

**OAKLAND CITY COUNCIL**  
**ORDINANCE NO. \_\_\_\_\_ C.M.S.**

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**AN ORDINANCE OF THE CITY OF OAKLAND  
REZONING PROPERTY INTO THE WOOD STREET  
ZONING DISTRICT LOCATED IN WEST OAKLAND  
BETWEEN 10<sup>TH</sup> STREET TO THE SOUTH, WEST  
GRAND AVENUE TO THE NORTH, WOOD STREET TO  
THE EAST, AND THE I-880 FRONTAGE ROAD TO THE  
WEST**

**WHEREAS**, on December 2, 2003, in accordance with the California Environmental Quality Act (“CEQA”), City staff issued a initial Notice of Preparation (“NOP”), with a revised NOP issued on January 21, 2004, indicating an intent to prepare an Environmental Impact Report (“EIR”) for the land use entitlements, including the requested General Plan Amendment, the Wood Street Zoning District Regulations, the Oakland Army Base Area Redevelopment Plan Amendment, and five Vesting Tentative Parcel Maps, for the proposed Wood Street Project; and

**WHEREAS**, as part of the proposed development, the Project applicant requested a rezoning of the Project Area to the proposed Wood Street Zoning District, to allow for a residential mixed-use development on the site; and

**WHEREAS**, on September 21, 2004, the DEIR, SCH #2004012110, was released by the City for a 56-day public review and comment period and on October 18, 2004 and October 20, 2004, respectively, the Landmarks Preservation Advisory Board and the Planning Commission held public hearings to provide the public with additional opportunities to comment on the DEIR; 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**, on February 7, 2005, the Final Environmental Impact Report (“FEIR”) on the Wood Street Project was released; and

**WHEREAS**, on March 16, 2005, the Planning Commission conducted another public hearing, took testimony and determined that the EIR (consisting of the DEIR and the FEIR) was adequate for decision-making on the requested land use entitlements for the Project and certification of the EIR; 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 a General Plan Amendment, approved five Vesting Tentative Parcel Maps and adopted accompanying Conditions of Approval; and

**WHEREAS**, on March 16, 2005, the Planning Commission recommended that the Council establish the proposed Wood Street Zoning District and adopt the proposed Zoning Regulations, Standards, and Guidelines for Development and Use of Property within the Wood Street Zoning District, attached hereto as Exhibit E; and

**WHEREAS**, on April 12, 2005 the Community and Economic Development Committee held a public hearing on the Project; and

**WHEREAS**, on May 3, 2005, the City Council held a public hearing noticed in accordance with the legal requirements; and

**WHEREAS**, the City Council adopts the CEQA findings attached 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

**WHEREAS**, the notice required by section 17.144.060 has been given; now, therefore, the City Council of the City of Oakland does ordain:

**SECTION 1.** The City of Oakland's Zoning Map is hereby amended by rezoning the land in the area shown on the map attached as Exhibit F and incorporated here by this reference as follows:

FROM CURRENT ZONING: Light Industrial  
TO: Wood Street Zoning District

and

FROM CURRENT ZONING: General Industrial  
TO: Wood Street Zoning District

and

FROM CURRENT ZONING: Industrial-Residential Transition Combining Zone  
TO: Wood Street Zoning District

**SECTION 2.** The Planning Director is directed to change the Zoning Map pursuant to Chapter 17.144 of the Oakland Municipal Code to conform to the rezoning referenced in Section 1.

In Council, Oakland, California, \_\_\_\_\_, 2005

**Passed By The Following Vote:**

AYES- \_\_\_\_\_

NOES- \_\_\_\_\_

ABSENT- \_\_\_\_\_

ABSTENTION- \_\_\_\_\_

ATTEST: \_\_\_\_\_

LATONDA SIMMONS  
Interim City Clerk and Clerk of the Council  
of the City of Oakland, California

**AN ORDINANCE REZONING PROPERTY INTO THE  
WOOD STREET ZONING DISTRICT**

**Attachment A**

**Rezoning Map**

**AN ORDINANCE OF THE CITY OF OAKLAND  
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**NOTICE AND DIGEST**

This Ordinance rezones 29.2 acres of land in West Oakland from Light Industrial, General Industrial, and Industrial-Residential Transition Combining Zone to the Wood Street Zoning District.