

Scenario A:

What are your thoughts about the different tools for reducing bulk? *City of Oakland Planning & Zoning Division*

Bulky isn't the issue. The issue is if the activities is a desirable and appropriate. Noticing the community... (door to door!) for a review hearing

Any other comments?

Scenario B:

What are your thoughts about the different options for use of an old ground floor commercial space?

Yes! subject to a desirable and appropriate review would be great. like public "public space watering hole" that is considered desirable

Any other comments?

such as cafes and restaurants

Scenario C:

What are your thoughts about reduced setbacks for lots that are narrow?

Any other comments?



Residential Comment Card



Additional Comments:

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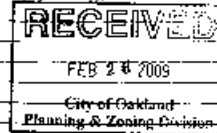
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Scenario A:

What are your thoughts about the different tools for reducing bulky buildings?

Any other comments?



Scenario B:

What are your thoughts about the different options for use of an old ground floor commercial space?

Any other comments? *the city should consider truly isolated "legacy" store fronts. If there are other commercial buildings in other corners or near enough to sustain business for all - that fine. Otherwise, it creates the risk of another boarded up commercial space. Perhaps the city can develop a prospective commercial business and marketing plan.*

Scenario C:

What are your thoughts about reduced setbacks for lots that are narrow?

Any other comments?

Contact Information:

Name (Optional): _____
Email: _____

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Additional Comments:

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Additional Comments:

- 1) AT LAKE MERRITT: all of the areas along LAKESHORE AVE and along Bellevue near Adams Point and adjacent to zoned R-20. These areas should be rezoned to limit heights to 55 feet.
- 2) General Plan, Chap 4, Planning Area Boundaries, AEA Views: This section of the GP describes 6 separate planning areas:
- West Oakland
- Chinatown/Downtown
- East Oakland
- San Antonio/Fruitvale/Lower Hills
- North & South Hills
- North Oakland
Separate meetings should be conducted for each of these planning areas because each has specific GP Goals and Objectives.
- 3) The CUTE, EIR, mitigations need to be included in meeting discussions and integrated into new zoning regulations.
- 4) The "maintain & enhance" & "grow and change" designations should be articulated fully, especially "maintain & enhance" these designations. How these designations are intended to operate needs to be determined and implemented.
- 5) The "Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations" need to be revised and updated with this process.
- 6) How can an individual or group make a presentation regarding a specific zoning issue?
Powerpoint presentation



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Scenario A:

What are your thoughts about the different tools for reducing bulky buildings?

Any other comments?

Scenario B:

What are your thoughts about the different options for use of an old ground floor commercial space?

Any other comments?

Scenario C:

What are your thoughts about reduced setbacks for lots that are narrow?

Any other comments?

Contact information:

Name (Optional): _____

Email: _____

Residential Comment Card



Additional Comments:

- ① Where are the African-American Planners on Staff of the Planning Department?
- ② No input or Feed back from Resident into planning Design for the community meeting
- ③ Not a community friendly with resident participate and what happen to the Mayor taskforce as a partner for this event
- ④ Staff not clear on impacts of forcing 7th St from BART on North Oakland.
- ⑤ Lack staff talking at the residents, make a complex issues more complex and have no kind in community engaged member participation
- ⑥ Not able to have clean conversations and value from one neighborhood to the next
- ⑦ Not knowledge of Blight
- ⑧

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Scenario A—Development Standards

What are your thoughts about new development in the commercial corridors you show in?

Assuming that, in the future, new housing will be built on the commercial corridors, what regulations should the City require of new buildings?

Scenario B—Uses and Activities

As a resident or business owner, what types of uses do you want to see along the commercial corridors?

What kinds of conditions or restrictions would make some uses more acceptable to you?
What kinds of zoning incentives can the City use to promote certain uses?

Please turn over for more comments.

Commercial Comment Card



Scenario A—Development Standards

What are your thoughts about new development in the commercial corridors you shop in?

I love my commercial corridors. Don't take them away.

Assuming that, in the future, new housing will be built on the commercial corridors, what regulations should the City require of new buildings?

*Plenty of parking, include green space on side lots and
set building front back to back.
Try to do regulations that are too much and long and
Architectural.*

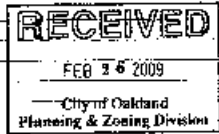
Scenario B—Uses and Activities

As a resident or business owner, what types of uses do you want to see along the commercial corridors?

*many small, various uses
activities are good, especially
business to let
encourage walking, strolling*

What kinds of conditions or restrictions would make some uses more acceptable to you?
What kinds of zoning incentives can the City use to promote certain uses?

liquor



Please turn over for more comments.

Commercial Comment Card



Additional Comments:

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Contact Information (Optional):

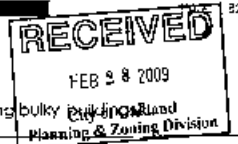
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Email _____

Commercial Comment Card



03/10/2009 15:29



Scenario A:

What are your thoughts about the different tools for reducing bulky ^{City of Oakland} setbacks?
Vertical facade treatment...
Groundscape
Decrease setbacks (larger) setbacks

Any other comments?

We need Business - don't regulate
the development process
there are other potential
backbone businesses

Scenario B:

What are your thoughts about the different options for use of an old ground floor commercial space?
Reuse commercial/retail/ offices
community

Any other comments?

More business/commercial
Less housing
More upholding of government
Maintaining of buildings maintenance
rounded up / empty blocks?? Get
them filled & functioning.

Scenario C: What are your thoughts about reduced setbacks for lots that are narrow?

W protection is done has to enable
cost effective development on side
streets

Any other comments?

From this is possible with narrow
lots unless it is made up vertically
consider pushing out side lots
shared parking & community gardens

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03/18/2009 13:58

PAGE 04

Additional Comments:

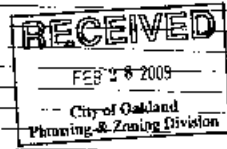
Oakland is a city not a suburb
With its horrible reputation
City policy should bend over
backwards to encourage any
everyone who is willing to
live here or not. Just people
to promote everyone to death
do increase deaths. Change them
not - not business or industrial
we need higher density residential
commercial to thrive. Oakland looks
like a farm town compared to Asian
cities. In order to encourage growth
& vitality - think outside of the
box. Encourage services like grocery
stores, restaurants, live work
space, etc. I would like to see
uniformity in zoning. There should
be consistency throughout the city.
Doubt they can be satisfied with current
treatment. Landscaping, raised exterior
walk materials.
Main concern with project is non-
conforming uses. Quality of life
issues, parking, traffic, parking.
If all business are doing their jobs
I think I should have more provisions with
these issues.

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Additional Comments:

*this one went too fast
not enough time to really
get into the issues*



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Scenario A:

DRAFT

What are your feelings about the different tools for reducing bulky buildings?

Any other comments?

Scenario B:

What are your feelings about the different options for use of an old ground floor commercial building?

Any other comments?

Scenario C:

What are your feelings about reduced setbacks for lots that are narrow?

Any other comments?

Contact Information:

Name (Optional):

Email:

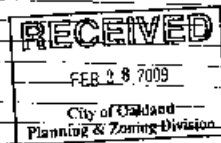
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Additional Comments:

No more Mike Giachetti's
Building
or ~~an~~ anything promoted
by Carlos Hazak



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Scenario A:

What are your thoughts about the different tools for reducing bulky buildings?

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.....
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Any other comments?

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.....

Scenario B:

What are your thoughts about the different options for use of an old ground floor commercial space?

.....
.....

Any other comments?

.....
.....

Scenario C:

What are your thoughts about reduced setbacks for lots that are narrow?

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.....

Any other comments?

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Contact Information:

Name (Optional):

Email:

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Planning & Zoning Division

What are your thoughts about the different tools for reducing bulky buildings?
All look good, but
Add emphasis on landscaping - tree
requirements throughout the city


Any other comments?
Flatland versus the Hills is like
apples + oranges. Bulky set backs
(of coverage, etc. don't have the same
impact/meanings. Need special
Scenario B: Planning for Hill Areas + more
What are your thoughts about the different options for use of an old ground floor commercial space?
than one Community Meeting
in at least 2 Hill areas

Any other comments?
Meeting locations for the Hills:

Scenario C: ① Skyline Community Church
on Skyline Blvd w 3/4 mile south
of Redwood
Road. A Saturday or
meeting? and/or evening meeting
6-8 pm

Any other comments? ② St. Cuthbert's Episcopal Church
on corner of Keller + Mountain Blvd
Evening meeting 7-9 pm
Tuesday of March or
April and/or May 2009

Contact Information:
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Additional Comments:

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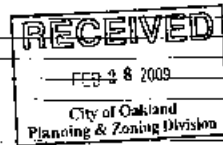
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Scenario A:

What are your thoughts about the different tools for reducing bulky buildings?

*avoid them
require built-up
front yards*



Any other comments?

Scenario B:

What are your thoughts about the different options for use of an old ground floor commercial space?

Any other comments?

Scenario C:

What are your thoughts about reduced setbacks for lots that are narrow?

Any other comments?

Sorry, ran out of time



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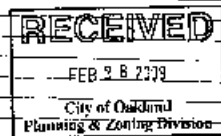


Additional Comments:

2-28-09



- 1) Please see the attached CALM letter dated 1-5-09 to the Residential TAG.
- 2) CALM would like to be informed of the next appropriate City-wide Zoning Update meeting at which it may make a presentation on the issues proposed out-lined in the 1-5-09 letter to the RTAG. CALM's presentation should be scheduled and presented at a time BEFORE recommendations for zoning are published by the City of Oakland.



Residential Comment Card



Scenario A:

What are your thoughts about the different tools for reducing bulky buildings?

Any other comments?

Scenario B:

What are your thoughts about the different options for use of an old ground floor commercial space?

Any other comments?

Scenario C:

What are your thoughts about reduced setbacks for lots that are narrow?

Any other comments?

Contact information:

Name (Optional): _____

Email: _____

Residential Comment Card



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Scenario A:

What are your thoughts about the different tools for reducing bulky buildings?

Look into temporary open space use for vacant lots

Any other comments?

Good discussion on options - did not address the topography of lots examples - all appear to be on level lots. Item needs to be a discussion that addresses larger lots and hillside lots especially in the south hills area where there is potential for residential development.

Scenario B:

What are your thoughts about the different options for use of an old ground floor commercial space?

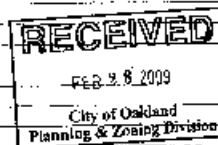
Any other comments?

Very limited low profile businesses in my area in the hills. Need to have a meeting with the South Hill area residents on future development as there are erosion & slide issues. Also the city needs to complete Skyline Blvd to Keller Ave.

Scenario C:

What are your thoughts about reduced setbacks for lots that are narrow?

Any other comments?



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Additional Comments:

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02/26/2009 13:59

PAGE 01

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City of Oakland

Planning & Zoning Division

Scenario A—Development Standards

What are your thoughts about new development in the commercial corridors you shop in?

*Write - Frankland
North residential - targeted
neighborhood - close to shopping
Encouraged because area school
could be city - no targets, are
is nearly non-existent*

Assuming that, in the future, new housing will be built on the commercial corridors, what regulations should the City require of new buildings?

*Commercial / Retail ground floor
residents above - 90 tops of cases
with mixed - commercial
integrated / mixed uses*

Scenario B—Uses and Activities

As a resident or business owner, what types of uses do you want to see along the commercial corridors?

*Anything & everything that is
walkable to - no big business
- hostile business
goals - no environment - long
as they are within area, result
of the use - serves the neighborhood*

What kinds of conditions or restrictions would make some uses more acceptable to you?
What kinds of zoning incentives can the City use to promote certain uses?

*Flexibility for higher density &
parking - provide more space
- structured to keep traffic
from circling & circling & leaving at
I have doubts about parking dis-
tributing a hassle
Support businesses with parking &
public transit*

Please turn over for more comments.

Commercial Comment Card



01/19/2019 13:38

PAGE 89

Additional Comments:

I have ^{own} business for 25 years
 I live on 2nd Avenue & believe
 that all of the corner stores should
 be able to remain & all of the existing
 storefronts, not in commercial use,
 should be encouraged to be used
 for commercial/retail/ professional uses etc.
 There are many individuals who do not
 have auto's & could use commercial
 retail & services
 which were responsible for accidents - not
 eyes, less crime, safer feet
 The city needs to encourage
 smaller businesses instead of
 putting them through hell with
 fees & permits & taxes
 The city of Oakland is self destructive
 with its policies for business
 & encouragement of welfare & security
 that we've lost out to empires
 & sea roads & other necessities
 For security bureaucracy rules &
 fees & an imposition on any business
 trying to start up. (V.P. of file life)
 I've received complaints from other
 small businesses with some complaints
 as above
 Oakland gives life services re: business
 & in action created a hostile environ-
 ment for gov. agencies
 It took an application this street a year
 to get approved for and even then
 the made outrageous. No wonder
 no one wants to do business here.

Contact Information (Optional):

Name _____
Email _____

Commercial Comment Card



Scenario A—Development Standards

What are your thoughts about new development in the commercial corridors you shop in?

I generally shop in Avinette/MacArthur corridor (Easton Jct). I think that there should be street bulb out to protect the pedestrians in the crosswalks, and decrease the greening in the area, and stop people from driving in residential area. I think that area could benefit from the addition of increased street lighting, street trees, and facade improvements for the buildings.

Assuming that, in the future, new housing will be built on the commercial corridors, what regulations should the City require of new buildings?

The new housing should incorporate commercial on the first floor. There should be off street (underground) parking for the residents (1-2 spaces per unit) and limited parking along corridors for the businesses. Bike storage should be encouraged by the availability of secure bike parking for residents and secure/maintained bike parking for customers. Greening and escape of long term street trees should be mandated. New buildings should have a broken up street facade to decrease their visual scale.

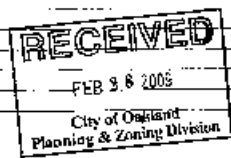
Scenario B—Uses and Activities

As a resident or business owner, what types of uses do you want to see along the commercial corridors?

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What kinds of conditions or restrictions would make some uses more acceptable to you? What kinds of zoning incentives can the City use to promote certain uses?

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.....



Please turn over for more comments.

Commercial Comment Card



Additional Comments:

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Commercial Comment Card



Scenario A—Development Standards

What are your thoughts about new development in the commercial corridors you shop in?

- *neighborhood*
- *they should improve the customer & avoid these cheap, overpriced*
- *sprawled lots*
- *clear yards*
- *pedestrian amenities*
- *create abatement programs*
- *sufficient parking*

Assuming that, in the future, new housing will be built on the commercial corridors, what regulations should the City require of new buildings?

- *strictly limit bottle shops*
- *attractive to show the wide (negative) storefronts*
- *height restrictions*
- *mixed use w/ sufficient sound proofing between floors*
- *create active landscaping programs*

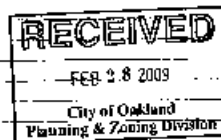
Scenario B—Uses and Activities

As a resident or business owner, what types of uses do you want to see along the commercial corridors?

- *grocery*
- *cafes*
- *business*
- *other medical facilities*

What kinds of conditions or restrictions would make some uses more acceptable to you?
What kinds of zoning incentives can the City use to promote certain uses?

- *adequate parking*
- *lighting*
- *protection*
- *timely public transportation*



Please turn over for more comments.

Commercial Comment Card



Additional Comments:

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Scenario A—Development Standards

What are your thoughts about new development in the commercial corridors you shop in?

I shop in Chinatown, old Oakland, Grand, Lakeshore, in general I think that density can be increased in all these areas. I don't think that we absolutely need ground floor retail in all these areas. I think we can allow more imaginative uses especially in areas with high commercial vacancies.

Assuming that, in the future, new housing will be built on the commercial corridors, what regulations should the City require of new buildings?

Enforce parking requirements, but allow flexibility in meeting the parking requirements - allow it to be off site, allow trade-offs for bikes... parking allow trade-offs for City car-share, etc.

Also, open space requirements should be more flexible - off site etc.

Scenario B—Uses and Activities

As a resident or business owner, what types of uses do you want to see along the commercial corridors?

I want to see filled spaces - the type of use matters less less to me. I'm open to small offices in retail space, and to creative uses - I don't mind seeing ~~shops~~ at grade, parking on the first floor of buildings as long as it's creatively hidden.

What kinds of conditions or restrictions would make some uses more acceptable to you?

What kinds of zoning incentives can the City use to promote certain uses?
In general... I think a cheaper CUP process would be better so that small businesses can fill up spaces at lower risk.



Please turn over for more comments.

Commercial Comment Card



Additional Comments:

Thank you this was a good exercise.
Neil Gray and Fannie led a very good session.



Commercial Comment Card



Scenario A-Development Standards

What are your thoughts about how development in the commercial corridors you shop in?

Require some transition for the areas
in lots or low level parking garages
(such as on Lakeside) - I understand a
four or transit - but I think there needs
to be a balance.

Assuming that, in the future, new housing will be built on the commercial corridors, what regulations should the City require of new buildings?

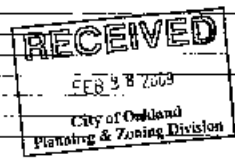
→ A better balance of space for retail,
arts/culture, parking. Also a better balance
for moderate income families. I'm concerned
that we're building high end condos, high
end restaurants, and factory districts. Space for cultural arts (which is the
people of new residents) & for moderate family units.

Scenario B-Uses and Activities

As a resident or business owner, what types of uses do you want to see along the commercial corridors?

Depends on the area.
I'd like to see more moderate uses?
Restaurants, in general in demand.

What kinds of conditions or restrictions would make some uses more acceptable to you?
What kinds of zoning incentives can the City use to promote certain uses?



Please turn over for more comments.

Commercial Comment Card



Additional Comments:

DEVAN / Audrey / Holly / Alisa
DID A GREAT JOB INFORMATIVE, WELL
DESIGNED, QUICK PACED, INTERESTING
THIS WAS ONE OF THE BEST OF
FOR TOO MANY CITY PLANNING / COMMUNITY
PROCESSES.
SCENARIOS WORKED WELL
HANDOUTS RIGHT LEVEL
GREAT, WELL SPENT 2 HRS

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City of Oakland
Planning & Zoning Division



Scenario A—Development Standards

What are your thoughts about new development in the commercial corridors you shop in?

Assuming that, in the future, new housing will be built on the commercial corridors, what regulations should the City require of new buildings?

Scenario B—Uses and Activities

As a resident or business owner, what types of uses do you want to see along the commercial corridors?

What kinds of conditions or restrictions would make some uses more acceptable to you?
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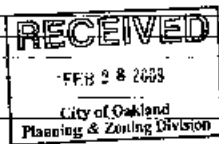
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Additional Comments:

*this workshop was too vague
and didn't clarify what the zoning issues
are*

*we need more shopping - but
that's the economy, not zoning*



Contact Information (Optional):
Name _____
Email _____



Scenario A—Development Standards

What are your thoughts about new development in the commercial corridors you shop in?

Assuming that, in the future, new housing will be built on the commercial corridors, what regulations should the City require of new buildings?

Scenario B—Uses and Activities

As a resident or business owner, what types of uses do you want to see along the commercial corridors?

What kinds of conditions or restrictions would make some uses more acceptable to you?
What kinds of zoning incentives can the City use to promote certain uses?

Please turn over for more comments.

Commercial Comment Card



Scenario A:

DRAFT

Questions to be developed, any suggestions?

Any other comments?

Scenario B:

Questions to be developed, any suggestions?

Any other comments?

It would have been helpful to have had someone take notes on a pad (a recorder) when people are giving you feedback.
I like the idea of giving people more than 1 way of giving input, i.e. write on wall mounted printouts. You could also have a gallery walk, show slides to help people visualize and use more than one projector.

Commercial Comment Card



Scenario A:

DRAFT

What are your feelings about the different tools for reducing bulky buildings?

Any other comments?

Scenario B:

What are your feelings about the different options for use of an old ground floor commercial building?

Any other comments?

Scenario C:

What are your feelings about reduced setbacks for lots that are narrow?

Any other comments?

Contact Information:

Name (Optional): _____

Email: _____

Residential Comment Card



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