

**OAKLAND CITY COUNCIL**  
**ORDINANCE NO. \_\_\_\_\_ C.M.S.**

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**AN ORDINANCE ADOPTING THE WOOD STREET ZONING DISTRICT FOR 29.2 ACRES IN WEST OAKLAND BETWEEN 10<sup>TH</sup> STREET TO THE SOUTH, WEST GRAND AVENUE TO THE NORTH, WOOD STREET TO THE EAST, AND THE I-880 FRONTAGE ROAD TO THE WEST**

**WHEREAS**, on December 2, 2003, in accordance with the California Environmental Quality Act (“CEQA”), City staff issued a initial Notice of Preparation (“NOP”), with a revised NOP issued on January 21, 2004, indicating an intent to prepare an Environmental Impact Report (“EIR”) for the land use entitlements, including the requested General Plan Amendment, the Wood Street Zoning District Regulations, the Oakland Army Base Area Redevelopment Plan Amendment, and five Vesting Tentative Parcel Maps, for the proposed Wood Street Project; and

**WHEREAS**, as part of the proposed development, the Project applicant requested a rezoning of the Project Area to the proposed Wood Street Zoning District, to allow for a residential mixed-use development on the site; and

**WHEREAS**, the Wood Street Zoning District Regulations are described in the Draft Environmental Impact Report (“DEIR”), in Master Response 1 of the Final Environmental Impact Report (“FEIR”), in Exhibits A and D attached hereto, and in the staff reports presented to the City; and

**WHEREAS**, the Wood Street Zoning District Regulations are attached hereto as Exhibit E; and

**WHEREAS**, on September 21, 2004, the DEIR, SCH #2004012110, was released by the City for a 56-day public review and comment period and on October 18, 2004 and October 20, 2004, respectively, the Landmarks Preservation Advisory Board and the Planning Commission held public hearings to provide the public with additional opportunities to comment on the DEIR; and

**WHEREAS**, on January 26, 2005, the Planning Commission conducted another public hearing to discuss the major environmental and policy issues pertaining to the Project; and

**WHEREAS**, on February 7, 2005, the Final Environmental Impact Report (“FEIR”) on the Wood Street Project was released; and

**WHEREAS**, on March 16, 2005, the Planning Commission conducted another public hearing, took testimony and determined that the EIR (consisting of the DEIR and the FEIR) was adequate for decision-making on the requested land use entitlements for the Project and certification of the EIR; and

**WHEREAS**, on March 16, 2005, the Planning Commission certified the EIR, adopted CEQA Findings and a Statement of Overriding Considerations, adopted a Mitigation Monitoring and Reporting Program, adopted General Findings, recommended adoption of a General Plan Amendment, approved five Vesting Tentative Parcel Maps and adopted accompanying Conditions of Approval; and

**WHEREAS**, on March 16, 2005, the Planning Commission recommended that the Council adopt the proposed Wood Street Zoning District Regulations, attached hereto as Exhibit E; and

**WHEREAS**, the Community and Economic Development Committee considered the Project at a public hearing on April 12, 2005; and

**WHEREAS**, the City Council held a public hearing on May 3, noticed in accordance with the legal requirements; and

**WHEREAS**, the City Council adopts the CEQA findings attached as Exhibit A; the Mitigation Monitoring and Reporting Program attached as Exhibit B; the Conditions of Approval attached as Exhibit C; and the General Findings attached hereto as Exhibit D, all incorporated by this reference; and finds that the adoption of the Wood Street Zoning District Regulations will promote the public health, safety and welfare; and

**WHEREAS**, the notice required by section 17.144.060 has been given; now, therefore,

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

**SECTION 1.** The Wood Street Zoning District is hereby established.

**SECTION 2.** The Zoning Regulations, Standards, and Guidelines for Development and Use of Property within the Wood Street Zoning District are hereby adopted and attached to this Ordinance as Attachment A as amended by substituting the following for Section 1.30:

Section 1.30 Conditions on Vesting Tentative Maps: Each of the conditions and each of the mitigation measures imposed upon the approval of the vesting tentative maps for the Wood Street Zoning District by Resolutions \_\_\_\_\_ shall be imposed (1) as conditions of the Preliminary Development Plans for the parcels to which the conditions apply; and also (2) as conditions of the Final Development Plans if compliance with the conditions is required subsequent to the approval of the Final Development Plan.

**SECTION 3.** The City of Oakland’s Zoning Code is hereby amended to include the Wood Street Zoning District established by Section 1 and Zoning Regulations, Standards, and Guidelines for Development and Use of Property within the Wood Street Zoning District.

**SECTION 4.** Except as specifically set forth herein, this ordinance suspends and supersedes all conflicting resolutions, ordinances, plans, codes, laws and regulations.

**SECTION 5.** If any provisions of this ordinance or application thereof to any person of circumstances is held invalid, the remainder of this ordinance and the application of provisions to the other persons or circumstances shall not be affected thereby.

**SECTION 6.** The City Planning Director is directed to undertake the clerical task of correcting text, maps or diagrams of the Wood Street Zoning District as necessary to achieve consistency with Vesting Parcel Map Nos. 8551, 8552, 8553, 8554 and 8555, which Vesting Parcel Maps are located within the Wood Street Zoning District.

**SECTION 7-6.** This ordinance shall become effective 30 days after passage and within 15 days of passage shall be published once with the names of the City Council Members voting for and against it in the Oakland Tribune, a newspaper which is published in this City and in Alameda County.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2005

**PASSED BY THE FOLLOWING VOTE:**

AYES- \_\_\_\_\_

NOES- \_\_\_\_\_

ABSENT- \_\_\_\_\_

ABSTENTION- \_\_\_\_\_

ATTEST: \_\_\_\_\_

LATONDA SIMMONS  
Interim City Clerk and Clerk of the Council  
of the City of Oakland, California

**AN ORDINANCE ADOPTING THE WOOD STREET  
ZONING DISTRICT FOR 29.2 ACRES IN WEST  
OAKLAND**

**Attachment A**

**Wood Street Zoning District**

Zoning Regulations, Standards, and Guidelines for Development  
and Use of Property within the Wood Street Zoning District

**AN ORDINANCE ADOPTING THE WOOD STREET  
ZONING DISTRICT FOR 29.2 ACRES IN WEST  
OAKLAND BETWEEN 10<sup>TH</sup> STREET TO THE SOUTH,  
WEST GRAND AVENUE TO THE NORTH, WOOD  
STREET TO THE EAST, AND THE I-880 FRONTAGE  
ROAD TO THE WEST**

**NOTICE AND DIGEST**

This Ordinance established the Wood Street Zoning District. The Zoning Regulations, Standards, and Guidelines for Development and Use of Property within the Wood Street Zoning District are hereby adopted and attached to this Ordinance as Exhibit E. The City of Oakland's Zoning Code is hereby amended to include the Wood Street Zoning District and Zoning Regulations, Standards, and Guidelines for Development and Use of Property within the Wood Street Zoning District.