

FILED
OFFICE OF THE CITY CLERK
OAKLAND

OAKLAND CITY COUNCIL

Hlee

City Attorney

2015 MAR 13 AM 4:55 RESOLUTION NO. _____ C.M.S.

Introduced by Councilmember _____

A RESOLUTION, AS RECOMMENDED BY THE CITY PLANNING COMMISSION, A) CERTIFYING THE ENVIRONMENTAL IMPACT REPORT AND MAKING RELATED CEQA FINDINGS; AND B) ADOPTING THE COLISEUM AREA SPECIFIC PLAN AND RELATED GENERAL PLAN AMENDMENTS.

WHEREAS, in 1998, the Land Use and Transportation Element of the Oakland General Plan identified the Coliseum Area as a "Showcase District." The Coliseum Area Specific Plan (CASP) is intended to implement the General Plan vision for the Coliseum Area; and

WHEREAS, on March 6, 2012, the Oakland City Council adopted Resolution No. 83747 C.M.S. which authorized the City Administrator to enter into a Professional Services contract with Lamphier-Gregory to prepare a Specific Plan and Environmental Impact Report for the area surrounding the Oakland-Alameda County Coliseum; and

WHEREAS, on April 19, 2013, a Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Coliseum Area Specific Plan (Coliseum Plan) was published; and

WHEREAS, two duly noticed Draft EIR scoping hearings were held, one before the Landmarks Preservation Advisory Board (LPAB) on May 13, 2013, and the second before the City Planning Commission on May 1, 2013, to receive comments on the scope and content of the Draft EIR for the Coliseum Plan; and

WHEREAS, a Notice of Availability/Notice of Release of a Draft EIR for the Coliseum Plan was issued on August 18, 2014, along with publication of Draft EIR itself on August 22, 2014, both of which were made available to the public/governmental agencies for review and comment; and

WHEREAS, two duly noticed public hearings on the Draft EIR for the Coliseum Plan were held, including: a LPAB public hearing on September 8, 2014 and a Oakland Planning Commission hearing on October 1, 2014; and

WHEREAS, as part of the public outreach effort for the Coliseum Plan, nine community and business owner workshops were held between April 24, 2014 and February 17, 2015, and numerous other presentations were made to various community groups and stakeholders. In addition, public informational hearings were held before the Planning Commission, the LPAB, the Port Board of Commissioners, the Oakland-Alameda County Coliseum Authority, and the Alameda County Airport Land Use Commission, among others; and

WHEREAS, the Coliseum Area Specific Plan (Coliseum Plan) includes: (a) amendments to the 1998 Land Use and Transportation Element (LUTE) of the Oakland General Plan; and (b) amendments to the 1999 Estuary Policy Plan of the Oakland General Plan to update the General Plan to accommodate compatible uses in the Coliseum area; and

WHEREAS, six new D-CO Coliseum Area District zones are proposed to replace the existing zoning in the Coliseum Plan Area to implement the Coliseum Plan, as well as related zoning changes throughout the Planning Code, and zoning “clean up” provisions which are timely and necessary for the continued implementation of the recently adopted West Oakland Specific Plan and Lake Merritt Station Area Plan; and

WHEREAS, between September 2014 and March 2015, the Draft Coliseum Area Specific Plan and Draft EIR, as well as the General Plan Amendments, Zoning Maps, and Draft Planning Code Amendments (Related Actions) were presented to the full Planning Commission and various advisory boards, including the Zoning Update Committee of the Planning Commission, the Landmarks Preservation Advisory Board, as well as the Bicyclist and Pedestrian Advisory Commission, and Parks and Recreation Advisory Commission, each of which provided comments unique to their topic area. At that time, a complete draft of the proposed new D-CO Coliseum Area District Zones Regulations (Chapter 17.101H) was first presented at the January 21, 2015 Zoning Update Committee public hearing; and

WHEREAS, on January 30, 2015, the City issued a Revised Final Draft Coliseum Area Specific Plan (Final Draft Plan), based on comments received to date at public meetings and community workshops; and

WHEREAS, on February 20, 2015, a Notice of Availability/Release of a Final EIR, and a Final EIR were published on February 20, 2015, both of which were made available for public review and comment; and

WHEREAS, two duly noticed public hearings were held before the Landmarks Preservation Advisory Board (LPAB) to consider the Final Draft Plan and EIR on February 9, 2015 and February 23, 2015, and the LPAB recommended revisions to the Cultural and Historic Resources mitigation measures in the Draft EIR be made by staff and reviewed by the LPAB, prior to adoption by the Planning Commission; and

WHEREAS, duly noticed public hearings were held before the City Planning Commission on February 4, 2015 and March 4, 2015 to consider the Final Draft Plan and EIR, and at the March 4, 2015 Commission hearing, the Planning Commission elected to continue the item for a vote at a special meeting on March 11, 2015; and

WHEREAS, on March 11, 2015, the City Planning Commission, after conducting and closing the public hearing, recommended that the City Council (a) adopt the required California Environmental Quality Act (CEQA) findings, certify the EIR, reject alternatives as infeasible, and adopt a Statement of Overriding Considerations; (b) adopt the Coliseum Area Specific Plan's Standard Conditions of Approval and Mitigation Monitoring Program (SCAMMRP); (c) adopt, as revised at the Planning Commission, the Coliseum Area Specific Plan and General Plan and Planning Code Amendments based, in part, upon the Coliseum Plan Adoption Findings; and (d) authorize staff to make minor ongoing revisions and to make non-substantive, technical conforming edits to the Planning Code that may have been overlooked in deleting old sections and cross-referencing new sections to the new Coliseum Area District Zones (which are essentially correction of typographical and/or clerical errors); and

WHEREAS, on March 18, 2015, the Alameda County Airport Land Use Commission held a public hearing to discuss the Coliseum Area Specific Plan and EIR; and

WHEREAS, the Coliseum Area Specific Plan, General Plan and Planning Code Amendments and EIR were considered at a regular, duly noticed, meeting of the Community and Economic Development (CED) Committee of the City Council on March 24, 2015, and the CED Committee recommended adoption of the Coliseum Plan and Related Actions;

WHEREAS, the Coliseum Plan, Related Actions and EIR were considered at a regular, duly noticed, public hearing of the City Council on March 31, 2015; now, therefore be it

RESOLVED, that the City Council, as the final decision-making body for the lead agency, has independently reviewed, considered and analyzed the Coliseum Area Specific Plan EIR and the CEQA findings recommended by the City Planning Commission; and be it

FURTHER RESOLVED, that the City Council, as the final decision-making body for the lead agency, hereby confirms, adopts and incorporates by reference into this Resolution (as if fully set forth herein) all the CEQA findings set forth in Attachment A to the March 24, 2015 CED Committee agenda report, and certifies that EIR has been prepared in accordance with CEQA, prior to taking action in approving the Coliseum Plan; and be it

FURTHER RESOLVED, that the City Council adopts and incorporates by reference into this Resolution (as if fully set forth herein), as conditions of approval of the Coliseum Area Specific Plan, the Standard Conditions of Approval and Mitigation Monitoring Program (SCAMMRP) set forth in Attachment H to the March 24, 2015 CED Committee agenda report; and be it

FURTHER RESOLVED, that the City Council, hereby adopts the Coliseum Area Specific Plan and Related Actions, based, in part, upon the Coliseum Plan Adoption Findings (incorporated by reference into this Resolution as if fully set forth herein) set forth in Attachment I to the March 24, 2015 CED Committee agenda report, and further finds and determines that the public safety, health, convenience, comfort, prosperity and general welfare will be furthered by the adoption of the Coliseum Area Specific Plan; and be it

FURTHER RESOLVED, that the City Council hereby adopts the General Plan amendments as detailed in *Exhibit A* and *Exhibit B*, attached hereto and hereby incorporated by reference, based, in part, upon the Coliseum Plan Adoption Findings (incorporated by reference into this Resolution as if fully set forth herein); and further finds and determines that the public safety, health, convenience, comfort, prosperity and general welfare will be furthered by the adoption of these amendments; and be it

FURTHER RESOLVED, that the City Council hereby authorizes the City Administrator or designee to make (1) minor ongoing revisions to the Coliseum Area District Zones for the Coliseum Area Specific Plan, consistent with the Coliseum Plan, General Plan and Oakland Planning Code, but with major revisions to be made by the Planning Commission; (2) ongoing revisions to Table 7.5 in Chapter 7 of the CASP ("Action Plan") and non-substantive, technical conforming changes (essentially correction of typographical and clerical errors and minor clarifications) to the Coliseum Area Specific Plan prior to formal publication, without returning to the City Council or City Planning Commission; and be it

FURTHER RESOLVED, that nothing in this Resolution shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any federal or state law; and be it

FURTHER RESOLVED, that the provisions of this Resolution are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section, Chapter or other provision is invalid, or that the application of any part of the provision to any person or circumstance is invalid, the remaining provisions of this Resolution (that can be given effect without the invalid provision or application), and the application of those provisions to other persons or circumstances are not affected by that decision. The City Council declares that the City Council would have adopted this resolution irrespective of the invalidity of any particular portion of this Resolution; and be it

FURTHER RESOLVED, that the Environmental Review Officer, or designee, is directed to cause to be filed a Notice of Determination with the appropriate agencies; and be it

FURTHER RESOLVED, that the record before this Council relating to these actions include, without limitation, the following:

1. The Coliseum Area Specific Plan, General Plan and Planning Code Amendments including all accompanying maps, papers and appendices;
2. All final staff reports, final decision letters, and other final documentation and information produced by or on behalf of the City, including, without limitation, the Environmental Impact Report and supporting technical studies and appendices, and all related/supporting final materials, and all final notices relating to the Coliseum Area Specific Plan and attendant hearings;
3. All oral and written evidence received by the Landmarks Preservation Advisory Board (LPAB), City Planning Commission, and City Council during the public hearings on the Coliseum Area Specific Plan; and all written evidence received by the relevant City staff before and during the public hearings on the Coliseum Plan;

4. All matters of common knowledge and all official enactments and acts of the City, such as: (a) the General Plan; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations and Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and (e) all applicable state and federal laws, rules and regulations; and be it

FURTHER RESOLVED, that it is the intent of City Council that future adopted Citywide Impact Fees would apply to development in the Coliseum Area, if the City Council so directs; and be it

FURTHER RESOLVED, that, should environmental and traffic analyses warrant, the City may require the installation of street improvement and traffic calming measures as a condition of project approval; and be it

FURTHER RESOLVED, that the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based, are respectively: (a) Planning and Building Department – Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; and (b) Office of the City Clerk, One Frank H. Ogawa Plaza, 1st Floor, Oakland California; and be it

FURTHER RESOLVED, that the recitals contained in this resolution are true and correct and are an integral part of the City Council's decision.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL-WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, and PRESIDENT GIBSON MCELHANEY

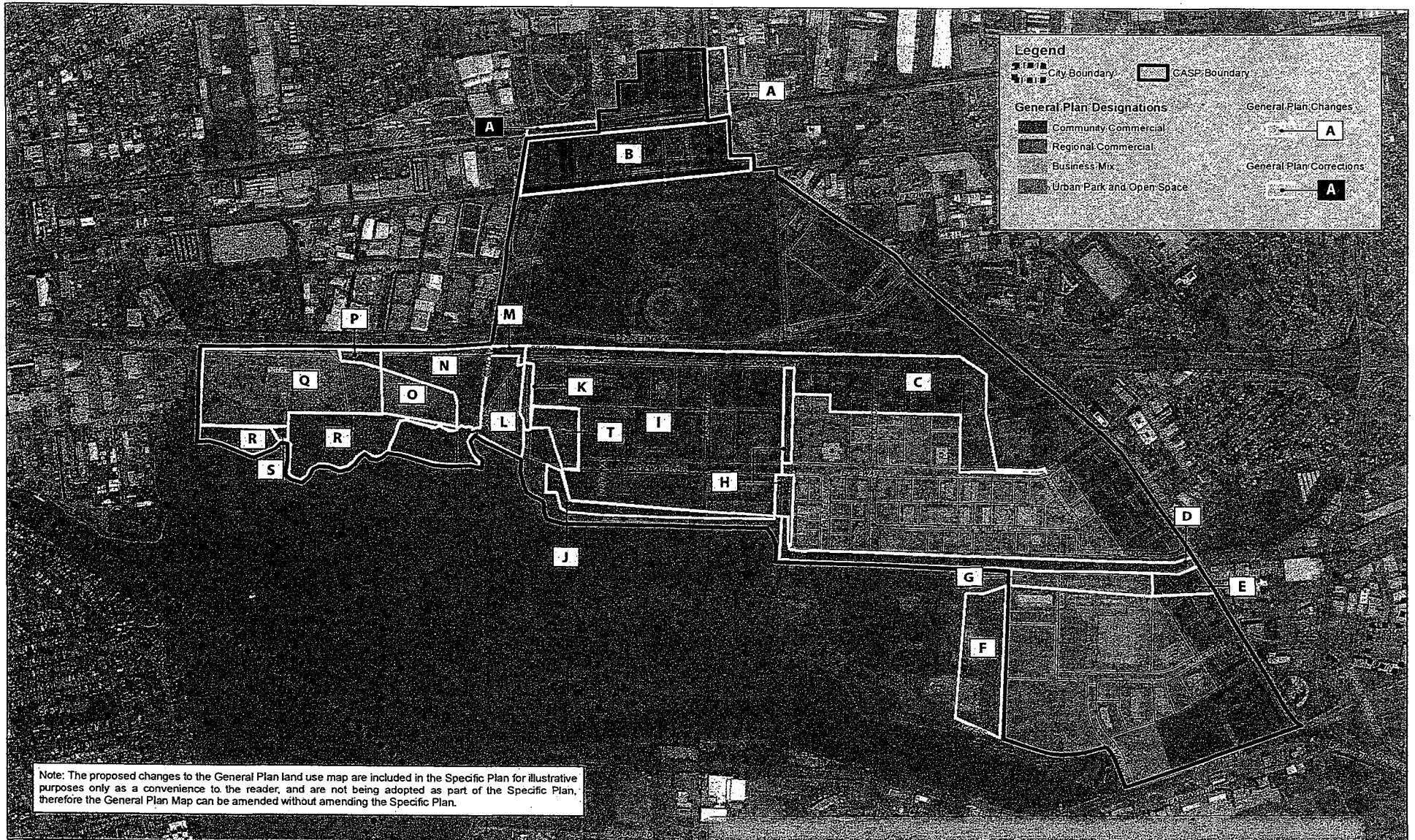
NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

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



COLISEUM AREA SPECIFIC PLAN
 Figure 4.9-6: Proposed General Plan Amendments

EXHIBIT A TO RESOLUTION

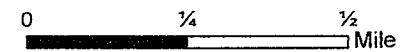


Exhibit A (1) to 3/24/15 Community and Economic Development Committee RESOLUTION
 Coliseum Area Specific Plan—Proposed General Plan Changes – 3/12/15

Table 7.1. Coliseum Area Proposed General Plan Amendments	
ID	General Plan Changes
A	Existing GP: Business Mix Proposed GP: Community Commercial
B	Existing GP: Regional Commercial Proposed GP: Community Commercial
C	Existing GP: Business Mix Proposed GP: Regional Commercial
D	Existing GP: None Proposed GP: Urban Park and Open Space
E	Existing GP: Urban Park and Open Space Proposed GP: Regional Commercial
F	Existing GP: Business Mix Existing GP: Urban Park and Open Space
G	Existing GP: Urban Park and Open Space Proposed GP: Business Mix
H	Existing GP: Business Mix Proposed GP: Urban Park and Open Space
I	Existing GP: Business Mix Proposed GP: Regional Commercial
J	Existing GP: Urban Park and Open Space Proposed GP: Regional Commercial
K	Existing GP: Business Mix Proposed GP: Urban Park and Open Space
L	Existing GP: None Proposed GP: Urban Park and Open Space
M	Existing GP: None Proposed GP: Regional Commercial
N	Existing GP: EPP General Commercial 2 Proposed GP: Urban Park and Open Space
O	Existing GP: EPP General Commercial 2 Proposed GP: Business Mix
P	Existing GP: EPP Light Industrial 3 Proposed GP: Urban Park and Open Space
Q	Existing GP: EPP Light Industrial 3 Proposed GP: Business Mix
R	Existing GP: EPP Parks Proposed GP: Urban Park and Open Space
S	Existing GP: EPP Light Industrial 3 Proposed GP: Urban Park and Open Space
T	Existing GP: Business Mix Proposed GP: Urban Park and Open Space
General Plan Correction	
A	Existing GP: General Industrial GP Correction: Community Commercial

GENERAL PLAN AMENDMENTS

Implementation of the Coliseum Area Specific Plan (Plan) will require amendments to the *Land Use and Transportation Element* and the *Estuary Policy Plan* of the Oakland General Plan and to the City of Oakland Planning Code ("Planning Code") to ensure that broad City policy and specific development standards are tailored to be consistent with this Plan. These amendments will be adopted concurrently with the Plan. Upon adoption, the objectives and policies contained in this Plan will supersede goals and policies in the General Plan with respect to the Plan Area. In situations where policies or standards relating to a particular subject are not provided in the Plan, the existing policies and standards of the City's General Plan and Planning Code will continue to apply. When future development proposals are brought before the City, staff and decision-makers will use the Coliseum Area Specific Plan as guide for project review. Projects will be evaluated for consistency with the intent of Plan policies and for conformance with development regulations and design guidelines.

I. TEXT AMENDMENTS TO THE CITY OF OAKLAND GENERAL PLAN, LAND USE & TRANSPORTATION ELEMENT (LUTE)

The following are proposed text changes to the General Plan, Land Use & Transportation Element. Additions to the Plan are underlined; deletions are in ~~strikeout~~.

Oakland General Plan, Land Use & Transportation Element (LUTE)

Chapter 3: Policies in Action

The Land Use Diagram

Land Use Classifications

Community Commercial

Intent: The Community Commercial Classification is intended to identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers.

Desired Character and Uses: Community Commercial areas may include neighborhood center uses and larger scale retail and commercial uses, such as auto related businesses, business and personal services, health services and medical uses, education facilities, and entertainment uses. Community Commercial areas can be complemented by the addition of urban residential development and compatible mixed use development.

Intensity/Density: Except as indicated below, the maximum FAR for this classification is 5.0. Maximum residential density is 125 units per gross acre.

- Within the Broadway Valdez District Specific Plan area, the maximum FAR for this classification is 8.0. Maximum residential density is 250 units per gross acre.
- Within the Lake Merritt Station Area Plan area, the maximum FAR for this classification is 12.0. Maximum residential density is 250 units per gross acre.

- Within the Coliseum Area Specific Plan area, the maximum FAR for this classification is 8.0.
Maximum residential density is 250 units per gross acre.

Policy Framework Basis for the Classification: Neighborhood Goals; Neighborhood Objectives N1, N2, N3, N6, N8, N9, N10, N11, and related policies. Industry and Commerce Goals; Industry and Commerce Objectives I/C 1, I/C 2, and I/C 3, I/C 5. Transportation Objective T2.

Industry, Commerce & Institutional Classifications

Regional Commercial

Intent: The Regional Commercial classification is intended to maintain, support and create areas of the City that serve as region-drawing centers of activity.

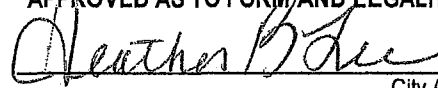
Desired Character and Uses; A mix of commercial, office, entertainment, arts, recreation, sports, and visitor-serving activities, residential mixed use development and other uses of similar character or supportive of regional drawing power.

Intensity/Density: The maximum FAR for this classification is 4.0. Maximum residential density is 125 units per gross acre, in a mixed use project.

- Within the Coliseum Area Specific Plan area, the maximum FAR for this classification is 8.0.
Maximum residential density is 250 units per gross acre.

Policy Framework Basis for the Classification: Industry and Commerce Goals; Industry and Commerce Objectives I/C 1, I/C 2, I/C 32. Neighborhood Objective N1.

INTRODUCED BY COUNCILMEMBER _____

OFFICE OF THE CITY CLERK
OAKLAND

City Attorney

2015 MAR 13 AM 5:07

OAKLAND CITY COUNCIL**ORDINANCE No. _____ C.M.S.**

AN ORDINANCE, AS RECOMMENDED BY THE CITY PLANNING COMMISSION, AMENDING THE OAKLAND PLANNING CODE TO (A) CREATE THE D-CO COLISEUM AREA DISTRICT ZONES REGULATIONS; (B) MAKE CONFORMING, BUT NON-SUBSTANTIVE CHANGES TO OTHER PLANNING CODE SECTIONS IN THE COLISEUM SPECIFIC PLAN, LAKE MERRITT STATION AREA PLAN AND WEST OAKLAND SPECIFIC PLAN AREAS; AND (C) ADOPT REVISED ZONING AND HEIGHT AREA MAPS.

WHEREAS, in 1998, the Land Use and Transportation Element of the Oakland General Plan identified the Coliseum Area as a "Showcase District." The Coliseum Area Specific Plan is intended to implement the General Plan vision for the Coliseum Area; and

WHEREAS, on March 6, 2012, the Oakland City Council adopted Resolution No. 83747 C.M.S. which authorized the City Administrator to enter into a Professional Services contract with Lamphier Gregory, to prepare a Specific Plan and Environmental Impact Report for the Coliseum Area District; and

WHEREAS, on April 19, 2013, a Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Coliseum Area Specific Plan (CASP) was published; and

WHEREAS, two duly noticed Draft EIR scoping hearings were held, one before the LPAB on May 13, 2013, and the second before the City Planning Commission on May 1, 2013, to receive comments on the scope and content of the Draft EIR for the CASP; and

WHEREAS, a Notice of Availability/Notice of Release of a Draft EIR was issued on August 18, 2014, along with publication of Draft EIR itself on August 22, 2014, both of which were made available to the public/governmental agencies for review and comment; and

WHEREAS, two duly noticed public hearings on the Draft EIR were held including: a LPAB public hearing on September 8, 2014 and a City of Oakland Planning Commission hearings on October 1, 2014; and

WHEREAS, as part of the public outreach effort, nine community and business owner workshops were held between April 24, 2014 and February 17, 2015, as well as fifteen public hearings and meetings; and

WHEREAS, the Coliseum Area Specific Plan (CASP) includes (a) text amendments to the 1998 Land Use and Transportation Element (LUTE) of the General Plan to increase the allowable Floor Area Ratios and densities for the Community Commercial and Regional Commercial land use designations in the Coliseum Area, and map amendments to the LUTE to accommodate compatible uses in the Coliseum Area; (b) new design guidelines to ensure that future development contributes to the creation of an attractive, pedestrian-oriented district characterized by high quality design and a distinctive sense of place; and (c) amendments to the 1999 Estuary Policy Plan to ensure the General Plan land use map is in conformity with the CASP; and

WHEREAS, City Planning staff have proposed six new Coliseum Area District Zones (D-CO-1 through -6) to replace the existing zoning in the area to implement the CASP, as well as make changes associated to the new Coliseum Area zones throughout the Planning Code, as well as related changes to the Zoning and Height Maps; and

WHEREAS, between September, 2014 and March, 2015, the Draft Coliseum Area Specific Plan and Draft EIR, as well as General Plan Amendments, Zoning Maps, Height Area Maps, Draft Zoning Concepts, and Design Guidelines (Related Actions) were presented to the full Planning Commission and various advisory boards, including the Zoning Update and Design Review Committees of the Planning Commission, the Landmarks Preservation Advisory Board (LPAB), as well as the Parks and Recreation Advisory Commission, each of which provided comments unique to their topic area. At that time, a complete draft of the proposed new Chapter 17.101H D-CO Coliseum Area District Zones Regulations was presented to the Zoning Update Committee at its January 21, 2015 meeting; and

WHEREAS, on February 20, 2015, a Notice of Availability/Release of a Final EIR and Specific Plan was issued, and a Final EIR and Specific Plan were published on February 20, 2015 and January 30, 2015, both of which were made available for public review and comment; and

WHEREAS, two duly noticed public hearings were held before the LPAB to consider the Final Draft Plan, Related Actions and EIR on February 9, 2015 and February 23, 2015, and the LPAB recommended revisions to the Cultural and Historic Resources mitigation measures in the Draft EIR be made by staff and reviewed by the LPAB, prior to adoption by the Planning Commission; and

WHEREAS, two duly noticed public hearings were held before the City Planning Commission on February 4, 2015 and March 4, 2015 to consider the Final Draft Specific Plan, Related Actions and EIR, and at the March 4, 2015 Commission hearing, the Commission elected to continue the item for a vote at a special meeting on March 11, 2015; and

WHEREAS, on March 11, 2015, the City Planning Commission, after conducting and closing the public hearing, recommended that the City Council (a) adopt the required California Environmental Quality Act (CEQA) findings, certify the EIR, reject alternatives as infeasible, and adopt a Statement of Overriding Considerations; (b) adopt the Coliseum Area Specific Plan's Standard Conditions of Approval and Mitigation Monitoring Program (SCAMMRP); (c) adopt, as revised at the Planning Commission, the Coliseum Area Specific Plan (CASP), new Design Guidelines and General Plan and Planning Code Amendments based, in part, upon the CASP Adoption Findings; and (d) authorize the City Administrator or designee to make minor ongoing revisions to the adopted Design Guidelines, (with major changes to be made by the Planning Commission), ongoing revisions to Table 7.5 in Chapter 7 of the CASP ("Action Plan"), and to make non-substantive, technical conforming edits to the Planning Code that may have been overlooked in deleting old sections and cross-referencing new sections to the new D-CO Coliseum Area District Zones Regulations (which are essentially correction of typographical and/or clerical errors); and

WHEREAS, the CASP, Related Actions, and EIR was considered at a regular, duly noticed, meeting of the Community and Economic Development Committee of the City Council on March 24, 2015 and the Committee recommended adoption of the Plan, and Related Actions; and

WHEREAS, the CASP, Related Actions and EIR were considered at a regular, duly noticed, public hearing of the City Council on March 31, 2015 now, therefore

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

Section 1. The City Council finds and determines the forgoing recitals to be true and correct and hereby makes them a part of this Ordinance.

Section 2. The City Council, as the final decision-making body for the lead agency, has independently reviewed, considered and analyzed the Coliseum Area Specific Plan EIR and the CEQA findings recommended by the City Planning Commission.

Section 3. The City Council, as the final decision-making body for the lead agency, hereby confirms, adopts and incorporates by reference into this Ordinance (as if fully set forth herein) all the CEQA findings set forth as Attachment A to the March 24, 2015 Community and Economic Development Committee agenda report, and certifies that the EIR has been prepared in accordance with CEQA, prior to taking action in approving the Coliseum Area Specific Plan, the amendments to Planning Code, and Oakland Zoning Map and Height Area Map.

Section 4. The City Council adopts and incorporates by reference into this Ordinance (as if fully set forth herein), as conditions of approval of the Coliseum Area Specific Plan, the Standard Conditions of Approval and Mitigation Monitoring Program (SCAMMRP) set forth in Attachment H to the March 24, 2015 Community and Economic Development Committee agenda report.

Section 5. Title 17 of the Oakland Planning Code is hereby amended to (a) create new D-CO Zones for the Coliseum Area District, as detailed in *Exhibit A*; and (b) make related text amendments to other Planning Code Chapters *Exhibit B*; all attached hereto and hereby incorporated by reference.

Section 6. The City Council hereby authorizes the City Administrator or designee to make non-substantive, technical conforming changes (essentially correction of typographical and clerical errors), including omnibus cross-referencing conforming changes throughout the Planning Code, prior to formal publication of the Amendments in the Oakland Planning Code.

Section 7. The Oakland Zoning Map and Height Area Maps are hereby amended to map the new Coliseum Area District zones as indicated in *Exhibit C*, attached hereto and hereby incorporated herein by reference.

Section 8. This Ordinance shall be effective 30 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; (b) to zoning applications approved by the City and not yet expired; or to (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 9. 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 10. The provisions of this Ordinance are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section, Chapter or other provision is invalid, or that the application of any part of the provision to any person or circumstance is invalid, the remaining provisions of this Ordinance [that can be given effect without the invalid provision or application] and the application of those provisions to other persons or circumstances are not affected by that decision. The City Council declares that the City Council would have adopted this Ordinance irrespective of the invalidity of any particular portion of this Ordinance.

Section 11. The City Council adopts and incorporates by reference into this Ordinance (as if fully set forth herein), the Adoption Findings as set forth in Attachment I of the March 24, 2015 Community and Economic Development Committee agenda report, including, without limitation, finding and determining that the existing zoning for the Coliseum Area District is inadequate and contrary to public interest, and that the proposed zoning will implement the policies presented in the Coliseum Area District Specific Plan (as amended by this planning process) and create certainty for the developers and the public regarding the City's expectations for new development.

Section 12. That the record before this Council relating to this Ordinance includes, without limitation, the following:

1. The Coliseum Area Specific Plan, Design Guidelines, General Plan and Planning Code Amendments, including all accompanying maps, papers and appendices;
2. All final staff reports, final decision letters and other final documentation and information produced by or on behalf of the City, including without limitation the Environmental Impact Report, and supporting technical studies and appendices, and all related/supporting final materials, and all final notices relating to the CASP and attendant hearings;
3. All oral and written evidence received by the LPAB, City Planning Commission and City Council during the public hearings on the CASP; and all written evidence received by the relevant City Staff before and during the public hearings on the CASP; and
4. All matters of common knowledge and all official enactments and acts of the City, such as (a) the General Plan; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations and Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and (e) all applicable state and federal laws, rules and regulations.

Section 13. That the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based, are respectively: (a) Planning and Building Department –Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; and (b) Office of the City Clerk, One Frank H. Ogawa Plaza, 1st Floor, Oakland California.

Section 14. The Environmental Review Officer, or designee, is directed to cause to be filed a Notice of Determination with the appropriate agencies.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL-WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, and PRESIDENT GIBSON MCELHANEY

NOES-

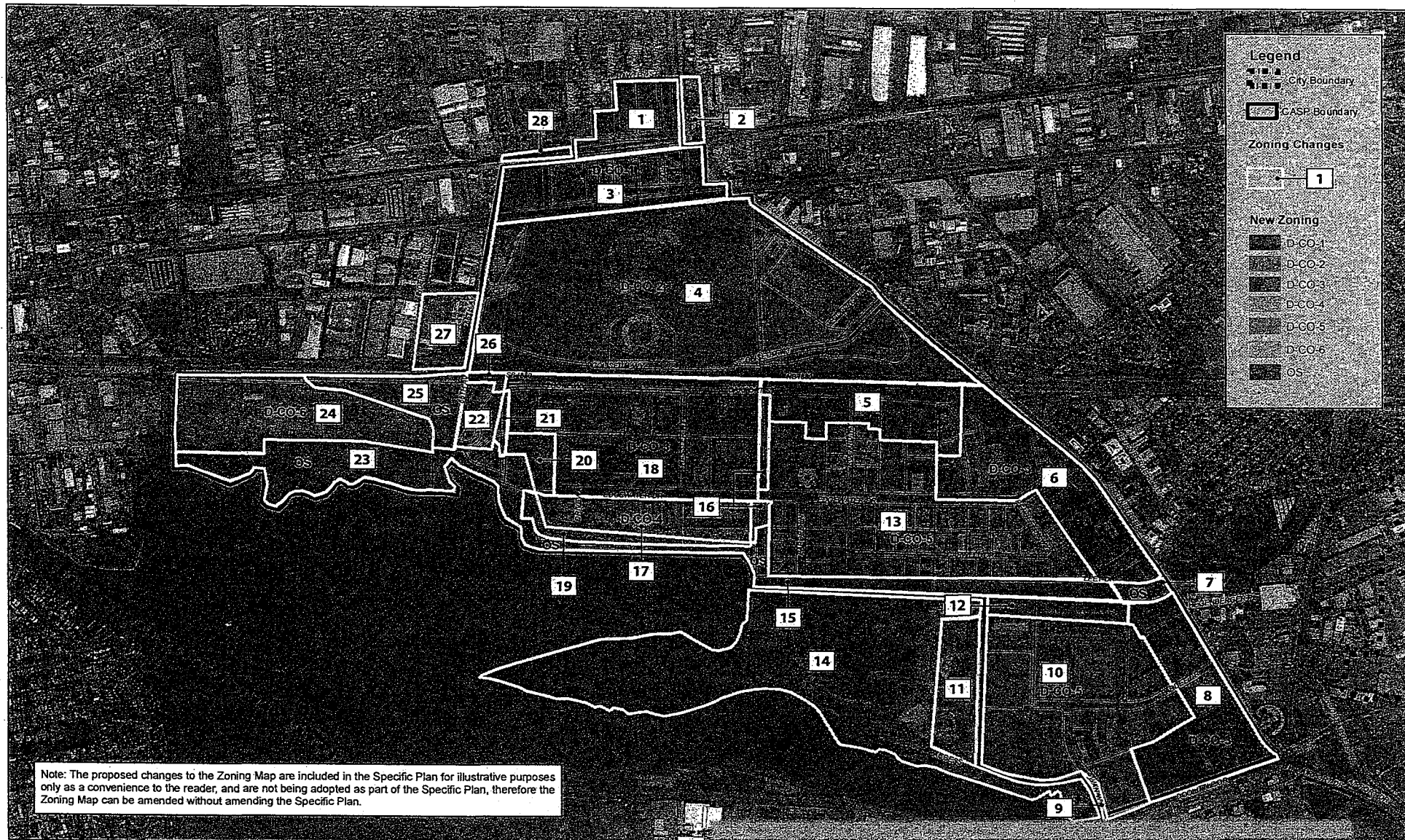
ABSENT-

ABSTENTION-

ATTEST: _____

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

DATE OF ATTESTATION: _____



COLISEUM SPECIFIC AREA PLAN
Figure 4.9-7: Proposed Zoning Code Amendments

EXHIBIT A TO ORDINANCE

Exhibit A (1) to 3/24/15 Community and Economic Development Committee ORDINANCE
 Coliseum Area Specific Plan—Proposed General Plan Changes – 3/12/15

Table 7.2. Coliseum Area Proposed Zoning Amendments		
ID	Zoning Changes	Acres
1	Existing Zoning: S-15 Proposed Zoning: D-CO-1	17
2	Existing Zoning: CIX-2 Proposed Zoning: D-CO-1	4
3	Existing Zoning: CR-1 Proposed Zoning: D-CO-1	34
4	Existing Zoning: CR-1 Proposed Zoning: D-CO-2	191
5	Existing Zoning: IO Proposed Zoning: D-CO-3	31
6	Existing Zoning: CR-1 Proposed Zoning: D-CO-3	50
7	Existing Zoning: CR-1 Proposed Zoning: OS	3
8	Existing Zoning: CR-1 Proposed Zoning: D-CO-3	40
9	Existing Zoning: M-40 Proposed Zoning: D-CO-5	1
10	Existing Zoning: CIX-2 Proposed Zoning: D-CO-5	84
11	Existing Zoning: CIX-2 Proposed Zoning: OS	17
12	Existing Zoning: M-40 Proposed Zoning: D-CO-5	8
13	Existing Zoning: IO Proposed Zoning: D-CO-5	105
14	Existing Zoning: M-40 Proposed Zoning: OS ()	128
15	Existing Zoning: M-40 Proposed Zoning: OS	18
16	Existing Zoning: IO Proposed Zoning: OS	4
17	Existing Zoning: IO Proposed Zoning: D-CO-4	22
18	Existing Zoning: IO Proposed Zoning: D-CO-3	82
19	Existing Zoning: M-40 Proposed Zoning: D-CO-4	7
20	Existing Zoning: IO Proposed Zoning: Open Space	6
21	Existing Zoning: IO Proposed Zoning: OS	2
22	Existing Zoning: CIX-2 Proposed Zoning: OS	7
23	Existing Zoning: M-40 Proposed Zoning: OS	46
24	Existing Zoning: M-40 Proposed Zoning: D-CO-6	45
25	Existing Zoning: M-40 Proposed Zoning: OS	15
26	Existing Zoning: CIX-2 Proposed Zoning: D-CO-3	1
27	Existing Zoning: CIX-2 Proposed Zoning: CIX-1	11
28	Existing Zoning: S-15 Proposed Zoning: D-CO-1	2

Title 17 PLANNING

Chapters:

Chapter 17.101H - D-CO COLISEUM AREA DISTRICT ZONES REGULATIONS

Chapter 17.101H D-CO COLISEUM AREA DISTRICT ZONES REGULATIONS

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17.101H.010 Title, intent, and description.

A. Title and Intent. The provisions of this chapter shall be known as the D-CO Coliseum Area District Zones Regulations. The intent of the D-CO Zones is to:

1. Implement the Coliseum Area Specific Plan (CASP) in the Coliseum Plan Area;
2. Support retention of Oakland's professional sports teams, and the economic benefit of the sports teams and their facilities for the City of Oakland and Alameda County;
3. Allow for the consideration of residential, commercial, and mixed-use developments at high densities in designated locations in the Coliseum Plan Area;
4. Encourage the creation of a regionally significant jobs and employment center in the Coliseum Plan Area that builds on the area's prime transit-oriented and airport-adjacent location;
5. Establish development standards that allow a broad mix of uses to compatibly co-exist;
6. Provide convenient access to public open space and the waterfront;

7. Improve access to the Coliseum Plan area's creeks, channels, and bay frontage, and provide recreational opportunities along these waterways;
8. Encourage quality and variety in building and landscape design, as well as compatibility in use and form; and
9. Encourage development that is respectful of the environmental qualities that the Coliseum Plan area has to offer.

B. Description of Zones. This Chapter establishes land use regulations for the following six (6) zones:

1. **D-CO-1 Coliseum Area Transit Oriented Development District Zone-1 (Coliseum BART/ San Leandro Street).** The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities.
2. **D-CO-2 Coliseum Area Commercial District Zone-2 (Coliseum District).** The D-CO-2 Zone is intended to create, maintain and enhance areas that allow a broad mixture of residential, retail, commercial, office, and light industrial uses, and serve as region-drawing centers of sports, entertainment, and business activities.
3. **D-CO-3 Coliseum Area Commercial District Zone-3 (Oakport South / Hegenberger Road).** The D-CO-3 Zone is intended to create, maintain and enhance areas suitable for a wide variety of retail, commercial, and industrial operations along the Oakport Street and Hegenberger Road corridors, and in region-drawing centers of commercial, and light industrial activities.
4. **D-CO-4 Coliseum Area Commercial District Zone-4 (Edgewater North / Waterfront).** The D-CO-4 Zone is intended to create, maintain and enhance a mix of activities on or near the Northwest Edgewater Drive waterfront. This zone allows for the consideration of housing, if shown to be compatible in an area with a strong presence of commercial and industrial activities.
5. **D-CO-5 Coliseum Area Commercial Industrial Mix District Zone-5 (Edgewater South / Pardee Drive).** The D-CO-5 Zone is intended to create, preserve, and enhance areas near Pardee Drive and within the southern portion of the Airport Business Park that are appropriate for a wide variety of office, commercial, industrial, and logistics activities.
6. **D-CO-6 Coliseum Area Commercial Industrial Mix District Zone-6 (Oakport North).** The D-CO-6 Zone is intended to apply to commercial, industrial and institutional areas with strong locational advantages that make possible the attraction of higher intensity commercial and light industrial land uses and development types.

17.101H.020 Required design review.

- A. Except for projects that are exempt from design review as set forth in Section 17.136.025, no Building Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been

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approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104. Properties located within the Land Use Jurisdiction of the Port of Oakland, as amended, are subject to the Port's Land Use and Development Code, which supersedes the Oakland Planning Code in areas of the Port's jurisdiction.

- B. In addition to the design review criteria listed in Chapter 17.136, conformance with the design review guidelines in the Coliseum Area Specific Plan is required for any proposal in the D-CO zones subject to the design review procedure in Chapter 17.136.
- C. Where there is a conflict between the design review criteria contained in Chapter 17.136 and the design review guidelines contained in the Coliseum Area Specific Plan, the design objectives in the Coliseum Area Specific Plan shall prevail.

17.101H.030 Permitted and conditionally permitted activities.

Table 17.101H.01 lists the permitted, conditionally permitted, and prohibited activities in the D-CO 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 zone.

"C" designates activities that are permitted only upon the granting of a Conditional Use permit (CUP) in the corresponding 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 17.10.040.

Table 17.101H.01: Permitted and Conditionally Permitted Activities

Activities	Zones						Additional Regulations
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<u>Residential Activities</u>							
<u>Permanent</u>	<u>P(L1)</u>	<u>P(L1)</u>	<u>=</u>	<u>C(L1)(L4)</u>	<u>=</u>	<u>=</u>	
<u>Residential Care</u>	<u>C(L1)</u>	<u>C(L1)</u>	<u>=</u>	<u>C(L1)</u>	<u>=</u>	<u>=</u>	<u>17.103.010</u>
Activities	Zones						Additional Regulations
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	

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<u>Service-Enriched Permanent Housing</u>	<u>C(L1)</u>	<u>C(L1)</u>	=	<u>C(L1)</u>	=	=	<u>17.103.010</u>
<u>Transitional Housing</u>	<u>C(L1)</u>	<u>C(L1)</u>	=	<u>C(L1)</u>	=	=	<u>17.103.010</u>
<u>Emergency Shelter</u>	=	=	=	=	=	=	<u>17.103.010</u>
<u>Semi-Transient</u>	<u>C</u>	<u>C</u>	=	=	=	=	<u>17.103.010</u>
<u>Bed and Breakfast</u>	=	=	=	=	=	=	<u>17.10.125</u>
<u>Civic Activities</u>							
<u>Essential Service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Limited Child-Care Activities</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C(L6)</u>	=	=	
<u>Community Assembly</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Recreational Assembly</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	
<u>Community Education</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	=	<u>C</u>	
<u>Nonassembly Cultural</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	
<u>Administrative</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	
<u>Health Care</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	=	=	
<u>Special Health Care</u>	=	=	=	=	=	=	
<u>Utility and Vehicular</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Activities</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<u>Extensive Impact</u>	<u>C</u>	<u>C</u>	<u>C(L5)</u>	<u>C</u>	<u>C</u>	<u>C</u>	

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<u>Commercial Activities</u>							
<u>General Food Sales</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>P(L2)</u>	
<u>Full Service Restaurants</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>P(L2)</u>	
<u>Limited Service Restaurant and Cafe</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>P(L2)</u>	
<u>Fast-Food Restaurant</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>17.103.030 and 8.09</u>
<u>Convenience Market</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>=</u>	<u>C</u>	<u>17.103.030</u>
<u>Alcoholic Beverage Sales</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>17.103.030 and 17.114.030</u>
<u>Mechanical or Electronic Games</u>	<u>C</u>	<u>P</u>	<u>C(L6)</u>	<u>=</u>	<u>=</u>	<u>=</u>	
<u>Medical Service</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>General Retail Sales</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C(L10)</u>	<u>P</u>	
<u>Large-Scale Combined Retail and Grocery Sales</u>	<u>=</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	
<u>Consumer Service</u>	<u>P(L8)</u>	<u>P(L8)</u>	<u>P(L8)</u>	<u>P(L8)</u>	<u>C</u>	<u>C</u>	<u>17.102.170 and 17.102.450</u>
<u>Activities</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<u>Consultative and Financial Service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>=</u>	

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<u>Check Cashier and Check Cashing</u>	=	=	=	=	=	=	<u>17.103.040</u>
<u>Consumer Cleaning and Repair Service</u>	P	P	P	P	=	=	
<u>Consumer Dry Cleaning Plant</u>	C	C	C	C	=	=	
<u>Group Assembly</u>	<u>P(L14)</u>	<u>P(L14)</u>	<u>C(L14)</u>	<u>C(L14)</u>	<u>C(L14)</u>	<u>C(L14)</u>	
<u>Personal Instruction and Improvement Services</u>	P	P	P	C	C	C	
<u>Administrative</u>	P	P	P	P	P	P	
<u>Business, Communication, and Media Services</u>	P	P	P	P	P	P	
<u>Broadcasting and Recording Services</u>	P	P	P	P	P	P	
<u>Research Service</u>	P	P	P	P	P	P	
<u>General Wholesale Sales</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>P(L3)</u>	<u>P(L2)</u>	P	<u>P(L2)</u>	
<u>Transient Habitation (Hotels)</u>	C	C	C	C	=	C	<u>17.103.050</u>
<u>Building Material Sales</u>	=	=	=	=	C	=	
<u>Activities</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<u>Automobile and Other Light Vehicle Sales and Rental</u>	C	C	C	=	=	C	

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<u>Automobile and Other Light Vehicle Gas Station and Servicing</u>	=	=	<u>C(L11)</u>	=	=	=	
<u>Automobile and Other Light Vehicle Repair and Cleaning</u>	=	=	<u>C(L11)</u>	=	=	=	
<u>Taxi and Light Fleet-Based Services</u>	=	=	=	=	=	=	
<u>Automotive Fee Parking</u>	<u>C</u>	<u>C</u>	<u>C(L11)(L15)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Animal Boarding</u>	=	=	<u>C(L11)(L13)</u>	=	=	=	
<u>Animal Care</u>	<u>C</u>	<u>C</u>	<u>C</u>	=	=	=	
<u>Undertaking Service</u>	=	=	=	=	=	=	
<u>Industrial Activities</u>							
<u>Custom Manufacturing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>17.120</u>
<u>Light Manufacturing</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P(L3)</u>	<u>P</u>	<u>P</u>	<u>17.120</u>
<u>General Manufacturing</u>	=	=		=	<u>C(L11)(L13)</u>	=	
<u>Heavy/High Impact</u>	=	=	=	=	=	=	
<u>Activities</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<u>Research and Development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Construction Operations</u>	=	=	=	=	<u>C</u>	=	
<u>Warehousing, Storage, and Distribution-Related:</u>							

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<u>A. General Warehousing, Storage and Distribution</u>	=	<u>P(L3)(L9)</u>	<u>P(L9)</u>	<u>P(L3)(L9)</u>	<u>P(L9)</u>	<u>P(L9)</u>	
<u>B. General Outdoor Storage</u>	=	=	=	=	<u>C(L11)(L13)</u>	<u>C(L13)</u>	
<u>C. Self- or Mini Storage</u>	=	=	=	=	<u>C(L11)</u>	=	
<u>D. Container Storage</u>	=	=	=	=	=	=	
<u>E. Salvage/Junk Yards</u>	=	=	=	=	=	=	
<u>Regional Freight Transportation-Related:</u>							
<u>A. Seaport</u>	=	=	=	=	=	=	
<u>B. Rail Yard</u>	=	=	=	=	=	=	
<u>Trucking and Truck-Related:</u>							
<u>A. Freight/Truck Terminal</u>	=	=	=	=	<u>C(L7)</u>	=	
<u>B. Truck Yard</u>	=	=	=	=	<u>C(L7)</u>	=	
<u>C. Truck Weigh Stations</u>	=	=	=	=	<u>C(L7)</u>	=	
<u>Activities</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<u>D. Truck & Other Heavy Vehicle Sales, Rental & Leasing</u>	=	=	=	=	<u>C(L7)</u>	=	
<u>E. Truck & Other Heavy Vehicle Service, Repair, and Refueling</u>	=	=	=	=	<u>C(L7)</u>	=	
<u>Recycling and Waste-Related:</u>							

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<u>A. Satellite Recycling Collection Centers</u>	=	=	=	=	=	=	
<u>B. Primary Recycling Collection Centers</u>	=	=	=	=	=	=	<u>17.73.035</u>
Hazardous Materials Production, Storage, and Waste Management-Related:							
<u>A. Small Scale Transfer and Storage</u>	=	=	=	=	=	=	
<u>B. Industrial Transfer/Storage</u>	=	=	=	=	=	=	
<u>C. Residuals Repositories</u>	=	=	=	=	=	=	
<u>D. Oil and Gas Storage</u>	=	=	=	=	=	=	
<u>Agriculture and Extractive Activities</u>							
<u>Limited Agriculture</u>	<u>P(L16)</u>	<u>P(L16)</u>	<u>P(L16)</u>	<u>P(L16)</u>	<u>P(L16)</u>	<u>P(L16)</u>	
<u>Extensive Agriculture</u>	<u>C(L17)</u>	<u>C(L17)</u>	<u>C(L17)</u>	<u>C(L17)</u>	<u>C(L17)</u>	<u>C(L17)</u>	
<u>Activities</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<u>Plant Nursery</u>	=	<u>C</u>	<u>C</u>	<u>C</u>	<u>C(L12)</u>	<u>C(L12)</u>	
<u>Mining and Quarrying</u>	=	=	=	=	=	=	
<u>Accessory off-street parking serving prohibited activities</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.116.175</u>
<u>Additional activities that are permitted or conditionally permitted in</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.102.110</u>

<p><u>an adjacent zone, on lots near the boundary thereof.</u></p>						
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Limitations on Table 17.101H.01:

L1. No Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such activity. See Section 17.103.010 for other regulations regarding these activities.

L2. The total floor area devoted to these activities by a single establishment shall only exceed ten thousand (10,000) square feet upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure).

L3. The total floor area devoted to these activities by a single establishment shall only exceed twenty-five thousand (25,000) square feet upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure).

L4. This activity is only permitted upon determination that the proposal conforms to the general use permit criteria set forth in the Conditional Use Permit procedure in Chapter 17.134, and to all of the following additional use permit criteria:

1. That the project is designed in a way that minimizes the potential health impacts of locating a residential use near the surrounding activities;
2. That new development will meet residential environmental safety standards;
3. That the design of the development accounts for the projected rise in sea levels and the potential for inundation by the Bay and other flood waters in a manner that protects both human infrastructure as well as the natural aquatic resources of San Leandro Bay;
4. That avigation easements for the Oakland International Airport will be negotiated with future owners or tenants, and deed disclosures about proximity to Airport operations will be made; and
5. That measures that minimize adverse impacts to the surrounding activities have been incorporated into the project.

L5. The Extensive Impact Civic Activity category includes, but is not limited to, stadiums and sports arenas (see Section 17.10.240.Q). In the D-CO-3 Zone, stadiums and sports arenas are only allowed in the area between Damon Slough and Elmhurst Creek.

L6. Conditionally permitted if located in the D-CO-3 or D-CO-4 Zones between Damon Slough and Elmhurst Creek; prohibited if located elsewhere in the D-CO-3 or D-CO-4 Zones (see Chapter 17.134 for the CUP procedure).

L7. In the D-CO-5 Zone, these activities are only allowed in the area between San Leandro Creek and Doolittle Drive.

L8. See Section 17.102.170 for special regulations relating to massage services and Section 17.102.450 for special regulations related to Laundromats.

L9. Not including accessory activities, this activity shall take place entirely within an enclosed building. Other outdoor activities shall only be permitted upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure).

L10. Permitted outright if located within five hundred (500) feet of Highway 880 or Hegenberger Road; conditionally permitted if located elsewhere (see Chapter 17.134 for the CUP procedure).

L11. These activities are not permitted within three hundred (300) feet of a lot line adjacent to the Hegenberger Road right-of-way.

L12. This activity is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) and that all repair and servicing is performed in an enclosed building.

L13. Any Outdoor Storage activities to be located within three hundred (300) feet of: a) the Oakport Street right-of-way; b) the Estuary or Bay shoreline; c) the Damon Slough, Elmhurst Creek, East Creek Slough, or San Leandro Creek top of bank; or d) any Open Space zone shall only be permitted upon determination that the proposal conforms to the general use permit criteria set forth in the Conditional Use Permit procedure in Chapter 17.134, and to all of the following additional use permit criteria:

1. The activity is screened in a manner as determined by the Planning Director, including but not limited to, buffer planting installed along the site exterior; and
2. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding district in terms of noise, water and pollutant runoff, heavy equipment operation, hours of operation, odor, security, and vehicular traffic.

L14. No new or expanded adult entertainment activity shall be located closer than one thousand (1,000) feet to the boundary of any Residential zone or three hundred (300) feet from any other adult entertainment activity. See Section 17.102.160 for further regulations regarding adult entertainment activities.

L15. Existing fee parking lots within three hundred (300) feet of a lot line adjacent to the Hegenberger Road right-of-way may be reconfigured to increase the number of parking spaces and make more efficient use of the existing parking area. Expansion of existing facilities to include structured parking or expanding the size of the parcel with the parking constitutes an expansion of a nonconforming use and is not permitted.

L16. Limited Agriculture is permitted outright if the activity occupies less than one (1) acre of land area and any sales area is less than one thousand (1,000) square feet; conditionally permitted if the activity is larger in either land or sales area (see Chapter 17.134 for the CUP procedure).

L17. Extensive Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, this activity must meet the following use permit criteria:

1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic.

17.101H.040 Permitted and conditionally permitted facilities.

Table 17.101H.02 lists the permitted, conditionally permitted, and prohibited facilities in the D-CO zones. The descriptions of these facilities are contained in Chapter 17.10.

"P" designates permitted facilities in the corresponding zone.

"C" designates facilities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates facilities subject to certain limitations listed at the bottom of the Table.

"—" designates facilities that are prohibited.

Table 17.101H.02: Permitted and Conditionally Permitted Facilities

Facilities	Zones						Additional Regulations
	D-CO- 1	D-CO- 2	D-CO- 3	D-CO- 4	D-CO- 5	D-CO- 6	
Residential Facilities							
One-Family Dwelling	=	=	=	=	=	=	
One-Family Dwelling with Secondary Unit	=	=	=	=	=	=	17.103.080
Two-Family Dwelling	P	P	=	C	=	=	
Multifamily Dwelling	P	P	=	C	=	=	
Rooming House	=	=	=	=	=	=	
Mobile Home	=	=	=	=	=	=	
Nonresidential Facilities							
Enclosed Nonresidential	P	P	P	P	P	P	
Open Nonresidential	C(L1)	P	P	C(L1)	P	P	
Sidewalk Cafe	P	P	P	P	C	C	17.103.090
Drive-In	=	C	C	=	=	=	
Drive-Through	=	C(L2)	C(L2)	=	=	=	17.103.100
Telecommunications Facilities							
Micro Telecommunications	P(L3)	P(L3)	P(L3)	P(L3)	P(L3)	P(L3)	17.128
Mini Telecommunications	P(L3)	P(L3)	P(L3)	P(L3)	P(L3)	P(L3)	17.128

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<u>Facilities</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<u>Macro Telecommunications</u>	C	C	C	C	C	C	<u>17.128</u>
<u>Monopole Telecommunications</u>	C	C	C	C	C	C	<u>17.128</u>
<u>Tower Telecommunications</u>	=	=	=	=	=	=	<u>17.128</u>
<u>Sign Facilities</u>							
<u>Residential Signs</u>	P	P	=	P	=	=	<u>17.104</u>
<u>Special Signs</u>	P	P	P	P	P	P	<u>17.104</u>
<u>Development Signs</u>	P	P	P	P	P	P	<u>17.104</u>
<u>Realty Signs</u>	P	P	P	P	P	P	<u>17.104</u>
<u>Civic Signs</u>	P	P	P	P	P	P	<u>17.104</u>
<u>Business Signs</u>	P	P	P	P	P	P	<u>17.104</u>
<u>Advertising Signs</u>	=	=	=	=	=	=	<u>17.104</u>

Limitations on Table 17.101H.02:

L1. Open Nonresidential Facilities accommodating activities other than Civic Activities, Limited Agriculture, seasonal sales, or special events are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure).

L2. No new or expanded Fast-Food Restaurants with Drive-Through Nonresidential Facilities shall be located closer than three hundred (300) feet of a lot line adjacent to the Hegenberger Road or Oakport Street right-of-way, or five hundred (500) feet of an elementary school, park, or playground. See Sections 17.103.030 and 17.103.100 for further regulations regarding Drive-Through Nonresidential Facilities.

L3. See Section 17.128.025 for restrictions on Telecommunication Facilities near Residential Zones.

17.101H.050 Property development standards.

Zone Specific Standards. Table 17.101H.03 below prescribes development standards specific to individual zones. 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 that zone.

Table 17.101H.03 Property Development Standards

Development Standards	Zones						Additional Regulations
	D-CO-1	D-CO-2	D-CO-3	D-CO-4	D-CO-5	D-CO-6	
Minimum Lot Dimensions							
Width mean	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	1
Frontage	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	1
Lot area	4,000 sf.	5,000 sf.	5,000 sf.	5,000 sf.	10,000 sf.	10,000 sf.	1
Minimum/Maximum Setbacks							
Minimum front	0 ft.	0 ft.	0/10 ft.	0 ft.	10 ft.	0 ft.	2
Minimum interior side	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	2
Minimum street side of a corner lot	0 ft.	0 ft.	0 ft.	0 ft.	10 ft.	10 ft.	2
Rear (residential facilities)	10 ft.	10 ft.	N/A	10 ft.	N/A	N/A	2, 3
Rear (nonresidential facilities)	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	3

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<u>Development Standards</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<u>Height Regulations</u>							
<u>Maximum height allowed by right</u>	<u>159 ft.</u>	<u>159 ft.</u>	<u>159 ft.</u>	<u>85 ft.</u>	<u>85 ft.</u>	<u>85 ft.</u>	<u>4, 5, 6</u> <u>Additional height may be allowed by the Planning Director, pursuant to FAA review and CUP approval</u>
<u>Fence heights & other regulations</u>	<u>See Chapter 17.108.140 for fences, dense hedges, barriers, & free standing walls.</u>						
<u>Maximum fence height adjacent to Open Space zones</u>	<u>8 ft.</u>	<u>8 ft.</u>	<u>8 ft.</u>	<u>8 ft.</u>	<u>8 ft.</u>	<u>8 ft.</u>	
<u>Maximum Residential Density (square feet of lot area required per dwelling unit)</u>							
<u>Regular Units</u>	<u>130</u>	<u>130</u>	<u>N/A</u>	<u>260</u>	<u>N/A</u>	<u>N/A</u>	
<u>Rooming Units</u>	<u>65</u>	<u>65</u>	<u>N/A</u>	<u>130</u>	<u>N/A</u>	<u>N/A</u>	
<u>Maximum Nonresidential Intensity (Floor Area Ratio)</u>							
<u>Maximum Nonresidential Floor Area Ratio (FAR)</u>	<u>8.0</u>	<u>8.0</u>	<u>6.0</u>	<u>5.0</u>	<u>4.0</u>	<u>4.0</u>	

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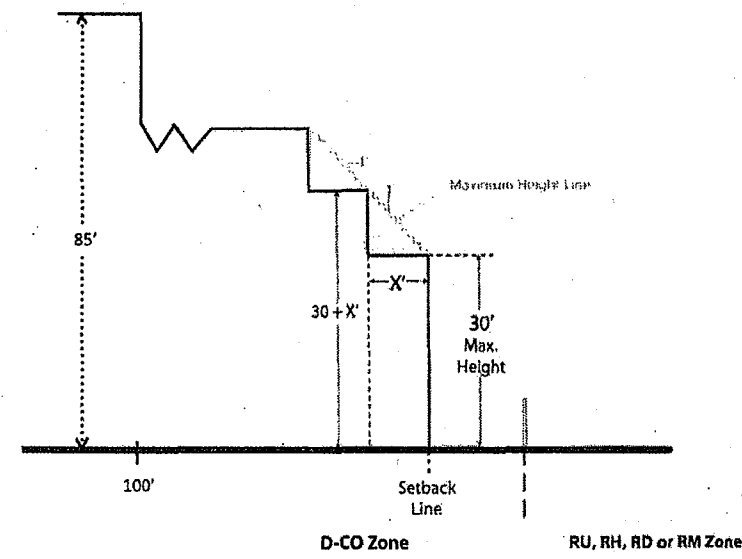
<u>Development Standards</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
Minimum Usable Open Space							
<u>Usable Open Space per Regular Dwelling Unit</u>	<u>75 sf.</u>	<u>75 sf.</u>	<u>N/A</u>	<u>100 sf.</u>	<u>N/A</u>	<u>N/A</u>	
<u>Usable open space per Rooming Unit</u>	<u>38 sf.</u>	<u>38 sf.</u>	<u>N/A</u>	<u>50 sf.</u>	<u>N/A</u>	<u>N/A</u>	
<u>Minimum Parking and Loading Requirements</u>	See Chapter 17.116 for loading and automobile parking; and Chapter 17.117 for bicycle parking						
<u>Minimum Required Parking</u>	See Chapter 17.116 for automobile parking and Chapter 17.117 for bicycle parking						
<u>Courtyard Regulations</u>	<u>See Sec. 17.108.120</u>	<u>See Sec. 17.108.120</u>	<u>N/A</u>	<u>See Sec. 17.108.120</u>	<u>N/A</u>	<u>N/A</u>	
Landscaping Regulations							
<u>Site landscaping (% of entire lot area)</u>	<u>See Chs.17.110 and 17.124</u>	<u>See Chs.17.110 and 17.124</u>	<u>5%</u>	<u>See Chs.17.110 and 17.124</u>	<u>5%</u>	<u>5%</u>	<u>7, 8, 9</u>
<u>Parking lot landscaping (% of parking lot area)</u>	<u>See Chs.17.110 and 17.124</u>	<u>See Chs.17.110 and 17.124</u>	<u>10%</u>	<u>See Chs.17.110 and 17.124</u>	<u>10%</u>	<u>10%</u>	<u>7, 8</u>

Additional Regulations for Table 17.101H.03:

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1. See Section 17.106.010 and 17.106.020 for exceptions to lot area, width mean, and street frontage regulations.
2. In the D-CO-3 Zone, a minimum front yard setback area of ten (10) feet shall apply to frontages adjacent to the Hegenberger Road and Oakport Street right-of-way, except for retail and similar facilities oriented toward pedestrian activity. This minimum front yard in the D-CO-3 Zone, where applicable, shall be developed as open landscaped areas, including but not limited to lawn, ground cover, shrubs, trees, and decorative paving materials, subject to the standards for required landscaping and screening in Chapter 17.124. In the D-CO-1, D-CO-2, and D-CO-4 Zones, see Section 17.108.080 for the required interior side and rear yard setbacks on a lot containing two (2) or more living units and opposite a legally required living room window.
3. In the D-CO-1, D-CO-2, and D-CO-4 Zones, wherever a rear lot line abuts an alley, one-half (½) of the right-of-way width of the alley may be counted toward the required minimum rear setback; provided, however, that the portion of the minimum rear setback actually on the lot itself shall not be so reduced to less than ten (10) feet. Also, see Section 17.108.130 for allowed projections into setbacks.
4. The height of all structures shall be subject to Federal Aviation Administration (FAA) regulations.
5. The maximum by-right height of 159 feet may only be exceeded in the following situation: a) the proposed structure has undergone a Federal Aviation Administration (FAA) Review, and b) the additional height has received approval pursuant to the City's conditional use permit procedure (see Chapter 17.134).
6. Buildings shall have an eighty-five (85) foot maximum height when located within one hundred (100 feet) of any lot line that abuts a lot in a RH, RD, RM, RU, or S-15 zone. In addition, buildings shall have a thirty (30) foot maximum height at the setback line associated with any rear or interior side lot line that abut a lot in a RH, RD, RM, or RU zone; this maximum height shall increase one foot for every foot of distance away from this setback line (see Illustration for Table 17.101H.03 [Additional Regulation 6], below). Also, see Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.

Illustration for Table 17.101H.03 [Additional Regulation 6]
*for illustration purposes only



7. All projects which involve the construction of a new Nonresidential Facility, or the addition to an existing Nonresidential Facility of over one thousand (1,000) square feet, shall comply with the landscape requirements in this chapter and in Chapter 17.124. Landscaping shall consist of pervious surface with lawn, ground cover, shrubs, permeable paving materials, and/or trees and which is irrigated and maintained. See Chapter 17.124 and Section 17.124.025 for other Landscaping and Screening Standards.

8. Parking Lot Landscaping applies only to lots associated with new construction of more than ten thousand (10,000) square feet of floor area. Shade trees shall be provided at a ratio of one (1) tree for every ten (10) spaces through the parking lot. A minimum of ten percent (10%) of a surface parking lot shall be landscaped accompanied by an irrigation system that is permanent, below grade and activated by automatic timing controls which may be provided entirely in permeable surfacing in lieu of irrigated landscaping if approved through the Design Review process (see Chapter 17.136). Parking lots located adjacent to a public right-of-way shall include screening consisting of a minimum of five (5) foot deep planted area or a three (3) foot tall opaque, concrete, or masonry wall with a minimum three (3) foot deep planted area. Chain link, cyclone, and barbed wire fencing is prohibited in all cases.

9. For all projects involving the construction of a new Nonresidential Facility, or the addition to an existing Nonresidential Facility of over one thousand (1,000) square feet, street trees are required (see Chapter 17.124 and Section 17.124.025 for other Landscaping and Screening Standards). In addition to the general landscaping requirements set forth above, a minimum of one (1) 15-gallon tree, or substantially equivalent landscaping consistent with City policy and as approved by the Director of City Planning, shall be provided for every twenty (20) feet of street frontage or portion thereof and, if a curbside planting strip exists, for every twenty-five (25) feet of street frontage. On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6½) feet, the trees to be provided shall include street trees to the satisfaction of the Tree Division.

17.101H.060 Special regulations applying to mixed-use developments on Bay Area Rapid Transit (BART) stations on sites with one (1) acre or more land area.

No mixed-use developments that include Bay Area Rapid Transit (BART) stations located on sites with one (1) acre or more land area shall be permitted except upon the granting of a conditional use permit pursuant to Section 17.101H.070 and the conditional use permit procedure in Chapter 17.134 or upon the granting of a planned unit development permit pursuant to Chapters 17.140 and 17.142, and shall be subject to the following special regulations:

- A. Intermodal Activities and Pedestrian Plaza. Developments should incorporate multiple forms of public transportation and a pedestrian plaza.
- B. Professional Design. The application shall utilize the following professionals in the design process for the development:
 - 1. An architect licensed by the state of California; and
 - 2. A landscape architect licensed by the state of California, or an urban planner holding or capable of holding membership in the American Institute of Certified Planners.
- C. Undergrounding of Utilities. All electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities shall be placed underground by the developer as required by the City. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities. Street lighting and fire alarm facilities shall be installed in accordance with standard specifications of the Electrical Department.
- D. Performance Bonds. The City Planning Commission or, on appeal, the City Council may, as a condition of approval of any said development, require a cash bond or surety bond for the completion of all or specified parts of the development deemed to be essential to the achievement of the purposes set forth in Section 17.101H.060. The bond shall be in a form approved by the City Attorney, in a sum of one hundred fifty percent (150%) of the estimated cost of the work, and conditioned upon the faithful performance of the work specified within the time specified. This requirement shall not apply if evidence is provided to the city which indicates that alternative bonding or other assurances have been secured by the Bay Area Rapid Transit District.

17.101H.070 Use permit criteria in the D-CO-1 Zone.

In the D-CO-1 Zone, a conditional use permit for any activity or facility listed in Sections 17.101H.030, 17.101H.040, and 17.101H.060, may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to the following additional use permit criteria:

- A. That the proposal will be of a quality and character which harmonizes with and serves to protect the value of private and public investment in the area;
- B. That the proposal will encourage an appropriate mixture of Residential and/or Commercial Activities in a manner which promotes and enhances use of multiple modes of transportation;
- C. That the proposal is designed to provide a safe and pleasant pedestrian environment;

- D. That no front yard parking, loading area, or driveway shall connect or abut directly with the principal commercial street unless the determination can be made:
1. That vehicular access cannot reasonably be provided from a different street or other way;
 2. That every reasonable effort has been made to share means of vehicular access with abutting properties;
 3. That the proposal is enclosed or screened from view of the abutting principal street by the measures required in Section 17.110.040B.
- E. That the amount of off-street parking, if any, provided in excess of this code will not contribute significantly to an increased orientation of the area to automobile or truck movement.
- F. In addition to the foregoing criteria and any other applicable requirements, auto fee parking within this zone shall be subject to the following additional use permit criteria:
1. The Auto fee parking is part of a larger development that contains a significant amount of commercial and/or residential facilities;
 2. The Auto fee parking is contained in a structured parking facility of at least three stories that replaces an existing at-grade parking facility;
 3. The new parking structure represents no more than a seventy-five percent (75%) increase of existing parking at the site;
 4. Auto fee parking at the site is designed to promote a transit oriented district as defined by the general plan;
 5. Where feasible, the auto fee parking is located behind and substantially visually obstructed from the principal street(s) by the residential and/or commercial facility or facilities; and
 6. The project shall be consistent in all significant respects with the general plan's goals, objectives, and policies that promote transit oriented development and districts.

For purposes of this subsection 17.101H.100(F) "principal street" means the street or streets on which the development is most primarily oriented and that is appropriately designated in the general plan to accommodate the amount of trips proposed. On an interior lot, the principal street shall be the street in front of the development. On a corner lot, the principal streets shall be both the streets adjacent to the development. On a lot that has frontage on three (3) or more streets, at least two (2) streets shall be designated as principal streets.

17.101H.080 Special regulations for large scale developments.

No development which involves more than one hundred thousand (100,000) square feet of a new floor area shall be permitted except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134, or upon the granting of a planned unit development approval pursuant to Chapters 17.140 and 17.142.

17.101H.090 Special regulations for Mini-lot and Planned Unit Developments.

- A. Mini-lot Developments. In mini-lot developments, certain regulations that apply to individual lots in the D-CO Zones may be waived or modified when and as prescribed in Chapter 17.142.
- B. Planned Unit Developments. Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the D-CO Zones, and certain of the other regulations applying in said zones may be waived or modified.

17.101H.100 Other zoning provisions.

The following contains referrals to other regulations that may apply:

- A. General Provisions. The general exceptions and other regulations set forth in Chapters 17.102, 17.103, 17.104, 17.106, and 17.108 shall apply in the D-CO Zones.
- B. Parking and Loading. Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116.
- C. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.
- D. Recycling Space Allocation Requirements. The regulations set forth in Chapter 17.118 shall apply in the D-CO Zones.
- E. Landscaping and Screening Standards. The regulations set forth in Chapter 17.124 and Chapter 17.102.400, screening of utility meters, etc., shall apply in the D-CO Zones.
- F. Buffering. All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, storage areas, control of artificial illumination, and other matters specified therein.
- G. Performance standards regarding the control of noise, odor, smoke, and other objectionable impacts in Chapter 17.120 shall apply in the D-CO Zones.

NOTICE AND DIGEST

AN ORDINANCE, AS RECOMMENDED BY THE CITY PLANNING COMMISSION, AMENDING THE OAKLAND PLANNING CODE TO (A) CREATE THE D-CO COLISEUM AREA DISTRICT ZONES REGULATIONS; (B) MAKE CONFORMING, BUT NON-SUBSTANTIVE CHANGES TO OTHER PLANNING CODE SECTIONS IN THE COLISEUM SPECIFIC PLAN, LAKE MERRITT STATION AREA PLAN AND WEST OAKLAND SPECIFIC PLAN AREAS; AND (C) ADOPT REVISED ZONING AND HEIGHT AREA MAPS.

This Ordinance creates (a) six new Coliseum Area District zones and replaces the existing zoning in the Coliseum Area to implement the Coliseum Area Specific Plan; and (b) makes changes associated to the new Coliseum zones throughout the Planning Code, including non-substantive changes to the Lake Merritt Station Area Plan and West Oakland Specific Plan areas, as well as related changes to the Zoning and Height Maps. The Coliseum Area Specific Plan is intended to guide future development at the Oakland-Alameda County Coliseum Complex and the 800 acres surrounding it, including the Coliseum BART parking lots, the Oakland Airport Business Park, and land owned by the City, and by East Bay Municipal Utility District, between Oakport Street and the San Leandro Bay shoreline. The Coliseum Area Specific Plan includes a development program that could permit up to three new professional sports venues, 5,750 new residential units, and the addition of approximately eight million square feet of new office, light industrial, logistics and retail space.