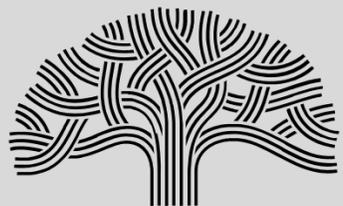


Amendments to Planning Code Chapter 17.96 S-14 & Work/Live – Live/Work

**Community & Economic
Development Committee**

February 24, 2026

Planning and Building Department



**CITY OF
OAKLAND**



17.96 S-14 Housing Sites Combining Zone Regulations

Proposed Planning Code Amendments

Background

- Oakland adopted Chapter 17.96, S-14 Housing Sites Combining Zone Regulations as part of the 2023–2031 Housing Element, applying to all sites in the Housing Sites Inventory.
- While the S-14 Zone streamlines review, concerns have emerged that it may constrain activation of vacant or underutilized sites.
- Staff committed to review and update Chapter 17.96 based on the results of its implementation.

17.96.020 - Definitions

- S-14 zoning includes a definition of what constitutes a "Development Project." An amendment would clarify the definition and enable limited expansion for businesses within existing buildings
- The following project types are now clearly defined to **not** be included in the definition of a "Development Project"
 - Development Project does not include the making of improvements, renovations, or updates to an existing building; adding floor area to an existing building that is occupied by a business established in that building on or before January 1, 2026; or the placement of temporary structures
- And the following project types are clearly defined to be a "Development Project"
 - Adding floor area to an existing building that is occupied by a business established in that building after January 1, 2026 where the square footage of the building is increased by 50% or more than 30,000 square feet (whichever is less)
- Additional non-residential expansion could be allowed via proposed Conditional Use Permit process.

17.96.040 – Required Majority Residential Use

- Currently, all development on S-14 sites must be majority residential or meet 1 of 4 exemptions. Existing regulations limit non-residential development, constraining activation of vacant or underutilized sites.
- A proposed amendment would add a Conditional Use Permit (CUP) exemption for non-housing development. A CUP would be granted only if the project meets General Conditional Use Permit criteria and meets the following:
 1. Provides substantial community or economic benefit to the surrounding neighborhood; and
 2. The remaining sites identified in the Housing Element are adequate to accommodate the City's remaining share its regional housing need for the 2023-2031 Housing Element cycle
 - This finding shall be consistent with the No Net Loss finding in CA Gov. Code Section 65863
 - The finding shall include No Net Loss at each income level

Work/Live Units and Live/Work Units

Proposed Planning Code Amendments

Work/Live Units and Live/Work Units

Proposed Planning Code amendment for Work/Live and Live/Work to align with and not contradict recent updates to the Oakland Building Code Regulations and the California Building Code (C.B.C.) Standards:

- The Building Code does not allow for Work/Live or Live/Work to be more than 50 percent non-residential
- Amendment to Planning Code “Work/Live” and “Live/Work” Development Standards lowers the maximum non-residential unit area for work/live and live/work, where needed, to allow no more than 50 percent non-residential square footage per unit.

Staff Recommendation

Staff Recommends That The City Council Conduct A Public Hearing And, Upon Conclusion, Adopt An Ordinance, As Recommended By The Planning Commission:

- 1) Amending Title 17 Of The Oakland Municipal Code (The Planning Code) To:
 - a. Amend Chapter 17.96 S-14 Housing Sites Combining Zone To Update The Definition of Development Project And To Include A Conditional Use Permit Procedure for Non-Housing Developments; And
 - b. Update “Work/Live” And “Live/Work” Residential To Non-Residential Unit Area, As Referenced Throughout Title 17, To Correspond With Revisions To The California Building Code and Oakland Building Regulations; And
- 2) Making Appropriate California Environmental Quality Act Findings.