

**City of Oakland Zoning Update
Commercial/Corridor Technical Advisory Group
Memorandum: Commercial/Corridor Conceptual Zoning Map and Methodology
for Determining Height Areas
Technical Advisory Group (TAG) Meeting #4: October 5, 2009**

INTRODUCTION

Thus far, the TAG has reviewed a framework for ten new zoning districts for the City's corridors and commercial (see Attachment A). The TAG has also reviewed detailed activity tables and design regulations for each of the proposed zones (see Attachments B and C) and a framework for appropriate height limits. At this TAG meeting, staff will present a conceptual map showing the proposed location of these new zones and a methodology for determining the location of the different height areas. The next meeting will be devoted to a discussion of a proposed map of height areas.

The proposed zoning map is contained in Attachment D. This map is conceptual and only identifies general areas for the mapping of the proposed zoning districts. The next step in the mapping process will be to provide finer-grained, parcel-specific designations.

SUMMARY OF CONCEPTUAL ZONING MAP

Urban Residential Zones

RU-5 (the more commercially-oriented, high-density residential zone) is designated along all the major corridors with an Urban Residential General Plan classification. Staff proposes to further refine these areas to include some RU-4 (the less commercially-oriented, high-density residential zone) to allow commercial activities to concentrate in retail nodes on the corridors. Note that RU-3 and RU-4 have been renamed to RU-4 and RU-5, respectively, since the last TAG meeting.

Neighborhood Center Mixed Use Zones

The CN-1 zone (the Neighborhood Center Mixed Use zone with the most ground floor activity restrictions) is designated on College Avenue in Rockridge, Piedmont Avenue, Lakehore Avenue and Montclair. Representatives of the Dimond District have also indicated that they prefer the CN-1 designation.

The CN-2 zone (established Neighborhood Center Mixed Use areas) is designated on the core of the Grand Avenue Commercial District, the Laurel District, the Fruitvale District, Macarthur BART, Leimert Shopping District, Eastlake, and other locations.

The CN-3 zone (less established Neighborhood Center Mixed Use nodes)

is located in all the other locations along the corridors with a Neighborhood Center Mixed Use designation, particularly International Boulevard.

CN-4 has been designated at various small commercial nodes, particularly those near a freeway.

Community Commercial Zones

The CC-1 zone (the zone developed for shopping centers) has been designated for shopping centers such as Fruitvale Station, Durant Square, Foothill Square, Eastmont Town Center, and the Jack London Gateway Shopping Center.

The CC-2 (the Community Commercial zone developed for the corridors) for is applied in most areas with a Community Commercial General Plan designation. It is designated at corridor locations such as Upper Broadway, 7th Street in West Oakland, and the Golden Gate District on San Pablo Avenue.

CC-3 (the Community Commercial zone that conditionally permits light industrial activities) is mapped at the areas with a Community Commercial designation that are not adjacent to lower density residential activities such as 7th Street from Downtown to Kirkham Street and the area between Telegraph and Broadway just north of downtown.

Regional Commercial Zone

The CR-1 zone is designated at two Regional Commercial locations: the Hegenberger Corridor and the East Baybridge Shopping Center.

METHODOLOGY FOR DETERMINING LOCATION OF HEIGHT AREAS

At the last TAG meeting, staff proposed a “height map” that would be independent of the zoning map to ensure that maximum heights are tailored to reflect the context of different areas. The height map would contain different height levels mapped according to several factors, such as: width of street; access to major transit modes including BART and high-frequency AC Transit lines; proximity to downtown; adjacency of low density residential uses or zones; and context of historic buildings. Staff proposed that five levels of height maximum be established for the corridors: 35 feet, 45 feet, 75 feet, 90 feet, and 120 feet.

Staff proposes to present a “walk-through” an example street where new height levels are proposed at the October 5, 2009 TAG meeting. During this walk-through staff will explain how the proposed height levels for this sample street were determined.

TAG #4 memo
October 5, 2009

FEEDBACK REQUEST

Staff requests that the TAG review the conceptual zoning map shown in Attachment D and height methodology and provide input on any areas of concern.

Attachment A: Zoning Framework
Attachment B: Proposed Activity Tables
Attachment C: Proposed Design Regulations
Attachment D: Proposed Conceptual Zoning Map