

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION APPROVING FIVE SEPARATE VESTING TENTATIVE PARCEL MAPS WITHIN THE WOOD STREET ZONING DISTRICT (MAPS 8551, 8552, 8553, 8554, 8555)

WHEREAS, in accordance with the California Environmental Quality Act (“CEQA”), the City issued a Notice of Preparation (“NOP”), indicating an intent to prepare an Environmental Impact Report (“EIR”) on the Wood Street Project, including a General Plan Amendment, a Zoning Code Amendment and rezoning, a Redevelopment Plan Amendment, and five Vesting Tentative Parcel Maps; and

WHEREAS, a Draft Environmental Impact Report (“DEIR”) on the Wood Street Project, SCH #2004012110, was released by the City and circulated for public review and comment from September 21, 2004 to November 15, 2004; and

WHEREAS, the Landmarks Preservation Advisory Board and the Planning Commission held public hearings on the DEIR on October 18, 2004 and October 20, 2004, respectively; 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, the Final Environmental Impact Report (“FEIR”) was published on February 7, 2005; and

WHEREAS, the Planning Commission conducted a public hearing on March 16, 2005 to provide the public with the opportunity to comment on the Wood Street Project FEIR and the Project approvals, including the proposed General Plan Amendment; 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 the General Plan Amendment, approved five Vesting Tentative Parcel Maps, subject to any changes adopted by the City Council, and adopted accompanying Conditions of Approval; and

WHEREAS, two separate appeals of the Planning Commission's March 16, 2005 actions were filed, one on March 25, 2005 by Arthur D. Levy and one on March 28, 2005 by Margaretta Lin on behalf of the Just Cause Oakland and the Coalition for West Oakland Revitalization (collectively, the "Appeals"); and

WHEREAS, the Community and Economic Development Committee of the City Council considered the Wood Street Project on April 12, 2005; and

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

WHEREAS, the appellants and all other interested parties were given the opportunity to participate in the public hearing by submittal of oral and written comments; and

WHEREAS, the public hearing on the Appeals were closed by the City Council on May 3, 2005; and

WHEREAS, on May 17, 2005, the City Council, at its duly noticed regular meeting, fully reviewed, considered and evaluated the EIR, staff reports, public testimony and all documents and other evidence submitted on this matter; and

WHEREAS, based upon its review of the record the City Council denied the Appeals and upheld the March 16, 2005 decision of the Planning Commission, as modified;

NOW, THEREFORE, BE IT RESOLVED: That the City Council approves each of the Vesting Tentative Parcel Maps identified as Vesting Parcel Maps 8551, 8552, 8553, 8554, 8555, affirms and adopts the CEQA Findings attached to this Resolution as Exhibit A; the Mitigation, Monitoring and Reporting Program attached as Exhibit B; the VTPM Conditions of Approval attached as Exhibit C; and the General Findings attached as Exhibit D all incorporated by this reference; and be it

FURTHER RESOLVED: That because each of the Vesting Tentative Parcel Maps approved by this Resolution shall be separate and independent (consistent with the Wood Street Zoning District and all conditions of approval and other requirements), that the City Council directs staff, as a clerical matter, to produce five separate Resolutions, one for each of Vesting Parcel Map 8551, 8552, 8553, 8554 and 8555 documenting this approval of each map, and with the same Exhibits A, B, C and D attached to each such Resolution, and be it

FURTHER RESOLVED: That City staff is directed to undertake the clerical task of amending Exhibits A, B, C and/or D, if necessary, to conform to this Resolution.

IN COUNCIL, OAKLAND, CALIFORNIA, MAY 17, 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