



CITYWIDE ZONING UPDATE

March 2010

The City of Oakland is updating its *commercial and residential* zoning regulations. Zoning regulations affect many people living and working in Oakland. Many opportunities for you to learn about and comment on draft proposals are described below.

In 2007, Oakland began its latest effort to comprehensively update its zoning regulations for the entire city, the legal standards that govern the development of land. Zoning for the city's industrial areas and the downtown area was adopted by the City Council in 2008 and 2009, respectively. Updating the zoning regulations for the city's commercial and residential areas in Oakland began in September 2008. Since then, the City has held multiple community meetings and attended numerous neighborhood/ stakeholder meetings.

Come learn about and give us your feedback about draft zoning regulations and zoning maps!

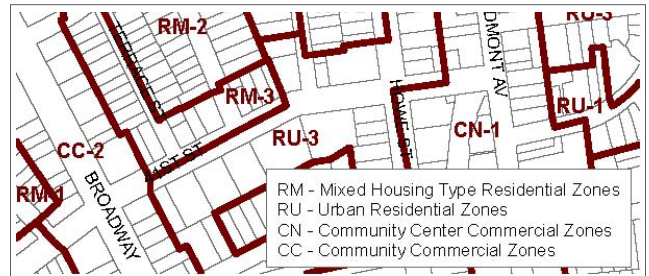
At this stage, proposals for **draft zoning regulations** are available for your review and comment. Staff is also in the process of developing **draft zoning maps**. Draft maps using new residential and commercial zoning districts are being prepared in stages and will be made available for your review as they are completed. Check the Zoning Update website periodically to access draft mapping

proposals. Community workshops are planned in April-June to provide an opportunity for you to learn about and comment on proposed regulations and mapping (See *following page*).

What is changing?

The proposed draft zoning will look different than what it is today: zoning districts will be **renamed and reorganized** to correspond to General Plan land use categories; **new formatting**, including tables and diagrams; **modernizing** out-of-date components to reflect modern-day activities; and **consolidating** zones when possible to remove redundancies will make the zoning regulations easier to use.

A **majority** of the content of existing residential and commercial zoning regulations will not change. Proposed changes will eliminate inconsistencies between existing zoning and the City's General Plan. Changes to residential zoning regu-



What is zoning? The City's zoning regulations consist of text regulations, which apply either citywide or to specific areas or "zoning districts" ("Title 17 Planning" of the Oakland Municipal Code), and a zoning map that shows the location and boundaries of these zoning districts. Each zoning district typically includes regulations that specify the types of allowed land uses and development standards (e.g. where you can/cannot build, how tall buildings can be) for a particular property.

lations include: changes in density for certain zones, new ways to regulate building bulk and size on steeply sloped parcels, and allowing a limited range of commercial uses in existing nonconforming commercial spaces. Changes to zoning for commercial areas and areas located along the City's major corridors include proposals to regulate height separately from uses, additional design standards, as well as changes in allowed uses. **There are many opportunities to learn more about what is being proposed!** (See below)

Ways to stay informed and participate in the Zoning Update

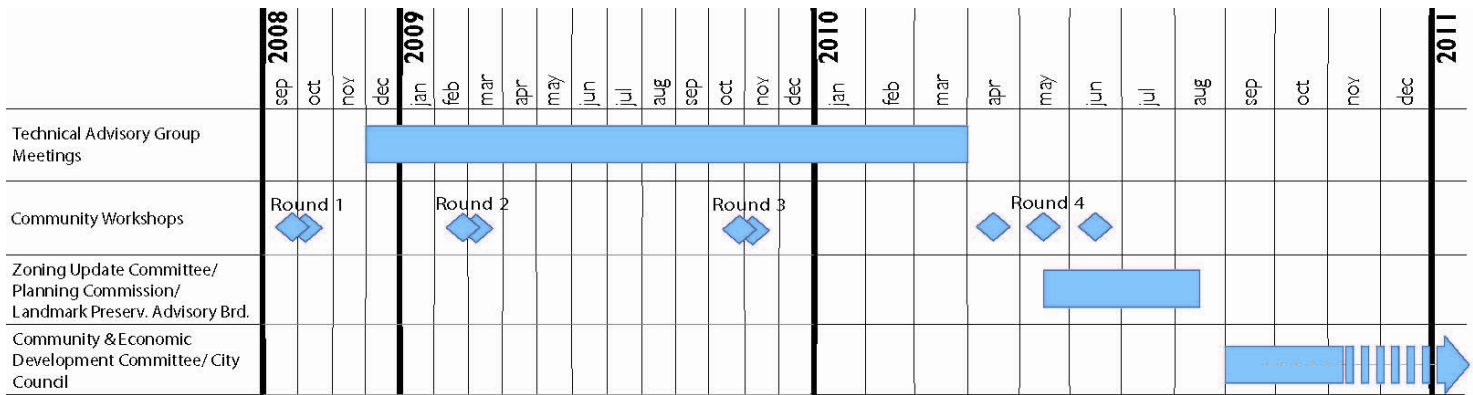
Visit the Zoning Update Webpage (www.oaklandnet.com/zoningupdate) or come to Planning and Zoning Offices (250 Frank Ogawa Plaza, Ste 3115, 3rd floor), where you will find notices for all upcoming public meetings, the full text of proposed draft zoning regulations and draft mapping, as well as handouts and other summary information (e.g. *Frequently Asked Questions - FAQs*) about draft proposals and basic information about zoning.

Get on the Zoning Update email distribution list. To be notified of all public meetings and decisions, ask to be added to the Zoning Update email list. Send us your contact information or email your questions or comments to zoningupdate@oaklandnet.com

Join us at scheduled community workshops. See next page for details about upcoming community workshops.

Attend public meetings of the Landmark Preservation Advisory Board (LPAB), Zoning Update Committee (ZUC), Planning Commission and City Council.

Zoning Update Schedule - Commercial and Residential Zones



Since September 2008, many meetings have been held to discuss issues and evaluate potential options to update the city's residential and commercial zoning. All past meeting information is available online by clicking on "Schedule + Meetings" at the Zoning Update website.

At this stage, the Planning and Zoning Department has developed preliminary draft zoning proposals and is

looking for your feedback. There's a lot of information to share with you. Planning and Zoning staff is in the process of attending neighborhood meetings throughout the city to share draft zoning mapping and proposed regulations. In addition, a **fourth round of community workshops** is scheduled in April, May and June. Detailed information about community workshop schedule is shown below.

Staff will begin to introduce draft proposals to the Zoning Update Committee of the Planning Commission and other bodies in May, in anticipation of moving on to the City Council, starting with its Community and Economic Development (CED) Committee in the fall of 2010.

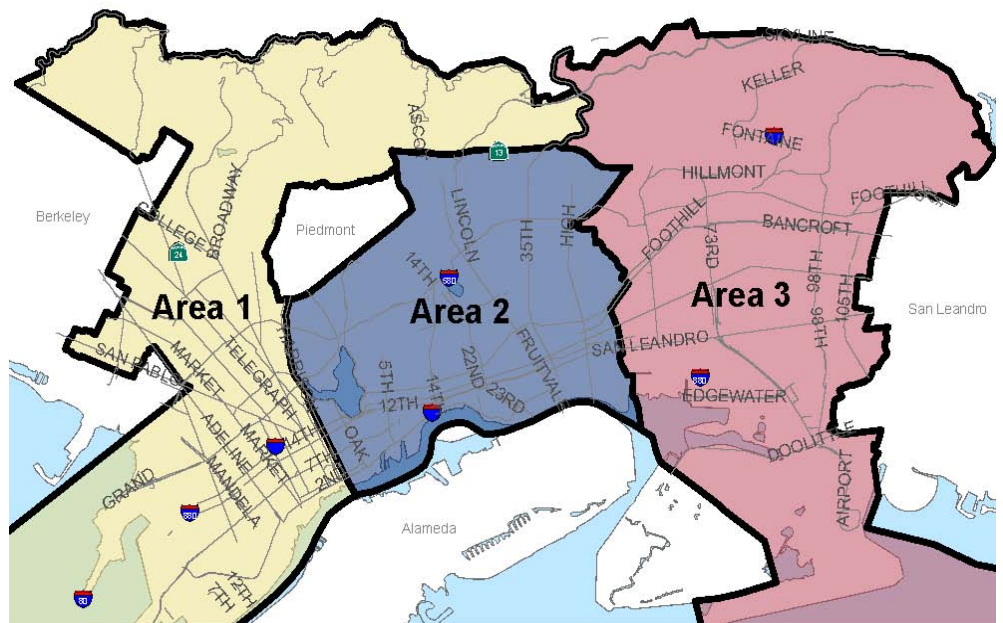
Round 4 Community Workshops: Draft Zoning Regulations and Maps

Three large community workshops are scheduled to give you a chance to learn about and comment on the most up-to-date *commercial and residential zoning proposals (text and maps)*. In order to present the information in a manageable way, the city has been divided into three geographic areas. Each meeting will focus on the draft mapping proposals of the geographic area specified.* *Please attend any or all of the meetings that are of your interest!*

Workshop #1: North (incl. North Oakland Hills) and West Oakland
 Date: Monday, April 26, 2010
 Place: North Oakland Senior Center
 5714 Martin Luther King Jr Wy
 Time: 6:30 pm to 8:30 pm

Workshop #2: Central Oakland
 Date: Monday, May 17, 2010
 Place: Fruitvale/San Antonio Senior Ctr., 3301 E. 12th St (2nd fl.)
 Time: 6:30 pm to 8:30 pm

Workshop #3: East Oakland and South Oakland Hills
 Date: Thursday, June 10, 2010
 Place: Frick Middle School Auditorium
 2845 64th Avenue
 Time: 6:30 pm to 8:30 pm



*Each workshop will focus on the geographic area specified, however, draft maps from earlier workshops will be available at later workshops. For example, maps from Workshop #1 will be available at Workshop #2, and maps for Workshops #1 and 2 will be available at Workshop #3.

