

Zoning Code Update Work Program

EXISTING ZONING CODE			EXISTING ZONING MAP		Comments/ Policy Issues
Chapter	Title	Proposed Text Amendments	General Plan Designation	Zoning Districts to be Mapped	
17-01 – 17.07	General Provisions of Planning Code, Planning Commission, Landmarks Board, Purpose and Scope of Zoning Regulations				
17.09 – 17-10	Definitions Use Classifications	Update and Amend			Keep the same format?
17.11	OS Open Space		Urban Open Space Resource Conservation Area	OS-RSP OS-CP OS-NP OS-AMP OS-PMP OS-LP OS-SU OS-AF OS-RCA	How will private property with an Open Space designation be zoned? Leave existing zoning with General Plan policy? R-30 Sequoyah County Club R-10 Univ. of Cal, Berkeley (s/b OS-RCA as per Barry) R-30/S-18 Mountain View Cemetery R-30/S-18 Claremont Country Club R-50/S-18 Abandoned Quarry R-30 Leona Heights R-30 King Estates Open Space R-30 Ridgemont Slopes (s/b OS-RCA as per Barry) R-30 39 th /Aliso R-50 Evergreen Cemetery

Zoning Code Update Work Program

EXISTING ZONING CODE			EXISTING ZONING MAP		
Chapter	Title	Proposed Text Amendments	General Plan Designation	Zoning Districts to be Mapped	Comments/ Policy Issues
17.11A to 17.16	R-1 to R-30, R-35, R-36 (Single Family Residential)		Hillside Residential Detached Unit Residential	R-1, R-10, R-20, R-30 R-30, R-35, R-36	Should there be special zoning regulations for steep lots?
17.18 – 17.24	R-35 to R-50 (Low to Medium Density Residential)		Mixed Housing Type	R-35, R-36, R-40, R-50	Should R-35 to R-50 zoning districts be amended to allow corner stores (previously discussed with ZUC)?
17.26 – 17.32	R-60 to R-90 (Medium to High Density Residential)		Urban Residential	R-60, R-70, R-80, R-90	What zoning should be applied along the major transit corridors designated Urban Residential? 1) R-70 vs. R-60? 2) C-28? 3) Create new R- zone that allows more commercial land uses?
17.34 17.36 17.38 17.42 17.44 17.46 17.48 17.50	C-5 Neighborhood Comm. C-10 Local Retail Comm. C-20 Shopping Center C-27 Village Commercial C-28 Commercial Shop'ng C-30 Thoroughfare Comm. C-31 Special Retail C-35 District Shopping		Neighborhood Center Commercial	C-5 C-10 C-20 C-27 C-28 C-30 C-31 C-35	Require design review in all commercial zones?

Zoning Code Update Work Program

EXISTING ZONING CODE			EXISTING ZONING MAP		Comments/ Policy Issues
Chapter	Title	Proposed Text Amendments	General Plan Designation	Zoning Districts to be Mapped	
17.40	C-25 Office Commercial		Community Commercial	C-25	How should Claremont Hotel be zoned? Should design review be required? C-40 – should areas along Telegraph, Broadway, and International be rezoned from C-40?
17.54	C-40 Community Thoroughfare Comm.			C-40	
17.56	C-45 Community Shopping			C-45	
17.52	C-36 Gateway Blvd. Service Commercial		Regional Commercial	C-36	Require design review?
17.58	C-51 Central Business Service		Central Business District	C-51	General Plan FAR is 20.0 C-51 (R-90) = FAR 7.0 C-52 (R-80) = FAR 3.5 C-55 (R-90) = FAR 7.0 (1) Should the FARs in the zoning code be increased to be more consistent with the General Plan FAR? (2) Are residential densities high enough in CBD? (3) Should R-80 and R-90 be designated in the Central Business District? (4) Should C-40 areas be rezoned?
17.60	C-52 Old Oakland Comm.			C-52	
17.62	C-55 Central Core Commercial			C-55 C-40, R-80, R-90?	

Zoning Code Update Work Program

EXISTING ZONING CODE			EXISTING ZONING MAP		
Chapter	Title	Proposed Text Amendments	General Plan Designation	Zoning Districts to be Mapped	Comments/ Policy Issues
17.64 17.66 17.68 (17.XX) (17.XY)	C-60 City Service Comm. M-10 Special Industrial M-20 Light Industrial IBX Industrial Business Mix IO Industrial/Office	Adopt new zoning districts for IBX and IO Pending proposed zoning district for West Oakland	Business Mix	C-60 M-10 M-20 IBX (new) IO (new) IG (new) M-30	Will M-10 and M-20 be eliminated if new zoning districts are adopted? Will C-60 still be mapped? Will West Oakland have its own IBX zone? Can IG be mapped in Business Mix areas or is a GPA appropriate?
(17.65)	BHX-1 Business and Housing Mix BHX-2 Business and Housing Mix BHX-3 Business and Housing Mix	Adopt new zoning districts for BHX-1, BHX-2, BHX-3	Housing and Business Mix	BHX-1 BHX-2 BHX-3 R-40? (Arlington/Lowell Area)	Should some residential zones be considered consistent with HBX?
17.70 17.72 (17.XX)	M-30 General Industrial M-40 Heavy Industrial IG General Industrial	Adopt new zoning district for IG	General Industry and Transportation	M-30 M-40 IG	Will M-30 and M-40 be eliminated if new zoning districts are adopted?
17.74 17.76 17.78	S-1 Medical Center S-2 Civic Center S-3 Research Center		Institutional * The consultant recommended a zoning district called PI - Public and Institutional for this General Plan category. Uses proposed for PI included many "civic uses" including those uses covered in the S-1, S-2, and S-3 zones	S-1 S-2 S-3	No corresponding zoning district. Consultant recommended "PI" with uses. Alternatives: 1) Adopt new PI zoning district (uses=medical, colleges, utilities, hospitals, Mormon Temple, etc.) 2) Keep existing zoning (S-) and prepare Gen Plan policy stating that

Zoning Code Update Work Program

EXISTING ZONING CODE			EXISTING ZONING MAP		
Chapter	Title	Proposed Text Amendments	General Plan Designation	Zoning Districts to be Mapped	Comments/ Policy Issues
					underlining zoning is consistent, 3) Amend Gen Plan back to prevailing base district and do not designate “Institutional” Should S-3 be eliminated and the areas zoned IO?
17.80	S-4 Design Review Combining			S-4	Should S-4 be applied to all commercial zones? If so, is an Overlay zone needed or should language be included in the base zone?
17.82	S-6 Mobile Home Combining	Delete		S-6	Eliminate. Not currently mapped anywhere
17.84	S-7 Preservation Combining			S-7	How should the zoning be amended to be consistent with the Historic Preservation Element?
17.86	S-8 Urban Street Combining			S-8	
17.88	S-9 Retail Frontage Combining			S-9	Should this Overlay zone be eliminated and the properties be rezoned to C-28 or C-29?
17.90	S-10 Scenic Route Combining	Note: refers to Shepherd Canyon Corridor Plan		S-10	
17.92	S-11 Site Development & Design Review Combining	Note: refers to North Oakland Hill		S-11	Consultant recommended that this be replaced with

Zoning Code Update Work Program

EXISTING ZONING CODE			EXISTING ZONING MAP		
Chapter	Title	Proposed Text Amendments	General Plan Designation	Zoning Districts to be Mapped	Comments/ Policy Issues
		Area Specific Plan			the –NO North Oakland Hill Overlay District
17.94	S-12 Residential Parking Combining			S-12	Should these parking standards be used in other residential areas?
17.96	S-13 Mixed Use Development Combining			S-13	Is this zone still needed now with BHX and S-16 in place? Should S-13 be amended to include the proposed Health and Safety Overlay zone?
17.97	S-19 Broadway Auto Row Interim Study Combining			S-19	Should this be a permanent zone?
17.98	S-14 Community Restoration Development Combining			S-14	Should this zone be eliminated?
17.99	S-17 Downtown Residential Open Space Combining			S-17	Draft Guidelines have been prepared – Adopt Guidelines
17.100	S-15 Transit Oriented Development	Amend as a Transit Oriented Base District		S-15	Designate to areas around BART stations and other transit areas. Should this zone be used on transit corridors?
17.101	S-16 Industrial-Residential Transition Combining			S-16	Should this be a base zone?
17.101B	S-18 Mediated Residential Design Review Combining			S-18	
17.102	General Regulations Applicable to All or	(These were not reviewed for			

Zoning Code Update Work Program

EXISTING ZONING CODE			EXISTING ZONING MAP		
Chapter	Title	Proposed Text Amendments	General Plan Designation	Zoning Districts to be Mapped	Comments/ Policy Issues
	Several Zones	changes at this time.)			
17.104	General Limitations on Signs				
17.106	General Lot, Density, and Area Regulations				
17.107	Density Bonus and Incentive Procedure				
17.108	General Height, Yard, and Court Regulations				
17.110	Buffering Regulations				
17.112	Home Occupation Regs				
17.114	Nonconforming Uses	Amendments needed to this chapter			
17.116	Off-Street Parking & Loading Requirements				Should S-12 parking standards be used in all residential districts?
17.118	Recycling Space Allocation Requirements				
17.120	Performance Standards	Note: includes standards for noise, vibration, smoke, air contaminants, odor, temperature, humidity, and glare			Expand this chapter to include additional standards?
17.122	Planned Unit Development Regulations				
17.124	Landscaping and Screening Standards				Require landscaping for commercial properties?

Zoning Code Update Work Program

EXISTING ZONING CODE			EXISTING ZONING MAP		Comments/ Policy Issues
Chapter	Title	Proposed Text Amendments	General Plan Designation	Zoning Districts to be Mapped	
17.126	Usable Open Space Standards				
17.128	Telecommunications Regs.				
17.130	Administrative Procedures				
17.132	Administrative Appeal Procedure	Add a section on appeal of a staff decision			
17.134	Conditional Use Permit Procedure				
17.135	Special Use Permit Procedure for the OS Zone				
17.136	Design Review Procedure				
17.138	Development Agreement Procedure				
17.140	Planned Unit Development Procedure				
17.142	Site Development and Design Review Procedure				
17.144	Rezoning and Law Change Procedure				
17.146	Special Residential Design Review Procedure	Amend with more streamlined process.			
17.147	Mediated Residential Design Review Procedure	Amend with more streamlined process			
17.148	Variance Procedure				
17.150	Fee Schedule				
17.152	Enforcement				
17.154	Zoning Maps				
17.156	Deemed Approved Alcoholic Beverage Sale Regulations				

Zoning Code Update Work Program

EXISTING ZONING CODE			EXISTING ZONING MAP		Comments/ Policy Issues
Chapter	Title	Proposed Text Amendments	General Plan Designation	Zoning Districts to be Mapped	
17.157	Deemed Approved Hotel and Rooming House Regulations				
17.158	Environmental Review Regulations				
	Illustrations for Title 17				

Notes:

1) New or modified land uses will be added to the existing land use classification, but under the general headings of the existing land uses. This will eliminate the need to change the land use section in every zoning district.

Estuary Policy Plan

There are 20 land use categories. These categories are more detailed than General Plan categories, but are not zoning districts. Several years ago a consultant proposed zoning for the Jack London District only. The zoning districts were not adopted.

Staff is proposing to map existing zoning districts where they can be applied, and write new zoning districts for the remaining categories.

Oakland Army Base

Any land use changes will be proposed by OBRA and not Planning and Zoning staff.

Zoning Code Maps

- 1) Existing zoning designations will be used where they correspond to existing General Plan and Estuary Policy Plan designations.
- 2) New zoning districts will be adopted for Housing and Business Mix, Business Mix, and Industrial General Plan land use designations.
- 3) Zoning for the Institutional General Plan land use designation still needs to be decided.
- 4) No zoning designations will be assigned to land under the control of the Port of Oakland.
- 5) Zoning Districts for the Estuary Policy Plan will need to be written and mapped where existing zoning districts cannot be used.

Zoning Code Update Work Program

6) Zoning maps will be amended and adopted by geographic area in the following order:

- a) West Oakland and Downtown (District 3)
- b) East Oakland (District 7)
- c) District 6
- d) District 5
- e) District 2
- f) District 4
- g) District 1

This order is based on the number of zoning changes that need to be made in the district. The areas along the major corridors are designated “growth and change” areas in the General Plan and have the most changes. It is suggested that the zoning maps for these areas be completed first.