

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION AMENDING THE GENERAL PLAN LAND USE DESIGNATION OF THE 29.2 ACRE WOOD STREET PROJECT AREA, BOUNDED BY 10TH STREET TO THE SOUTH, WEST GRAND AVENUE TO THE NORTH, WOOD STREET TO THE EAST, AND THE I-880 FRONTAGE ROAD TO THE WEST, FROM BUSINESS MIX TO URBAN RESIDENTIAL

WHEREAS, the Wood Street Project Area is currently designated “Business Mix” on the General Plan Land Use Map in the Land Use and Transportation Element (“LUTE”) of the Oakland General Plan; and

WHEREAS, the intent of this land use category is to create, protect and enhance areas of the City that are appropriate for a wide variety of business and related commercial and industrial establishments; and

WHEREAS, according to the City of Oakland’s Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations” (“Guidelines”) the Business Mix designation does not allow for residential development; and

WHEREAS, the Wood Street Project proposes 1,557 residential units, including 186 live-work units in some converted warehouses, along with 13,000 square feet of neighborhood-serving commercial uses, along with space for civic or community uses; and

WHEREAS, according to the Guidelines, the “Urban Residential” designation would allow the mix of activities, including residential, that are proposed for the Wood Street Project; and

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 and adopted accompanying Conditions of Approval; and

WHEREAS, the Planning Commission found that the Wood Street Project is consistent with the General Plan and that the proposed General Plan Amendment will not cause the General Plan to become internally inconsistent; 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, 2005, which was noticed in accordance with the legal requirements;

RESOLVED, that the City Council affirms and adopts the CEQA Findings attached to this Resolution as Exhibit A; the Mitigation, Monitoring and Reporting Program attached as Exhibit B; the 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 the City Council amends the General Plan land use designation of the 29.2 acre Wood Street Project, bounded by 10th Street to the south, West Grand Avenue to the north, Wood Street to the east, and the I-800 frontage road to the west, from Business Mix to Urban Residential.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2005

PASSED BY THE FOLLOWING VOTE:

AYES-

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California