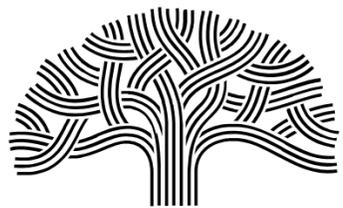


# Oakland 2045 General Plan Update | Phase 1 Zoning Amendments

Presentation to the Zoning Update  
Committee

**April 12, 2023**

Planning and Building Department



**CITY OF  
OAKLAND**



# Agenda

- Overview
  - 2045 General Plan Update
  - Purpose of Proposed Planning Code Text and Map Amendments
  - Timeline
- Zoning and Height Area Map Changes
  - Citywide Changes
  - Neighborhood And Regions in the City
- Next Steps

# Overview

# 2045 General Plan Update

- **Legal Basis** for development and conservation.
- Establishes citywide vision and supporting **goals, policies, and implementation measures**.
- **Eight** required Elements
- **Two Phase Approach to General Plan Update:**
- **Phase I (Winter 2021 – Summer 2023)**
  - 2023-2031 Housing Element (*Adopted January 31, 2023*)
  - Safety Element & Environmental Justice Element
  - Zoning Code and General Plan – Map and Text Amendments for Phase 1
- **Phase II (From Fall 2023)**
  - Land Use and Transportation Element
  - Open Space, Conservation and Recreation Element
  - Capital Facilities and Infrastructure Element
  - Noise Element and Updates to the Zoning Code

# Purpose of Proposed Planning Code Amendments

- Implement actions in the 2023-2031 HAP
- Further fair housing
- Encourage a variety of multi-unit housing types in Oakland
- Incentivize affordable housing
- Add housing in areas well served by transit and resources
- Advance environmental justice by reducing pollution burden on communities
- Reduce constraints on housing development and processing entitlements

# Proposed Mapping and Text Amendments

- Planning Code Changes
  - Allow for a wider variety of housing types in low-density residential zones (Detached Unit Residential [RD] and Mixed Housing Type Residential [RM])
    - Changes to permitted densities, minimum lot size, maximum building heights, and minimum lot standards
  - Allow for additional building heights and densities in transit-rich locations
    - Existing transit corridors such as International Blvd., Foothill Blvd., MacArthur Blvd., San Pablo Ave., Telegraph Ave., Shattuck Ave., Claremont Ave., and College Ave.
    - In areas near high-capacity transit, including areas near BART and Bus Rapid Transit (BRT) Stations.
- General Plan text and map amendments to ensure consistency with proposed Planning Code changes

# Timeline

- **September 2022 - February 2023** – Laying the Groundwork
  - Preliminary zoning proposals as part of the Housing Element – Appendix J
  - Written + verbal comments received through the Housing Element Update Process
  - Focus Groups on Affordable Housing Overlay and Missing Middle
- **March 3, 2023** – Draft Text Amendments Published
- **March 3, 2023 - May 9, 2023 – Public Review Period**
  - Community meetings
  - Public Hearings with ZUC, LPAB
- **Summer 2023** – Final Zoning Amendments Released
- **Summer - Fall 2023** – Adoption Hearings

All Community Events and Public Meetings: [oaklandca.gov/topics/meetings-and-events](https://oaklandca.gov/topics/meetings-and-events)

# **Citywide Zoning and Height Area Map Changes**

# Citywide Zoning Changes

- Consolidate RD-1 and RD-2 Zones into one new RD Zone
  - Allows by right for up to four (4) dwelling units on lots 4,000 sf. or larger and two units on every parcel, regardless of the lot size
- Increase allowed density of Mixed Housing Type Residential (RM) Zone
  - Permit more units per lot, including two-to-four family dwellings and small multi-family dwellings
  - Each RM Zone allows 4 dwelling units by right on lots 4,000 sf. or larger and two units on every parcel, regardless of lot size + additional densities allowed for lots larger than 4,000 sf

# More Citywide Zoning Changes

- Create new Regional Commercial (CR-2) Zone to allow for residential uses
- Buffer existing industrial uses and residential uses and reduce potential land use conflicts through zone changes
- Fix existing split zoning on parcels throughout the City

# Citywide Height Area Changes

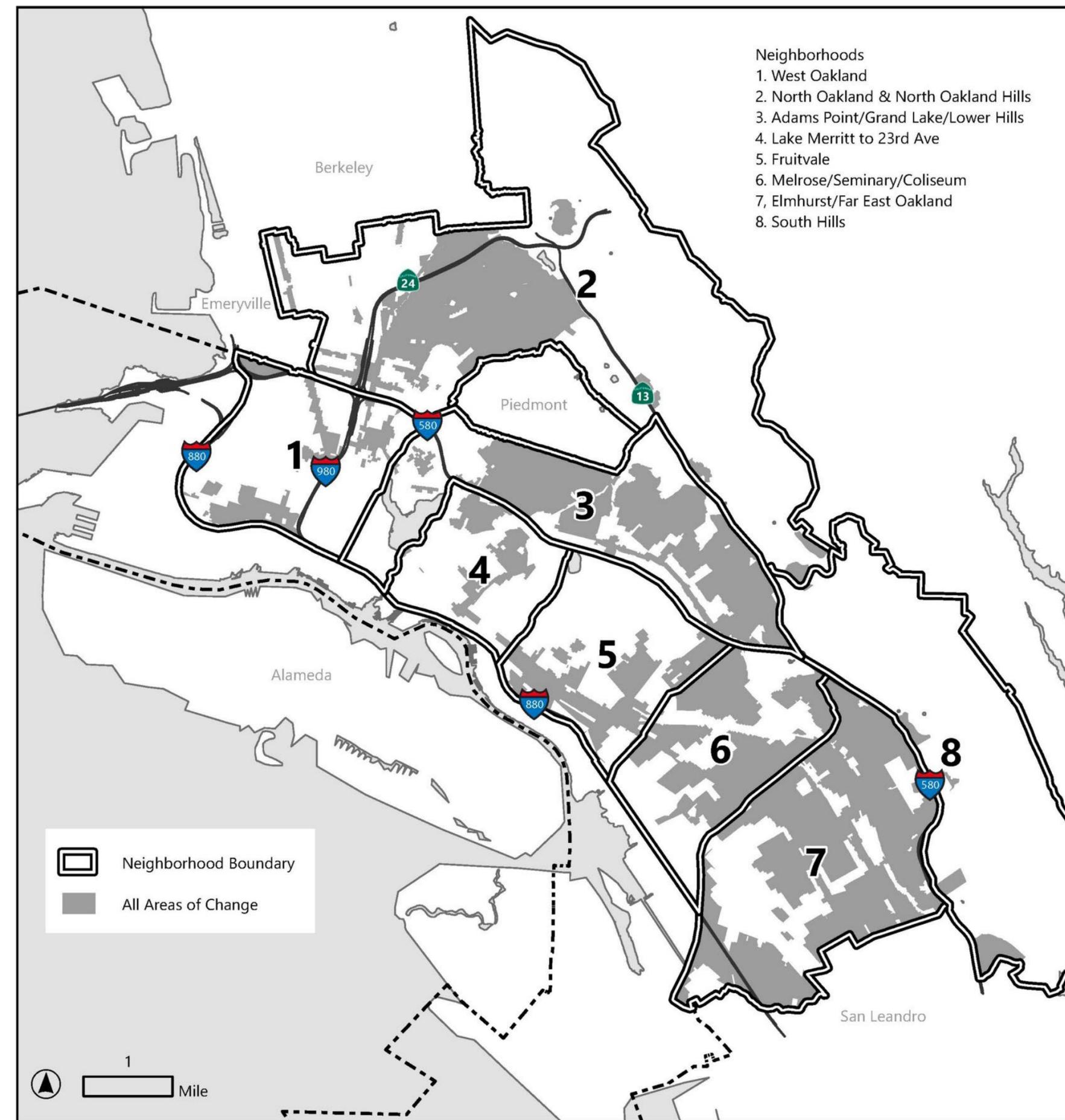
- 60 foot-height areas to change to 65 feet
  - Effectively achieve six (6) stories within a permitted building envelope
- 75 foot-, 85 foot-, and 90 foot-height areas to change to 95 feet
  - Bring the Zoning Code's height limits into better alignment with the California Building Code
  - Allow for maximum utilization of the building code's most cost-effective multifamily residential construction types
  - Lower construction costs per residential unit.

# **Zoning and Height Area Map – Neighborhood Changes**

# Oakland Neighborhood Boundaries

- Neighborhoods
1. West Oakland
  2. North Oakland & North Oakland Hills
  3. Adams Point/Grand Lake/Lower Hills
  4. Lake Merritt to 23rd Ave
  5. Fruitvale
  6. Melrose/Seminary/Coliseum
  7. Elmhurst/Far East Oakland
  8. South Hills

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# Zoning Map 2.6 (N Oakland & N Oakland Hills)

## General Plan Update Phase 1 Amendments

-  Areas of Zoning Change
-  Neighborhood Boundary

100  
Feet





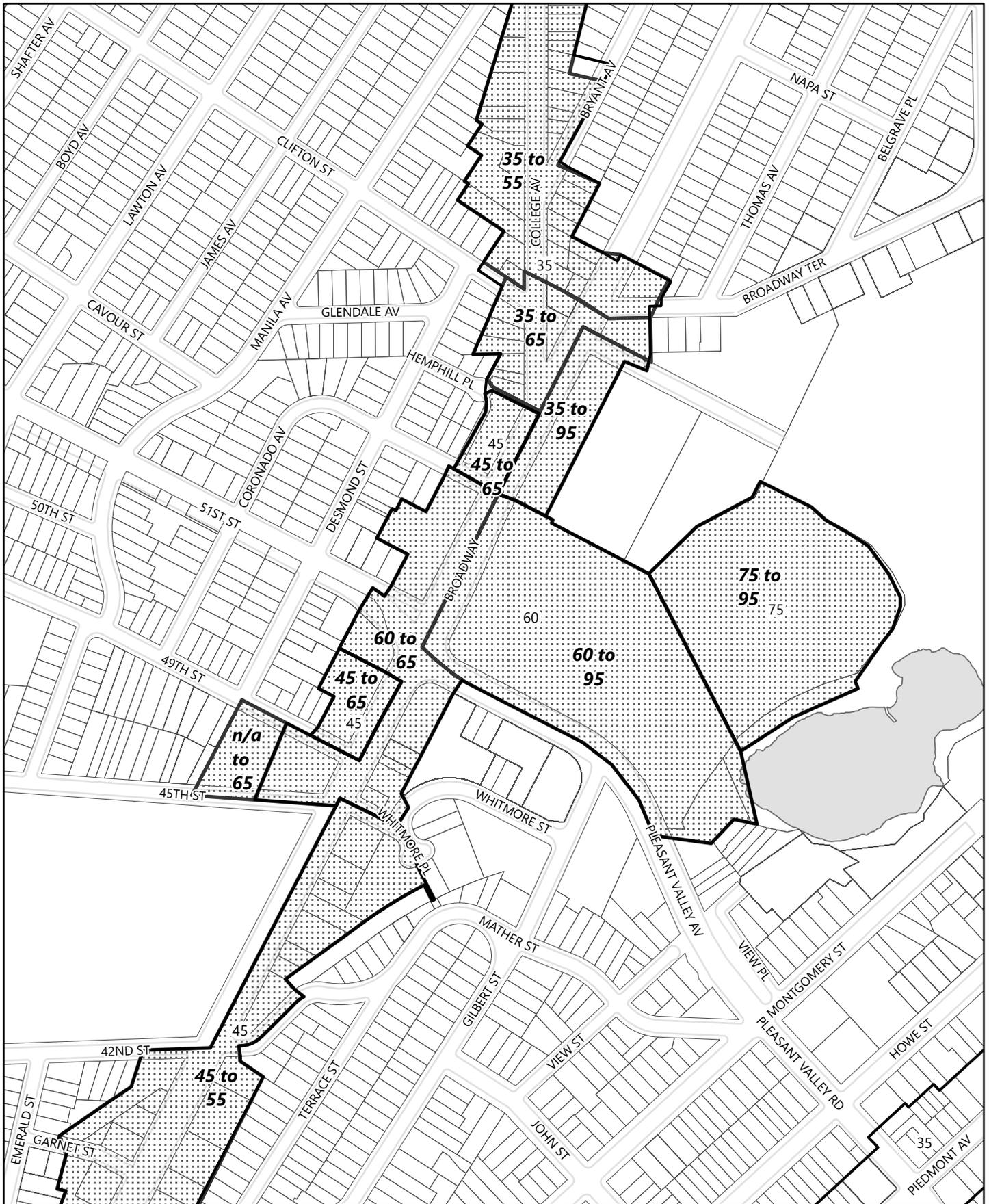
# Zoning Map 2.8 (N Oakland & N Oakland Hills)

## General Plan Update Phase 1 Amendments

-  Areas of Zoning Change
-  Neighborhood Boundary

100  
Feet



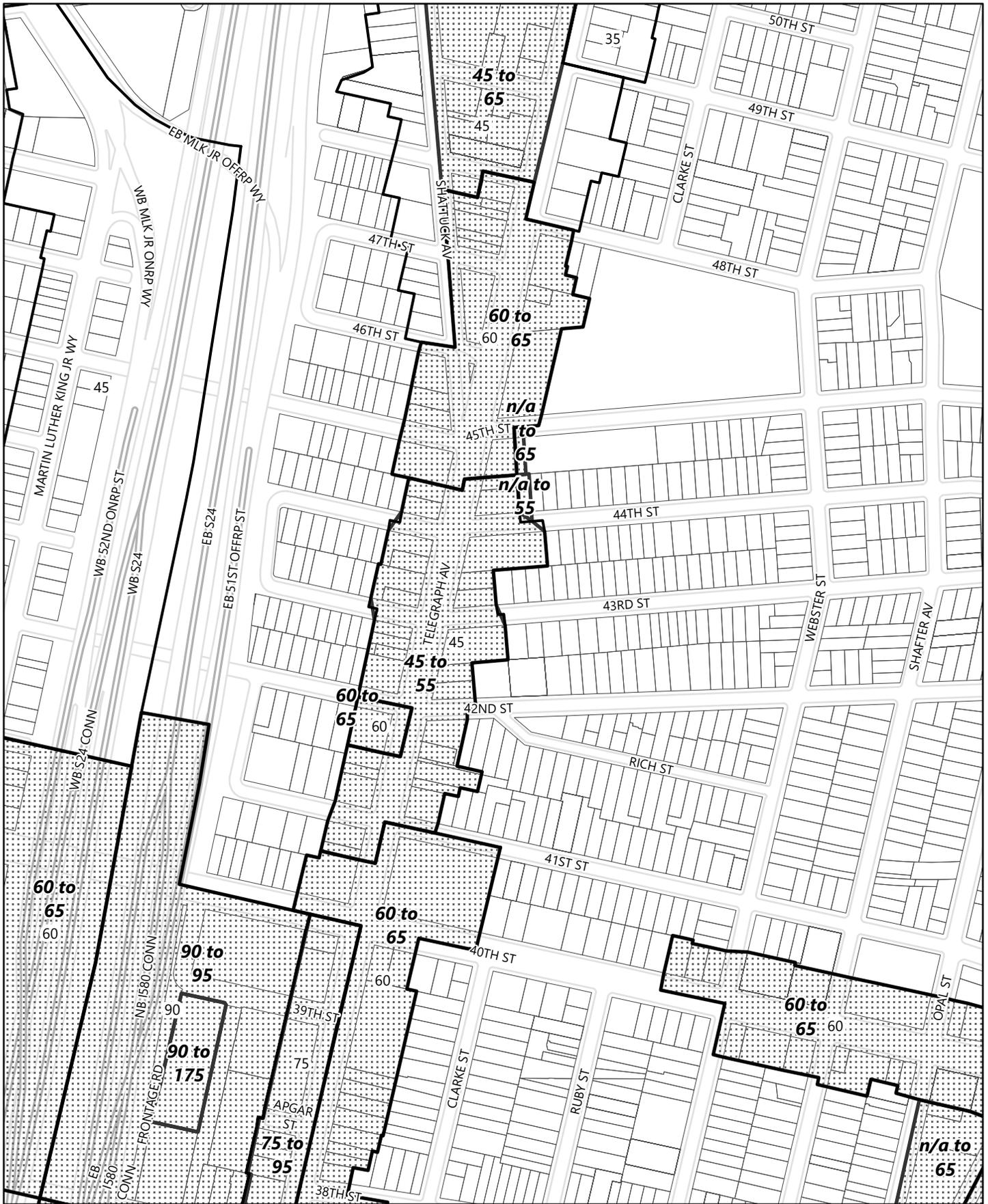


**Height Map 2.3 (N Oakland & N Oakland Hills)**  
**General Plan Update Phase 1 Amendments**

-  Existing Corridor Height Areas
-  Areas of Change
-  Neighborhood Boundary







# Height Map 2.7 (N Oakland & N Oakland Hills)

## General Plan Update Phase 1 Amendments

-  Existing Corridor Height Areas
-  Areas of Change
-  Neighborhood Boundary







# Zoning Map 7.14 (Elmhurst/Far East Oakland)

## General Plan Update Phase 1 Amendments

 Areas of Zoning Change  
 Neighborhood Boundary  
 100 Feet  


# Next Steps

# Upcoming Meetings & Milestones

- **March 3, 2023 - May 9, 2023 – Public Review Period**
- LPAB Meeting – **May 1, 2023** (carried over from April 3, 2023)
- Rockridge TOD Community Event with BART – **April 13, 2023**
- Zoning Amendments Townhall – **April 17, 2023**
- Final Zoning Amendments Released – **Summer 2023**
- Hearings – **Summer – Fall 2023**

# LEARN MORE

To learn more about the **General Plan Update**, visit the website below and sign up for updates:

[bit.ly/OaklandGPU](https://bit.ly/OaklandGPU)