

EXHIBIT K

APPROVED AS TO FORM AND LEGALITY

DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL ORDINANCE NO. _____ C.M.S.

AN ORDINANCE ADOPTING AN AMENDMENT TO THE CENTRAL DISTRICT URBAN RENEWAL PLAN TO REVISE LAND USE DESIGNATIONS FOR THE OAK TO NINTH PROJECT SITE

WHEREAS, the City Council adopted the Central District Urban Renewal Plan (the “Central District Redevelopment Plan”) on June 12, 1969, pursuant to the California Community Redevelopment Law (California Health and Safety Code Sections 33000, et seq.); and

WHEREAS, the Redevelopment Plan includes a Redevelopment Land Use Map attached to the Plan as Exhibit 1, which sets forth land use designations for the Central District Redevelopment Project Area; and

WHEREAS, a portion of the proposed Oak to Ninth project is located in the Central District Redevelopment Project Area; and

WHEREAS, the land use designations in the Estuary Policy Plan (which is part of the Oakland General Plan) for the site of the proposed Oak to Ninth project have been or will be revised, and the City desires that the Redevelopment Land Use Map in the Redevelopment Plan be consistent with the Oakland General Plan; and

WHEREAS, it is necessary and desirable that this Land Use Map be revised for this reason and the other reasons set forth in the staff report accompanying this Ordinance; and

WHEREAS, Health and Safety Code Section 33450, et seq., authorizes a legislative body to amend a redevelopment plan after holding a public hearing; and

WHEREAS, the Redevelopment Agency has submitted to the Council a proposed Amendment to the Central District Urban Renewal Plan (the “Amendment”) revising the Land Use Map; and

WHEREAS, this proposed Amendment does not propose any additional property for inclusion in the Project Area, nor does it modify the Redevelopment Agency’s eminent domain authority or affect the Redevelopment Agency’s authority to claim tax increment revenues; and

WHEREAS, on March 15, 2006, the Planning Commission submitted to the Council its report and recommendations for approval of this proposed Amendment; and

WHEREAS, the City has provided the published and mailed notice of the hearing and this Amendment as required by Health and Safety Code Section 33452; and

WHEREAS, the Redevelopment Agency and the City Council held a joint public hearing on the proposed Amendment, as permitted under Health and Safety Code Section 33458, on _____, 2006; and

WHEREAS, on February 1, 2006, the Final Environmental Impact Report ("FEIR") on the Oak to Ninth Project was released; and

WHEREAS, on March 15, 2006, the Planning Commission, among other things, certified the EIR, adopted CEQA Findings and a Statement of Overriding Considerations, and adopted a Mitigation Monitoring and Reporting Program; now, therefore,

The Council of the City of Oakland does ordain as follows:

SECTION 1. The Amendment to the Central District Urban Renewal Plan attached to this Ordinance as Attachment A is hereby approved and adopted as an amendment to the Central District Urban Renewal Plan.

SECTION 2. The City Council finds that it is necessary and desirable to amend the Central District Redevelopment Plan for the reasons set forth herein and in the staff report accompanying this Ordinance.

SECTION 3. The City Administrator or her designee shall cause to be filed with the County of Alameda a Notice of Determination for this action.

SECTION 4. This Ordinance is based in part on the findings set forth above, the CEQA Findings and Statement of Overriding Considerations Related to Approval of the Oak to Ninth Project, Mitigation Monitoring and Reporting Program, Conditions of Approval, and General Findings Related to Approval of the Oak to Ninth Project attached as Exhibit A-D and incorporated by this reference.

SECTION 5. If any part of this Ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and this Council hereby declares that it would have passed the remainder of this Ordinance if such invalid portion thereof had been deleted.

**ORDINANCE ADOPTING AMENDMENT TO
THE CENTRAL DISTRICT URBAN RENEWAL PLAN**

Attachment A

Amendment to the Central District Urban Renewal Plan

The map attached to the Central District Urban Renewal Plan as Exhibit 1 and designated as “Land Use Plan Map” is replaced with the map attached to this Ordinance.

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USE DESIGNATIONS FOR THE OAK TO NINTH PROJECT SITE**

NOTICE AND DIGEST

This ordinance amends the Central District Urban Renewal Plan to revise the Land Use Map for the site of the proposed Oak to Ninth project.