

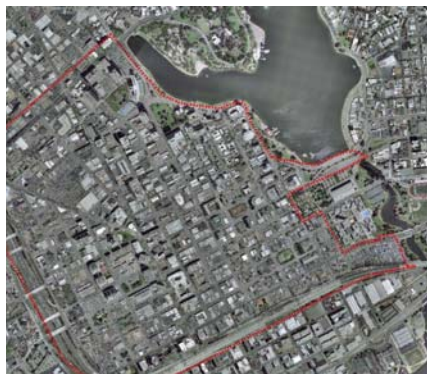


# CITYWIDE ZONING UPDATE

NEWSLETTER July 2009

The City of Oakland is updating its zoning regulations, the legal standards that govern the development of land. This newsletter provides an update on the rezoning process and a schedule of meetings related to that effort. We urge you to get involved!

## Central Business District (Downtown) New Zoning Regulations Anticipated



New zoning regulations for the Central Business District were recommended by the City Council on July 7, 2009. The regulations are a result of over a year and a half of numerous community workshops, stakeholder meetings, a walking tour, Landmarks Preservation Advisory Board meetings, and public hearings before the Zoning

Update Committee, the Planning Commission and City Council. The regulations, which describe land use and building standards for the Downtown, are expected to become effective on August 21, 2009 (one month from the anticipated adoption during a second public hearing of the City Council on July 21, 2009). To view the staff report and the proposed regulations, including a supplemental report that describes the changes recommended by the City Council, visit the Citywide Zoning Update webpage at [www.oaklandnet.com/zoningupdate](http://www.oaklandnet.com/zoningupdate)

## Commercial Corridor and Residential Areas Update Process Underway

Since September 2008, there have been multiple community and stakeholder meetings to review the land use and development policies described in the City's General Plan for commercial, corridor and

residential areas and to begin to formulate a zoning framework based on those policies. Staff has attended regular neighborhood and business group meetings, as well



as Redevelopment Project Area Committee (PAC) meetings to discuss the zoning update process in these areas. In addition, staff has been working with Technical Advisory Groups that represent different interest groups, neighborhoods, and areas of expertise to evaluate options for zoning regulations.

Additional information on these meetings is provided on the next page. To review meeting materials, please consult the Citywide Zoning Update website at [www.oaklandnet.com/zoningupdate](http://www.oaklandnet.com/zoningupdate)



## Ways to Participate

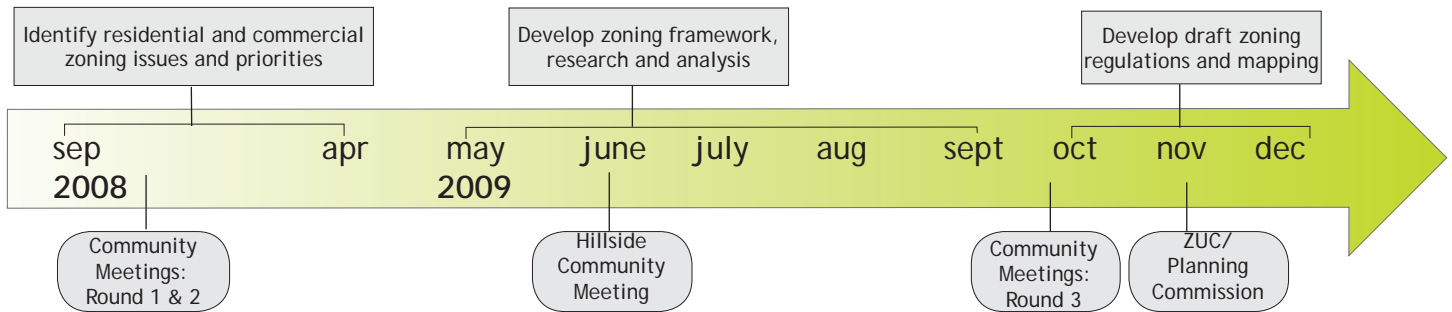
- **Zoning Update webpage**  
Look for notices of upcoming public meetings and proposals at the Citywide Zoning Update webpage [www.oaklandnet.com/zoningupdate](http://www.oaklandnet.com/zoningupdate)
- **Get on the zoning update email distribution list.** To be notified of all public meetings and decisions, make sure we have your contact information. Email us your contact information, and any questions or comments to [zoningupdate@oaklandnet.com](mailto:zoningupdate@oaklandnet.com)
- **Join us at scheduled community meetings**
- **Attend Zoning Update Committee, Planning Commission and City Council Meetings**

In addition, CEDA Staff will be available to attend the regularly scheduled meetings of neighborhood associations and community groups to provide briefings on the Zoning Update. These briefings will occur by request over the course of the process.

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# Schedule and Meetings



This schedule has been updated since the first Citywide Zoning Update Brochure was published in fall 2008.

## UPCOMING MEETINGS: Commercial, Corridor and Residential Areas

**July 22, 2009: Small Business Owners Workshop**  
During this workshop, staff and participants will discuss zoning issues relevant to small business owners, including land use and design regulations.

**Late Summer 2009: Technical Advisory Group (TAG) Meetings**  
The Technical Advisory Groups will have additional meetings in late summer 2009, where they will continue to review proposed zoning framework options.

**Fall 2009: Round 3 Community Meetings: Draft Zoning Framework for Corridor/Commercial/Residential Areas**  
Two sets of meetings at two different locations will be organized to discuss a draft proposed zoning framework.

**Additional topical issue oriented meetings:**  
Planning staff will be organizing additional meetings on historic preservation and commercial corridor issues.

## PAST MEETINGS : Commercial, Corridor and Residential Areas

**Round 1 Community Meetings: Introduction to Citywide Zoning Update (Sept/Oct 2008)**  
Staff from the City's Community and Economic Development Agency (CEDA) Planning and Zoning Division presented information and answered general questions about the proposed rezoning process.

**Technical Advisory Group Meetings (Dec 2008)**  
The Residential and Commercial/Corridor TAGs discussed zoning issues based on working papers prepared by staff.

**Round 2 Community Meetings: Issues Identification (Feb 2009)**  
Attendees participated in small group exercises that illustrated typical ways that zoning regulations affect the development pattern of our city, including the design of buildings and types of uses allowed on individual properties. Participants provided feedback

on development issues and the different zoning regulations that might be used to address these issues.

**Technical Advisory Group (TAG) Meetings (Apr/May 2009)**  
The Residential and Commercial/Corridor TAGs discussed several parts of a new zoning framework, including land use regulations and development standards.

**Hillside Residential Zoning Issues (June 2009)**  
During this meeting, staff and participants discussed zoning issues unique to the Hillside Residential General Plan category, including development on steep slopes, large building bulk, and subdivision potential in areas with fire safety and infrastructure constraints.

