



CITYWIDE ZONING UPDATE

The City of Oakland is updating its zoning regulations, the legal standards which govern the development of land. Zoning regulations affect many people living and working in Oakland. We urge you to become familiar with the process and get involved.



Oakland is mapped with different zoning districts

and other aspects of construction.

Why is the City updating its zoning regulations now?

Oakland has not comprehensively revised its zoning regulations since 1965. The existing regulations are cumbersome, confusing and outdated. Additionally, Oakland's zoning is not entirely consistent with the City's General Plan. Bringing the zoning into alignment with long-range plans is a top priority of the Mayor and City Council. It

is an important step toward revitalizing our economy, protecting our neighborhoods, and creating job and housing opportunities for Oakland residents.

How will the Zoning Update affect my property?

Most property in the city will not be directly affected by the zoning update. However, the number of properties to be redesignated is still substantial, and all property owners are encouraged to stay involved and informed. Proposed zoning changes for residential neighborhoods and commercial neighborhoods will begin in September 2008 and continue through 2009.

A more detailed schedule is provided on pages 2 and 3 of this brochure.

You may also obtain information by checking the Zoning Update website at <http://www.oaklandnet.com/zoningupdate/> or by calling the Zoning Update message line at (510) 238-7299. You will be asked to leave a message; Strategic Planning staff will return your call promptly.

How can I find out what my property is zoned today?

You may obtain zoning and General Plan information for your property by calling the Zoning Information phone line at (510) 238-3911 or by visiting the Zoning Permit Counter at 250 Frank H. Ogawa Plaza, Room 2114 to speak with a planner.

You may also access zoning and General Plan information on-line at: <http://www.oaklandnet.com/government/ceda/revised/planning.html>. Click on "Zoning Information and Zoning Permits" for links to a searchable zoning map, the Oakland Planning Code, the General Plan Map, and other zoning permit information.

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What is zoning?

Zoning is a tool used by local governments to regulate the development of land. It is intended to protect property values, avoid conflicts between uses, guide new growth, and influence the design of new or expanded buildings. Each zoning district 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. Zoning regulations indicate the areas in each city where residential, commercial, industrial, recreational, or other activities may take place. This is done by creating zoning "districts" that allow certain uses and prohibit others. Zoning districts also define the allowable bulk and density of buildings, setbacks, height, parking,

Zoning Update: Approach

The City has already completed updating the open space and industrial zones, as well as the transitional zones on the edges of the city's industrial areas, in which a mix of housing and businesses are allowed. Zoning for the downtown area (or Central Business District) was initiated in late 2007 and is expected to be considered by the Planning Commission by the end of 2008.

There are three components to the remaining work to complete the Citywide Zoning Update:

- **Residential zoning.** Different zoning regulations will be developed for areas with different types of housing such as single-family flatland neighborhoods, hillside residential neighborhoods, and multi-family areas.
- **Commercial zoning.** Different zoning regulations will be developed for different types of commercial uses located along or near the City's major thoroughfares. These uses range from small stores to large shopping centers and may include offices, hotels, services, autodealers, restaurants, and may other kinds of commercial activities.
- **Institutional zoning.** Zoning will be developed for areas that primarily have public or quasi-public uses such as large educational and cultural facilities, health services and medical facilities.

The focus of the update is on **uses and development standards** (e.g. height, setback, gross bulk/building envelope). Other standards that cover both residential and commercial zones (such as parking, landscaping, buffering, and design guidelines) will be addressed after the base residential and commercial zones are updated.

The Zoning Update is one of several planning efforts being undertaken by the City of Oakland Planning and Zoning Division. There are parallel efforts underway for specific neighborhoods and other areas of the city where major change is envisioned in the future such as the Central Estuary, the Lake Merritt BART Station, and the Broadway Auto Row corridor. While these areas will also be rezoned, the guiding document for land use and development standards in each area will be a specific plan (or equivalent) rather than the citywide zoning regulations.

(continued from page 1)

What is the difference between zoning regulations and the General Plan?

The State mandates that every city and county in California prepare and adopt a comprehensive, long-term general plan for its physical development. A General Plan contains long-term goals and policies addressing a range of required topics (such as land use, transportation, housing, conservation and open space, among others). It includes a color-coded map generally showing areas where housing, business, mixed uses, parks, and public uses are envisioned in the future. Oakland's General Plan also includes a map showing the areas where the current land use pattern is to be maintained, and areas where the pattern might change in the future.

Zoning is intended to implement the General Plan by interpreting its policies and maps on a parcel level. It is much more specific and prescriptive than the General Plan.

The City's General Plan uses 15 land use classifications to illustrate the type and intensity of allowable future development in the city:

- Hillside Residential
- Detached Unit Residential
- Mixed Housing Type
- Urban Residential

- Neighborhood Center Mixed Use
- Community Commercial
- Regional Commercial

- Business Mix
- General Industry and Transportation
- Institutional

- Central Business District
- Mixed Use Waterfront District
- Housing and Business Mix

- Resource Conservation
- Urban Park and Open Space

Please join us at community meetings scheduled for the zoning update. See page 4 of this brochure for details.

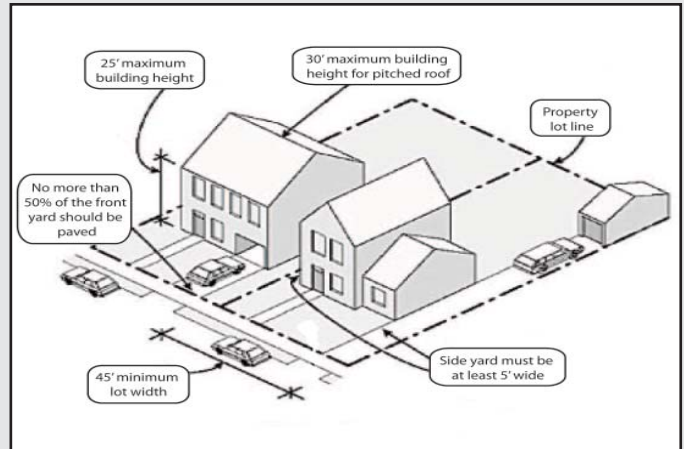


Zoning Update: Schedule

Zoning Affects Everyone...

Almost all areas within the city are mapped with a residential, commercial, industrial or open space zoning district. Each zoning district includes regulations that specify the types of allowed land uses and development standards for a particular property. To find out what zoning regulations apply to your property, you must first identify the zoning district. (See page 1 of this brochure about how to access zoning information).

A summary of some of the regulations that would apply to a property located in the R-30 One Family Residential Zone is shown in the illustration and table to the right and below. Permitted uses in this zone include single-family residential homes, residential care and some civic uses. For full text of the zoning regulations, refer to the City of Oakland Planning Code, Title 17, Chapter 17.16.



R-30	Lot Size (min)	Lot Width (min)	Permitted Density	Building Height (max)		Setbacks (min)		
				Primary	Accessory Structure	Front	Side	Rear
	5,000 s.f.	45 ft.	single family dwelling plus secondary unit	25 ft. (30 ft. pitched roof)	15 ft.	20 ft.	5 ft.	20 ft.

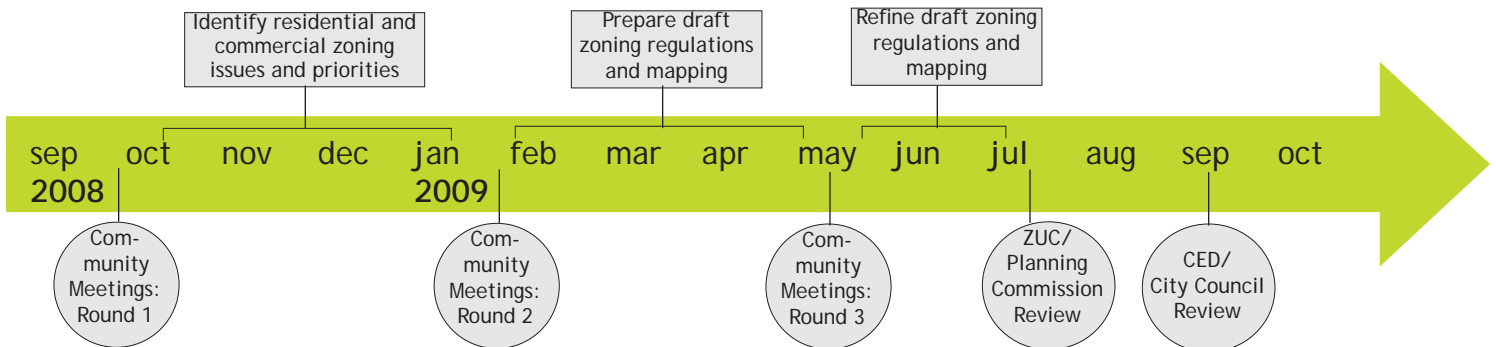
The update of the residential and commercial zoning regulations will occur concurrently, beginning in September 2008. As part of the process, three rounds of community meetings are planned.

In addition, the City's Planning and Zoning Division also will consult with a number of technical advisory groups throughout the process to get com-

ments about various technical zoning issues. The City expects to bring drafts of the residential and commercial zoning regulations to the Zoning Update Committee (ZUC) of the Planning Commission in June/July 2009 for their review and consideration.

Preparation of zoning text for areas with the General Plan Institutional designation will commence in mid

2009, after the residential and commercial zoning update is well underway. Other standards that cover both residential and commercial zones (such as parking, landscaping, buffering, and design guidelines) will be addressed after the base residential and commercial zones are updated; this is anticipated to occur in 2010.



Community Meetings

Three rounds of community meetings are planned as the residential and commercial zoning regulations. Check the Zoning Update website for more information about these community meetings.

Round 1: Introduction to the Zoning Update Meetings. September/October 2008

Come learn about the Citywide Zoning Update work plan and schedule. Staff from the City's Community and Economic Development Agency (CEDA) Planning and Zoning Division will also be available to present information and answer general questions you may have about zoning and the General Plan. The same meeting has been scheduled at two different locations and times.

Round 2: Residential/Commercial Zoning: Issues Identification. January 2009

The goal of these meetings is to define the priorities of Oakland residents and businesses related to residential and commercial zoning.

Round 3: Residential/Commercial: Proposed Concepts. April/May 2009

The goal of these meetings is to present and collect feedback about draft zoning concepts and mapping.

There are many ways to stay informed and participate in the zoning update.

- **Zoning Update webpage.** Look for notices of upcoming public meetings and related information at the City of Oakland Planning and Zoning website Zoning Update webpage at: <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. You can email us your contact information, or any questions or comments to zoningupdate@oaklandnet.com.
- **Join us at scheduled community meetings.**
- **Attend Planning Commission Zoning Update Committee 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.

For more information,
visit the Zoning Update website at:
<http://www.oaklandnet.com/zoningupdate/>

