City's RHNA allocation.
 - **Action 3.4.10 commits to ministerial process** in the S-14 Zone with a specific implementation timeline
 - Adding construction workforce standards is an additional requirement to the original program with **potential to cause other 17 actions to slip** & impact meeting the City's RHNA Allocations
- Any additional requirements on development should be **carefully evaluated to identify potential impacts on the City's housing production commitments within the certified Housing Element** and submitted to the State for review.
 - Increases timeline by at least 5 months after evaluation is complete - Housing Element Amendment, Community Review, State HCD Review, Planning Commission, City Council Adoption
 - Based on the evaluation, State HCD may decide whether any impact crosses a threshold requiring further amendment to the City's Housing Element in order to maintain certification.
- **Adopt Code Amendments implementing 18 Actions** in the Housing Element As-Is

Imposing Construction Workforce Standards in the General Plan – Staff Conclusion

- Planning staff are unable to recommend inclusion of the proposed construction workforce standards
 - Need sufficient time to **analyze impacts of imposing construction workforce standards** on the S-14 Zone towards meeting our housing production goals and maintaining our Housing Element’s compliance status.
 - Need to **conduct community engagement** on the inclusion of the proposed workforce standards and findings from the evaluation
- **Comprehensive GPU Phase 1 Adoption Package** – Safety Element, Environmental Justice Element, Final EIR, Planning Code and Map Amendments, General Plan Text and Map Amendments
 - Received **tremendous support** from the Oakland community and our Planning Commissioners
- Continue the labor discussions along with an evaluation and necessary amendments to the Housing Element, if needed, after adoption

CED Hearing and Recommendation

CED Hearing Recommendations and Directives

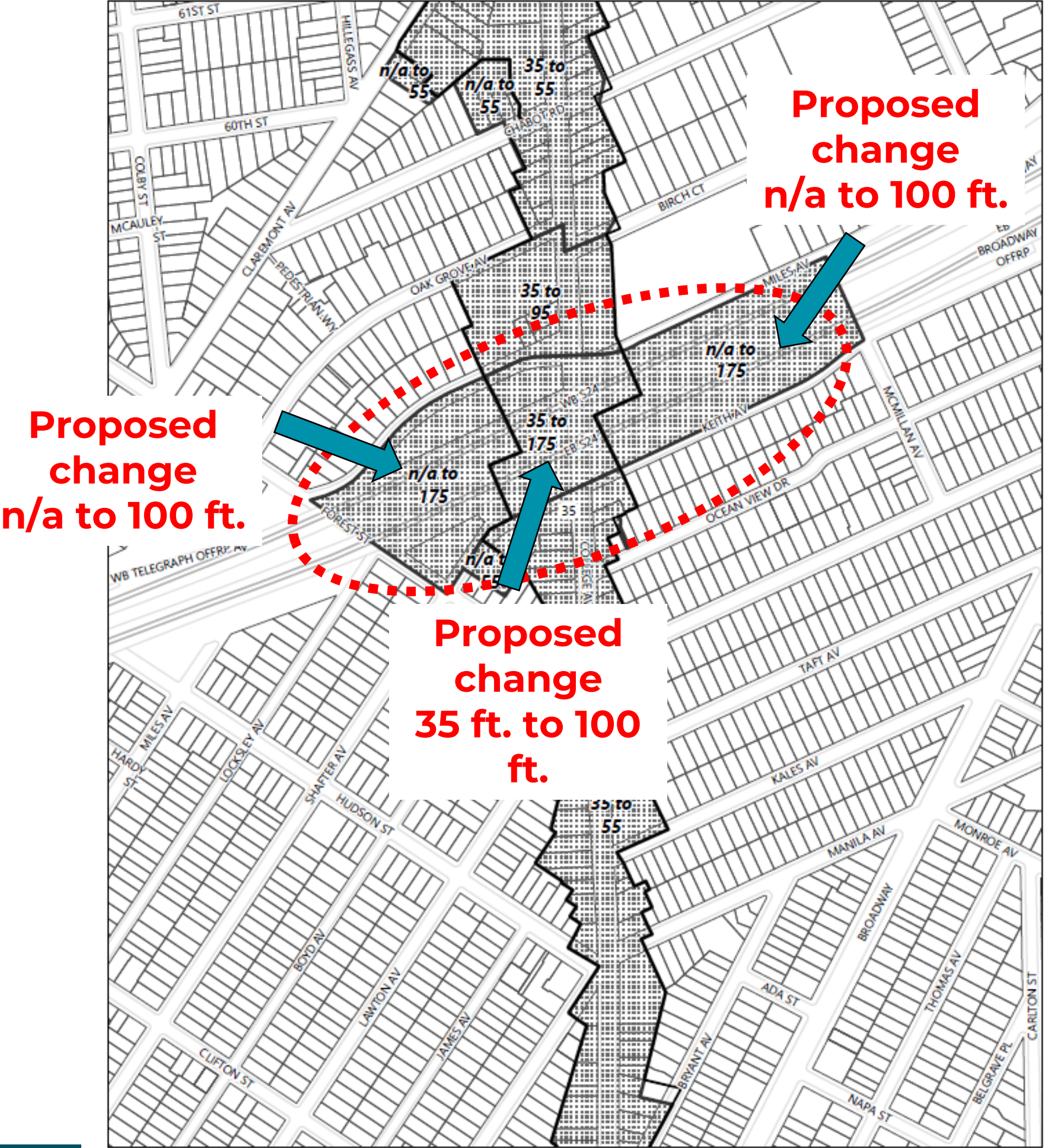
Recommendations

- Updates to Exhibit I - North Oakland / North Oakland Hills
 - 1. Reduce heights at the Rockridge BART Station** from **previously proposed 175 ft. to 100 ft** – See Height Map 2.4 in Supplemental Exhibit I
 - 2. Increase heights along Claremont Ave and Telegraph Ave, to 65 ft.** – See Height Map 2.6 and 2.7 in Supplemental Exhibit I
- Updates to Definition for By Right Residential Approval in Chapter 17.09 - Section 17.09.040 Definitions
 - Strike out subparagraph D removing noticing requirements and replace with new subparagraph D requiring applicant to give notice of intention to apply for By Right Residential Approval by mail or delivery to all owners and occupants of real property in the city within three hundred (300) feet of the property involved, using language provided by the Planning Bureau.

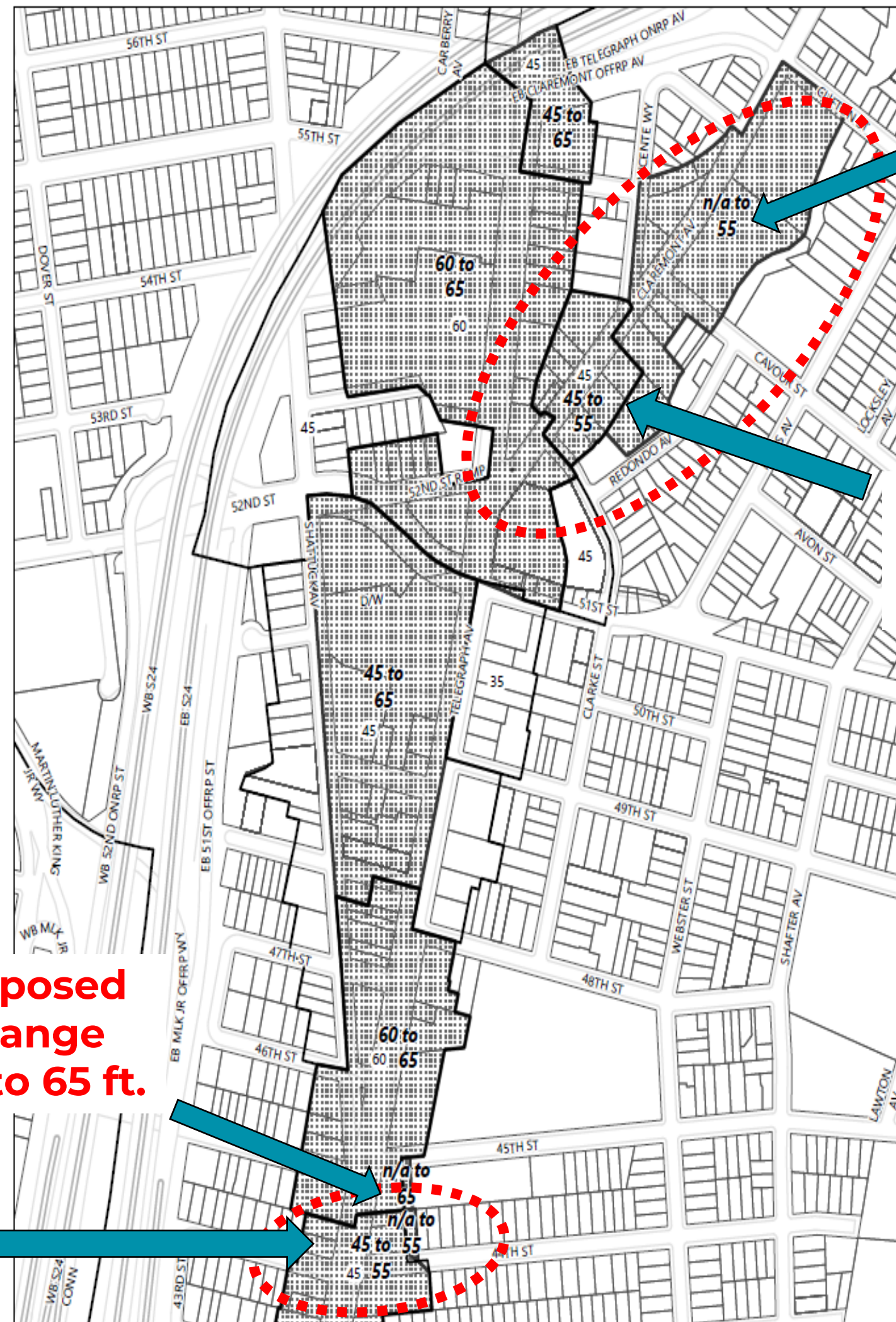
Directives

- Require developers of buildings of 100 units or more or 100,000 s.f of commercial or industrial area to report on workforce standards, such as wages & health benefits, number of apprentices, demographics, and local hire, by trade

Proposed Amendments to Height Map 2.4 – Rockridge BART



Proposed Amendments to Height Map 2.6 – Claremont Ave and Telegraph Ave



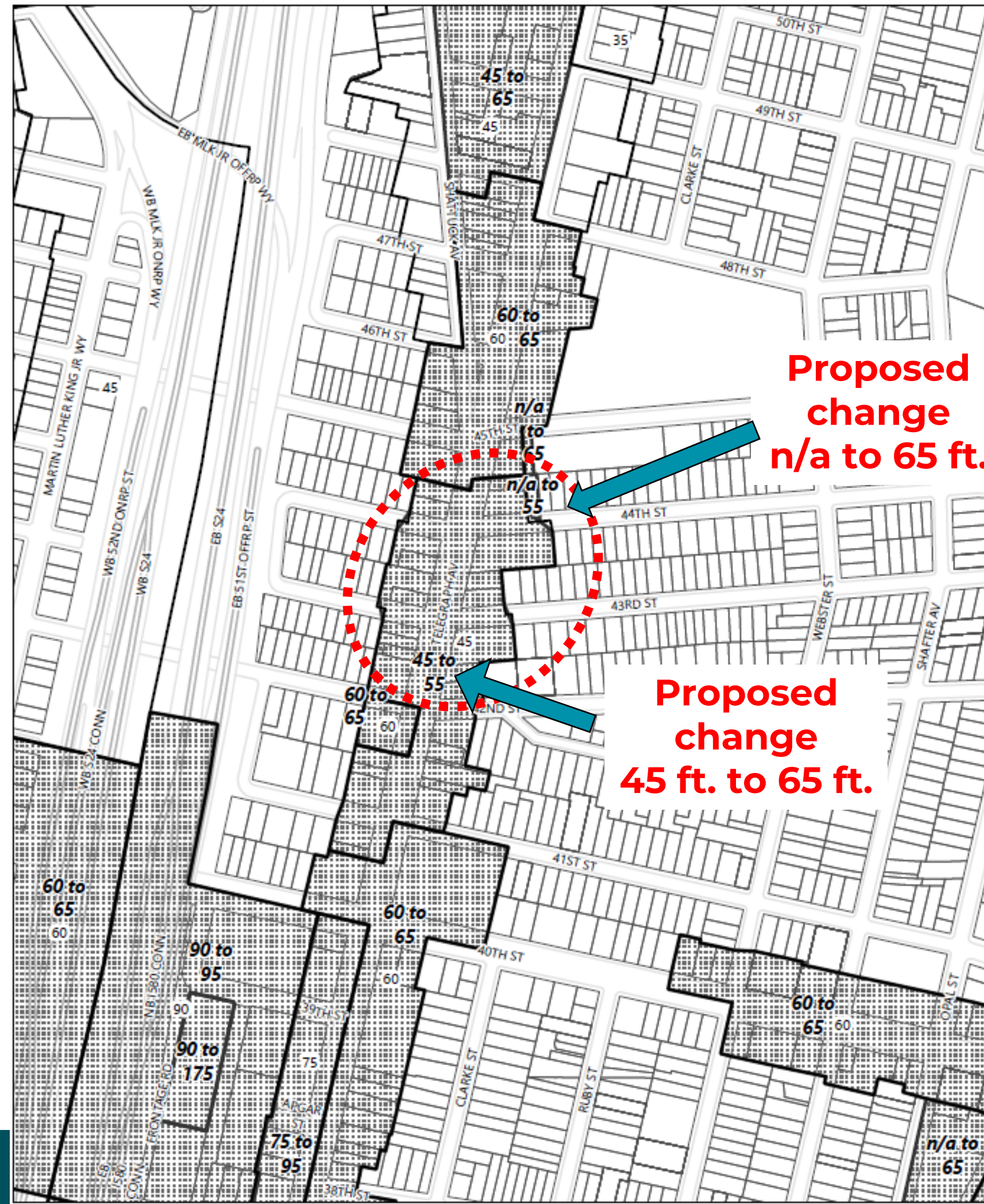
Proposed change n/a to 65 ft.

Proposed change 45 ft. to 65 ft.

Proposed change n/a to 65 ft.

Proposed change 45 ft. to 65 ft.

Proposed Amendments to Height Map 2.7 – Telegraph Ave



Recommendation

Staff Recommendation

Staff recommends that the City Council conduct a public hearing, receive public comments, close the public hearing, and

1. Adopt the CEQA findings for Phase 1 of the Oakland 2045 General Plan Update
2. Adopt the Standard Conditions of Approval and Mitigation Monitoring Reporting Program
3. Adopt a Resolution Approving the Following Actions:
 - Certifying the Environmental Impact Report And Making Related California Environmental Quality Act Findings;
 - Adopting an Amendment to the Safety Element of the City of Oakland General Plan;
 - Adopting the Environmental Justice Element as a New Element of the City of Oakland General Plan; And
 - Adopting Conforming Amendments to the Land Use and Transportation Element of the City of Oakland General Plan, including General Plan Map Amendments, As Part of Implementation of the Recently Adopted 2023-2031 Housing Element; And
4. Adopt an Ordinance Adopting Planning Code Text and Map Amendments to Implement Actions Proposed in Phase 1 of the City of Oakland 2045 General Plan Update

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