



CITY OF OAKLAND

AGENDA REPORT

TO: Jestin D. Johnson
City Administrator

FROM: William Gilchrist
Director, Planning and
Building

SUBJECT: SUPPLEMENTAL – Downtown
Oakland Specific Plan (DOSP)

DATE: July 25, 2024

City Administrator Approval Elizabeth Lake
Elizabeth Lake (Jul 25, 2024 20:06 PDT)

Date: Jul 25, 2024

RECOMMENDATION

The City Administration recommends that the City Council Confirm On Second Reading the City Council’s Approval of the Ordinance Amendments of Councilmembers Fife and Kalb; And

Adopt an Ordinance to:

- (A) Make Oakland Planning Code and Oakland Municipal Code Text and Map Amendments Implementing the Policies and Objectives of the Downtown Oakland Specific Plan and
- (B) Amend the City of Oakland Master Fee Schedule (Adopted By Ordinance NoI. 13747 C.M.S., As Amended) To Adopt the Central Business District Entertainment Venue Fees In Furtherance of the DOSP Goals of Fostering Entertainment Venue Uses in the Central District of Downtown.

The Ordinance, as Amended, Implements the July 16, 2024 Resolution Adopting the Downtown Oakland Specific Plan (“DOSP”) and Related General Plan Text and Map Amendments; and Certifying the DOSP EIR.

REASON FOR SUPPLEMENTAL REPORT

On July 16, 2024, Councilmembers Fife and Kalb introduced the following amendments to the DOSP legislative package:

- Councilmembers Fife and Kalb proposed DOSP legislative package amendments at the July 9, 2024 Community and Economic Development (“CED”) Committee meeting. The proposed amendments were recommended by the CED Committee and forwarded on to the City Council for adoption on July 16, 2024. Councilmembers Fife and Kalb summarized these amendments on July 16, 2024 for the full City Council. The City Council adopted these amendments, which amended the DOSP, DOSP EIR, and Planning Code. The previous Supplemental Report for the July 16, 2024 City Council meeting

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summarizing these amendments is attached hereto as **Attachment A**. These amendments are incorporated into the DOSP, DOSP EIR Standard Conditions of Approval/Mitigation Measures and Reporting Procedures (SCA/MMRP) and Oakland Planning Code (“OPC”) as specified in **Attachment A**.

- On July 16, 2024, Councilmember Kalb proposed an additional amendment to the Oakland Planning Code (“OPC”) Section 17.101K.110 – Zoning Incentive Program (“ZIP”), to require agreement terms for the below market-rate commercial space option of the community benefits program.
- On July 16, 2024, Councilmember Kalb also proposed amendments to the DOSP to: (1) change all references to the DOSP goal of 15-25% Below Market Rate (“BMR”) residential in the DOSP area to a goal of 20-25% BMR residential, and (2) add “Policy C-1.13: Reducing Barriers to Reuse. Explore ways to reduce costs and other barriers to reusing existing buildings for new purposes—including work/live spaces.”
- On July 16, 2024, the DOSP and the DOSP EIR were unanimously adopted by City Council resolution with all of Councilmember Kalb’s proposed amendments included. The final DOSP will be available at <https://www.oaklandca.gov/documents/downtown-oakland-specific-plan-final-adopted>. The DOSP EIR and the revised SCA/MMRP will be available at <https://www.oaklandca.gov/documents/downtown-oakland-specific-plan-environmental-review>.
- The amendments to the Ordinance, including to the OPC and the Base Height and Intensity Area (“HIA”) map, will be made through adoption of the Ordinance if Council confirms approval during second reading on July 30, 2024. These amendments were first proposed by Councilmembers Fife and Kalb and approved by City Council motion at first reading of the Ordinance on July 16, 2024. The Ordinance now requires a second reading on the July 30, 2024 consent calendar. New **Exhibits A and C** incorporating these amendments are attached hereto as **Attachment B**. If the Ordinance passes on second reading on July 30, 2024, then these Exhibits will be included with the Ordinance.

ACTION REQUESTED OF THE CITY COUNCIL

The City Administration recommends that the City Council Confirm On Second Reading the City Council’s Approval of the Ordinance Amendments of Councilmembers Fife and Kalb; And

Adopt an Ordinance to:

- (A) Make Oakland Planning Code and Oakland Municipal Code Text and Map Amendments Implementing the Policies and Objectives of the Downtown Oakland Specific Plan; and
- (B) Amend the City of Oakland Master Fee Schedule (Adopted By Ordinance No. 13747 C.M.S., As Amended) To Adopt the Central Business District Entertainment Venue Fees In Furtherance of the DOSP Goals of Fostering Entertainment Venue Uses in the Central District of Downtown.

These Ordinance amendments implement the July 16, 2024 Resolution adopting the DOSP and related General Plan text and map amendments; and certifying the DOSP EIR.

For questions regarding this report, please contact JOANNA WINTER, PROJECT MANAGER, at (510) 238-2166.

Respectfully submitted,



William Gilchrist
Director, Department of Planning and Building

Reviewed by:
Laura Kaminski, Strategic Planning Manager

Prepared by:
Joanna Winter, Planner IV
Strategic Planning Division

Attachments (2):

Attachment A: July 16, 2024 Supplemental Report Summarizing Councilmembers Fife's and Kalb's Amendments Proposed at July 9, 2024 CED Committee

Attachment B: Revised Exhibits A & C to the DOSP Ordinance Incorporating Councilmembers Fife's and Kalb's Amendments