



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2015 DEC 23 PM 4: 25

# AGENDA REPORT

**TO:** Sabrina B. Landreth  
City Administrator

**FROM:** Rachel Flynn  
Director of Planning and  
Building

**SUBJECT:** Transitional and Supportive Housing,  
Secondary Unit Regulations, and  
Other Miscellaneous Planning Code  
Changes

**DATE:** December 14, 2015

City Administrator Approval

Date:

12/23/15

## RECOMMENDATION

**Staff Recommends That The City Council Conduct A Public Hearing And Upon Conclusion Adopt: An Ordinance, As Recommended By The City Planning Commission, Amending The Oakland Planning Code To: 1) Change Transitional And Supportive Housing Regulations To Comply With State Law; 2) Revise Regulations For Secondary Units; And 3) Make Miscellaneous Minor Changes In Various Chapters Of The Planning Code, And Make Appropriate California Environmental Quality Act Determinations**

## EXECUTIVE SUMMARY

The City Planning Commission recommends that the City Council adopt an ordinance to make amendments to the Oakland Planning Code. The amendments would (a) modify regulations pertaining to Transitional and Supportive Housing to comply with state law which requires that Transitional and Supportive Housing be subject to the same restrictions as other residential dwellings, (b) update the secondary unit regulations to encourage the production of secondary units by relaxing certain requirements, such as parking and setback requirements, and (c) make various non-substantive and minor substantive changes to the code to improve consistency, reduce redundancies, and clarify language.

## REASON FOR SUPPLEMENTAL

On December 1<sup>st</sup> the Community and Economic Development (CED) Committee reviewed the proposal. The Committee discussed the proposal to waive the requirement for an additional off-street parking space for secondary units located within one-half mile of a BART station, Bus Repaid Transit (BRT) station, rapid bus line, or major transit stop (which includes the intersection of two or more high-frequency bus lines). Concerning the parking waiver near rapid bus lines, the Committee discussed whether parking should be waived only for secondary units located near the 72R rapid bus line on San Pablo Avenue or for units located near the 72R and the 1R rapid bus line on Telegraph Avenue. Although the Committee approved the current proposal which includes both the 72R and 1R lines, staff has prepared a map for City Council consideration that removes the 1R from the proposal. **Attachment A** contains the proposal

Item: 9.4  
City Council  
January 5, 2016

approved by the CED Committee that includes both the 72R and 1R lines. **Attachment B** contains an alternative map that removes the 1R line from the proposal.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council adopt the proposed ordinance.

For questions regarding this report, please contact Darin Ranelletti, Deputy Director, at (510) 238-3663.

Respectfully submitted,



---

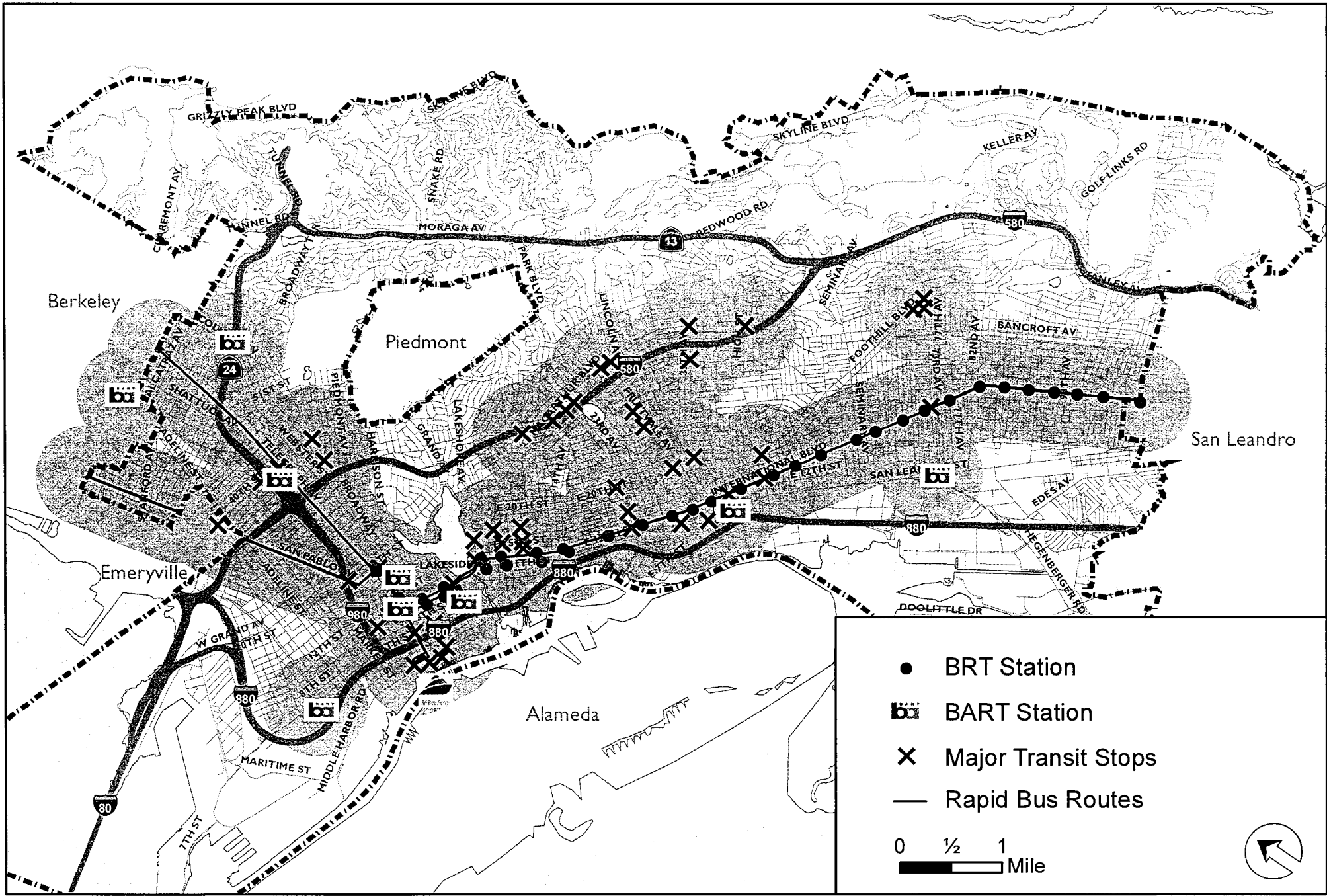
RACHEL FLYNN  
Director of Planning and Building

Prepared by:  
Darin Ranelletti, Deputy Director  
Bureau of Planning

Attachments:

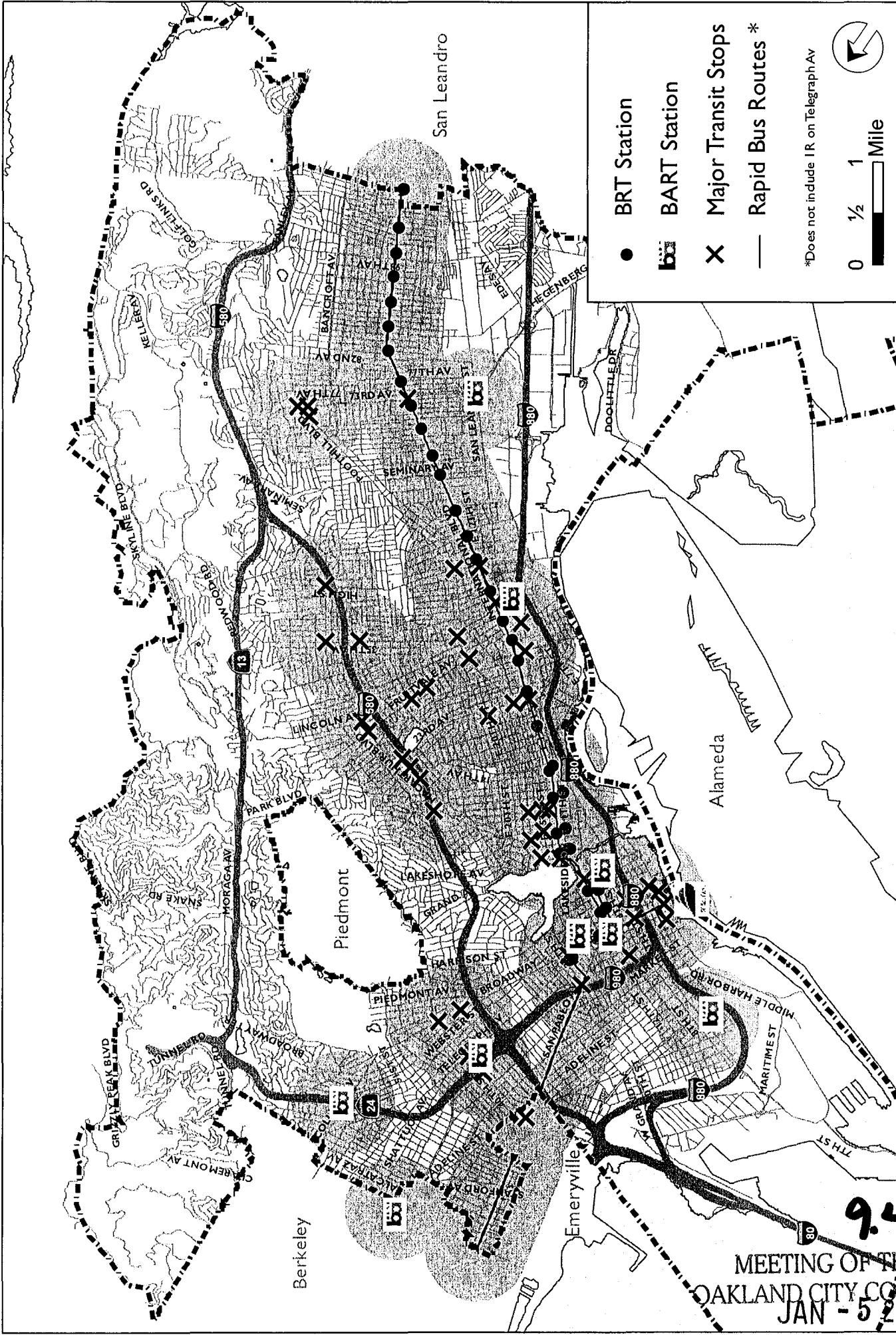
- A. Map of areas within one-half mile of a BART station, BRT station, rapid bus line, and major transit stops
- B. Map of areas within one-half mile of a BART station, BRT station, rapid bus line, and major transit stops, excluding the 1R rapid bus line on Telegraph Avenue

**ATTACHMENT A**



# Areas 1/2 Mile from BART, BRT, Rapid Bus Routes and Major Transit Stops

**ATTACHMENT B**



- BRT Station
- BART Station
- X Major Transit Stops
- Rapid Bus Routes \*

\*Does not include IR on Telegraph Av



Planning and Building Department  
December 9, 2015

# Areas 1/2 Mile from BART, BRT, Rapid Bus Routes\* and Major Transit Stops

\* Does not include IR on Telegraph Av

MEETING OF THE  
OAKLAND CITY COUNCIL  
JAN - 5, 2016

CITY OF OAKLAND