

AGENDA - *Revised*

LANDMARKS PRESERVATION  
ADVISORY BOARD  
OAKLAND, CA 94612

**LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:**

Christopher Andrews, Vice-Chair  
Peter Birkholz  
Stafford Buckley  
Eleanor Casson  
Frank Flores  
Valerie Garry, Chair  
Mary E. MacDonald

February 9, 2015

Regular Meeting 6 PM  
City Hall, Council Chamber  
1 Frank Ogawa Plaza  
Oakland, California 94612

*Educate, Advocate, Protect Historic Resources*

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This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter or assistive listening device, contact Betty Marvin at 510-238-6879, bmarvin@oaklandnet.com, or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so those with chemical sensitivities may attend.  
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A. **ROLL CALL**

B. **OPEN FORUM**

C. **APPROVAL OF MINUTES** of January 12, 2015

D. **LANDMARK OF THE MONTH** or other features of interest

**Southern Pacific Oakland Mole site, foot of Seventh Street** (Port View Park): Oakland City Landmark #49, LM 81-42, Ord. 10049 C.M.S., April 14, 1981.  
Presentation by Boardmember Andrews.

E. **NEW BUSINESS**

1. **Coliseum Area Specific Plan**

**Location:** The Coliseum Area Specific Plan area (“Plan Area”) is located in Oakland and covers an area of approximately 800 acres bounded by 66<sup>th</sup> Avenue to the north, San Leandro Street and Hawley Street to the east, Hegenberger Road to the south, and San Leandro Bay and the Oakland International Airport to the west. The Plan Area includes the Oakland Alameda County Coliseum and Arena and the Oakland Airport Edgewater Business Park.

**Proposal:** Conduct a public hearing to receive cultural-resource related comments on the proposed Final Coliseum Area Specific Plan, and associated General Plan and Planning Code amendments (text and map changes), along with Design Guidelines (collectively called “Related Actions”).

**Applicant:** City of Oakland

**Case File Number:** **ZS13103, ER130004**

**General Plan:** Land Use and Transportation Element (LUTE) Areas:

Regional Commercial, Community Commercial, Business Mix, Estuary Policy Plan Areas:

General Commercial 2, Light Industry 3, Parks

**Zoning:** CR-1, IO, M-40, S-15, CIX-2

**Environmental Determination:** An Environmental Impact Report (EIR) has been prepared for the Coliseum Area Specific Plan. The Draft EIR (DEIR) was published on August 22, 2014; the comment period ended October 6, 2014. A Final EIR is expected to be published on or about February 20, 2015.

**Historic Status:** CEQA historic resources currently identified in the Plan Area (resources that are on or may be eligible for National, California, or Local Registers of Historical Resources) include the Coliseum and Arena (individually rated A and B by the Oakland Cultural Heritage Survey and together constituting an Area of Primary Importance) and the Warehouse Union Local 6 building at 99 Hegenberger Road (PDHP, preliminary rating \*c3, of potential future significance; now over 50 years old). Portions of the Project Area contain other older buildings and structures not currently evaluated as significant but of possible future interest.

**Service Delivery District:** 5, 6

**City Council District:** 7 (with CCD 6 representing 66<sup>th</sup> Avenue frontage of the Plan Area)

**Status:** The Proposed Final Coliseum Area Specific Plan was released on January 30, 2015. The Final EIR will be published on or about February 20, 2015.

**Action to be Taken:** No action on Proposed Final Plan or EIR at this meeting. Discuss how LPAB comments can inform the Planning Commission, which will hold a public hearing on March 4, 2015, and the City Council, expected to hold a public hearing in late March 2015. The Final EIR and response to comments will be heard before the LPAB, at the regularly scheduled meeting of **March 9, 2015**.

**Finality of Decision:** N/A

**For Further Information:** Contact project planner Devan Reiff at **510-238-3550** or [dreiff@oaklandnet.com](mailto:dreiff@oaklandnet.com)

Project website: [www.oaklandnet.com/coliseumcity](http://www.oaklandnet.com/coliseumcity)

- 2. Election of Board officers for 2015-16
- 3. Ideas for study of Preservation Element (adopted goal for 2015)

F. OLD BUSINESS

G. BOARD REPORTS

H. SUBCOMMITTEE REPORTS

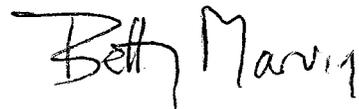
I. ANNOUNCEMENTS

J. SECRETARY REPORTS

K. UPCOMING

Children’s Hospital Final EIR (probably March)  
 Coliseum Area FEIR (March)  
 Camron-Stanford House landscape/lighting  
 Emerald Views / Schilling Garden  
 General Electric plant demolition/mitigation  
 Oakland Auditorium/Kaiser Convention Center  
 Southern Pacific Station, 16th & Wood Streets

L. ADJOURNMENT



**BETTY MARVIN**  
**Historic Preservation Planner**

**NEXT REGULAR MEETING:**  
**March 9, 2015**

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The Landmarks Board welcomes public comment on all agenda items. The Board requests that speakers limit comments to no more than three minutes. Correspondence received by the Monday prior to the meeting will be included in the Board’s agenda packet.

**Landmarks Preservation Advisory Board**  
**250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612**  
**Fax 510-238-6538**

MINUTES

LANDMARKS PRESERVATION  
ADVISORY BOARD  
OAKLAND, CA 94612

LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:

Christopher Andrews, Vice-Chair  
Peter Birkholz  
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Valerie Garry, Chair  
Mary E. MacDonald

January 12, 2015  
  
Regular Meeting 6 PM  
City Hall Council Chamber  
1 Frank H. Ogawa Plaza  
Oakland, California 94612



A. ROLL CALL – 6:02 pm

Board Members present: Andrews, Birkholz, Buckley, Casson, Flores, Garry  
Absent: MacDonald, excused absence  
Staff present: Betty Marvin, La Tisha Russell

B. OPEN FORUM – None

C. APPROVAL OF MINUTES of December 8, 2014 –  
Approved with one abstention (Buckley, absent in December)

D. LANDMARK OF THE MONTH - Postponed to February (technical difficulties in Chamber)

G. BOARD REPORTS (taken out of order)

Board Member Andrews reported on the move of the Kingfish Pub & Café building on January 10 from its original location on Claremont to its new location on Telegraph. Between 50 and 100 people observed the event. The move was covered by local newspapers including the *Chronicle* and a documentary film was made which will be posted to the public when it becomes available. Andrews thanked Board Members Birkholz and Flores and former Board Member Alan Dreyfuss for their assistance and participation in the project.

E. NEW BUSINESS

1. **Historic Preservation Commission Review and Comment on the Nomination of Oakland Lamp Works to the National Register of Historic Places.**

Also known as Oakland Mazda Lamp Works, 1614 Campbell Street. 1910-16, Austin Company et al., designers and builders. Preservation Study List, survey rating B+1+; (Non-)Landmark of the Month in November 2014; National Register tax credit project.

Board Member Flores, a member of the development team for the project, was recused.

A formal request was received from the Office of Historic Preservation in Sacramento for the Landmarks Board, as a Certified Local Government commission, to review and comment on the National Register nomination of the Lamp Works, in connection with a preservation tax credit project.

Chair Garry noted that the application had many inaccuracies (the out of state consultant described the site as seven miles west of downtown Oakland), inadequately developed topics, and typos: “it’s a wonderful building and should be on the National Register, but the nomination could be stronger.” What sets this property apart from other industrial buildings of the period? Which of its features are specific to “the Austin Method”? How was its integrity affected by the 1989 earthquake and repairs? There were missed opportunities to discuss social history of women’s employment and labor conditions, the later prominence in Oakland of the Austin Company of California, and the 50-year tenure of General Electric in this building as an indication of Oakland’s solid 20th century industrial base.

Staff and Board discussed the National Register process. Staff at the State Office of Historic Preservation reviews nominations and presents them to the State Historic Resources Commission. As a tax credit project, this property has already been determined eligible for the Register and has been extensively documented in the “Part 2” form describing the work being done. National Register listing in itself does not provide any regulatory protection, though there would be penalties for violating the terms of the tax credit program. Garry suggested that the Lamp Works should also be a city landmark. Board agreed that the project and National Register listing deserved strong support. Public speaker Naomi Schiff conveyed Oakland Heritage Alliance’s strong support for the designation, and seconded concerns about the quality of the documentation: “proofreaders only cost \$35 an hour.”

Andrews moved to send a letter conveying the Board’s comments and its support for the National Register listing. Buckley seconded; motion carried unanimously.

## **2. January Goal Setting Meeting** and discussion of 2013-14 Certified Local Government Annual Report.

Public speaker Naomi Schiff of Oakland Heritage Alliance recommended focusing on CEQA mitigations for historic resources. “The Coliseum project could have used a more forceful statement from the Landmarks Board,” and monitoring of past mitigations has been weak.

Board packet items for discussion included goals from past years, a list of suggested activities from the State Office, and the detailed table of contents from the Preservation Element. Last year’s goals had been specific and tangible and had been pretty well met except for continuing education. Board’s role in the Auditorium graffiti abatement and RFP was significant.

Casson suggested trying to get ahead of development pressure with “an inventory of things that might be developed” and suggestions on how development could take place. The Grand Boulevard Initiative on the Peninsula might be a model (<http://www.grandboulevard.net>): it is a plan “given to developers when they come to town.” Others noted that the new Area Specific Plans might provide a similar framework, and the Non-landmarks of the Month often highlighted buildings that might be development opportunities.

Buckley, Andrews, and Garry especially mentioned training: more thorough orientation for new members, in-depth training on CEQA and the Board's role in the CEQA process, study session(s) on the Historic Preservation Element. Birkholz suggested monitoring mitigations on a spreadsheet of projects and he proposed landmark designation of Feather River Camp. Andrews forwarded two concerns from the community: updating the Survey and looking into modifying code requirements that adversely affect historic buildings. As one example, when houses are raised – a cost-effective way of simultaneously retrofitting the foundation and enlarging the living space – the fire marshal requires eliminating windows that are near property lines. Garry noted that the new Mayor is interested in improving the City website: how will preservation be presented “so it's not just tedious bureaucratic details”?

Andrews noted that it was interesting to go through the whole list of Preservation Element policies and actions and see what their status is. Many of the concerns discussed in this meeting are actually addressed in the Element. He moved (“a radical suggestion”) making review of the Historic Preservation Element the entire adopted goal for 2015. Birkholz seconded; carried unanimously.

As elaborated by Garry and Marvin for the CLG report, “*Board voted to conduct an **in depth review of the Historic Preservation Element** of the Oakland General Plan (originally adopted in 1994), in order to better understand its goals and objectives and the status of its 66 action items. The Board believes it is important to understand which policies and actions have been carried out, which still need to be addressed, which may no longer be relevant, and which may have different meanings in 2015. This review is not expected to lead to revision of the Element, but is intended to give the Board a better understanding of the document that is their charter, and a thorough knowledge of the Element's adopted City policies that support the Board's role.*”

**F. OLD BUSINESS - None**

**H. SUBCOMMITTEE REPORTS – 459 8th Street/Broadway, new 5-story building in Old Oakland S-7 District; subcommittee (Birkholz, Garry) report on meeting with architects and case planner.**

The applicant responded to Board comments by adding cornices that relate to the heights of the Gem and Madrone buildings in the district, deleting a bay that was overshadowing the Madrone, and grounding the storefronts with traditional bulkheads. The height variance seemed justified in order to achieve the desired tall ground floor, and the design appeared to relate well to both 8th Street in the district and Broadway across the street. Andrews said the changes were subtle but effective, an example of what the subcommittee process can accomplish.

**I. ANNOUNCEMENTS - Training opportunities:**

Garry mentioned upcoming California Preservation Foundation (CPF) workshops and webinars: <http://www.californiapreservation.org/workshops.html>

Birkholz mentioned the annual meeting of the Western Chapter of the Association for Preservation Technology in Sacramento in May: <http://wcapt.org/>. There will be tours of the Gladding McBean terra cotta plant and the Sacramento railroad depot.

**J. SECRETARY REPORTS**

Mills Act contracts: three were recorded; 9th Street dropped out.

Correspondence: Thomas Ferro of San Jose wrote to the Board requesting a street sign for the remaining segment of Ferro Street (off Middle Harbor Road at the Port), named for his grandfather, founder of Oakland Scavenger Company.

Birkholz asked about the Firestone building (2946-64 Broadway, Charles McCall architect, 1930, rating B2+), where all the windows had been removed. Marvin said it was being remodeled for a CVS store and had been reviewed by planning staff.

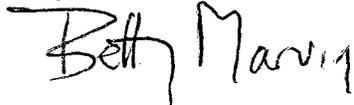
**K. UPCOMING**

Election of Board officers (February): Andrews and Flores need to be reappointed  
Children's Hospital Final EIR  
Coliseum Final EIR (February)  
Camron-Stanford House landscape/lighting  
Emerald Views / Schilling Garden  
General Electric plant demolition/mitigation  
Oakland Auditorium/Kaiser Convention Center  
Southern Pacific Station, 16th & Wood Streets

**L. ADJOURNMENT 8:45 pm**

Minutes prepared by La Tisha Russell and Betty Marvin

Respectfully submitted,



Betty Marvin, Historic Preservation Planner

**Location:** The Coliseum Area Specific Plan area (“Plan Area”) is located in Oakland and covers an area of approximately 800 acres bounded by 66<sup>th</sup> Avenue to the north, San Leandro Street and Hawley Street to the east, Hegenberger Road to the south, and San Leandro Bay and the Oakland International Airport to the west. The Plan Area includes the Oakland Alameda County Coliseum and Arena and the Oakland Airport Edgewater Business Park.

**Proposal:** Provide an informational presentation to the Landmarks Board on the historic resource-related issues in the Coliseum Area Specific Plan.

Because the Final Environmental Impact Report (FEIR) will not be published until February 20, 2015, staff proposes to conduct a public hearing before the Landmarks Board on **March 9, 2015** to receive cultural-resource related comments on the FEIR, the Final Coliseum Area Specific Plan, and associated General Plan and Planning Code amendments (text and map changes), along with Design Guidelines (collectively called “Related Actions”).

**Applicant:** City of Oakland

**Case File Number:** ZS13103, ER130004

**General Plan:** Land Use and Transportation Element (LUTE) Areas: Regional Commercial, Community Commercial, Business Mix, Estuary Policy Plan Areas: General Commercial 2, Light Industry 3, Parks

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**Service Delivery District:** 5, 6

**City Council District:** 7 (with CCD 6 representing 66<sup>th</sup> Avenue frontage of the Plan Area)

**Status:** The Final Coliseum Area Specific Plan was released on January 30, 2015. The Final EIR will be published on February 20, 2015.

**Action to be Taken:** No action on Final Plan or EIR. Discuss how LPAB comments and direction can inform the Planning Commission, which will hold a public hearing on March 4, 2015, and the City Council, expected to hold a public hearing in late March 2015.

**Finality of Decision:** N/A

**For Further Information:** Contact project planner Devan Reiff at 510-238-3550 or [dreiff@oaklandnet.com](mailto:dreiff@oaklandnet.com)

Project website: [www.oaklandnet.com/coliseumcity](http://www.oaklandnet.com/coliseumcity)

## **SUMMARY**

The purpose of this report is to provide an informational update to the Landmarks Preservation Advisory Board (LPAB) on the changes made to the Final Draft Coliseum Area Specific Plan, published on January 30, 2015<sup>1</sup>, and to hear Board and public comments. Staff will also present information about the proposed zoning for the Plan area (see **Attachment A and B** to this report), a recap of the February 4, 2015 Planning Commission hearing on the Plan, and an update about recent and upcoming public workshops. No action on the Coliseum Area Specific Plan or EIR is being requested of the Board at this meeting.

The Draft Coliseum Area Specific Plan (Draft Plan) articulates a new forward-looking vision for the area between 66<sup>th</sup> Avenue and Hegenberger Road, including the Oakland-Alameda County Coliseum complex, the Coliseum BART station and adjoining parking lots, the Oakland Airport Business Park, and environs. The Draft Plan supports the City's efforts to retain Oakland's three major professional sports teams. The City of Oakland's Planning and Building Department prepared a Draft Environmental Impact Report (DEIR) on the Plan that evaluates the environmental impacts of the proposed development.

A Notice of Availability (NOA) of the Draft Coliseum Area Specific Plan DEIR was published on August 22, 2014. The 45-day public comment period on the DEIR was extended to October 6, 2014. A Final EIR will be released on, or about February 20, 2015.

The DEIR on the Draft Plan analyzes potentially significant environmental impacts in all environmental categories/topics. The Draft EIR identifies significant unavoidable environmental impacts related to: Air Quality; Biological Resources; Cultural and Historic Resources; Noise; and Transportation and Circulation. The Final EIR provides a response to comments made by the Board, public agencies, stakeholders and other interested parties.

The Landmarks Board will be asked to hold a public hearing on the Coliseum Area Specific Plan following publication of the Final EIR, to provide comments on the cultural- and historic resource-related aspects of the Final EIR, Final Draft Plan, and Related Documents. The Landmarks Board will be asked at that future meeting to take public testimony on the cultural and historic resource aspects of the Final EIR, the Plan, and the proposed zoning.

## **PLAN BOUNDARY**

The Coliseum Area Specific Plan Area (Plan Area) covers approximately 800 acres, and is generally bounded by 66th Avenue and East Creek Slough to the north, San Leandro Street to the east, Hegenberger Road to the south, and San Leandro Bay and the Oakland International Airport to the west. The Plan Area is divided for Specific Plan purposes into five Sub-Areas, A through E. For ease of comprehension, the current Coliseum/Arena site and Coliseum BART station are designated as Sub Area A; the Oakland Airport Business Park as Sub-Areas, B, C and D, and the open space and East Bay Municipal Utility District-owned lands between Damon Slough and East Creek Slough as Sub Area E. As used in the Plan and in this report, the "Coliseum District" describes an area which includes both the current Coliseum/Arena complex and a portion of Subarea B on the west side of I-880.

## **BACKGROUND—Change in previously published LPAB review of Final EIR**

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<sup>1</sup> The Landmarks Board has received the Final Draft Coliseum Plan under special distribution. The Plan is available at the project website, [www.oaklandnet.com/coliseumcity](http://www.oaklandnet.com/coliseumcity).

As of the February 9, 2015 LPAB meeting, which was scheduled to hold a public hearing on the Final EIR for the Coliseum Plan, the City has not yet released the Final EIR. It is scheduled to be released on, or about, February 20, 2015. The next regularly scheduled LPAB meeting is March 9, 2015, which is currently proposed as the date for the Board to review the Final EIR for the Plan.

Instead of cancelling the previously noticed February 9, 2015 Coliseum agenda item, staff has instead changed the agenda for February 9<sup>th</sup> to make the meeting informational, to give the Board two opportunities to discuss the Draft Final Plan (February 9<sup>th</sup>) and make future recommendations on the response to comments in the Final EIR.

The Planning Commission hearing to consider certifying the Coliseum Final EIR and Plan adoption is currently scheduled for March 4, 2015. This date is prior to the LPAB hearing of March 9<sup>th</sup>, which is in conflict with the typical procedure for the Board to advise the Planning Commission on cultural and historic impacts and mitigations, before certification of the EIR. This schedule is necessary to keep the overall Coliseum Plan and EIR on its previously announced schedule, which has the City Council considering adoption of the Plan and EIR in late March and early April 2015. To keep to this sequence requires a March 4<sup>th</sup> Planning Commission hearing.

At the February 9<sup>th</sup> LPAB hearing, staff would like to request that the Board discuss the following options available to advise the Planning Commission and the City Council on the Coliseum Plan FEIR:

- 1) The Board could choose to hold a special meeting, after the release of the Final EIR (February 20), but before the Planning Commission hearing of March 4<sup>th</sup>. One possible date might be Monday, March 2<sup>nd</sup>. At this special meeting, the Coliseum FEIR would be the only item for discussion, and the regularly scheduled March 9<sup>th</sup> LPAB meeting would still be held, without the Coliseum FEIR discussion; or
- 2) The Board could choose instead to hold the March 9<sup>th</sup> hearing as currently scheduled to discuss the Coliseum FEIR and make recommendations to be included in the agenda report to the City Council. Commissioners can make public comment as individuals to the Planning Commission hearing of March 4<sup>th</sup>.

**CHANGES MADE TO FINAL SPECIFIC PLAN**

For the Board's information, during the City's public review process, following the August 22, 2014 release of the draft Coliseum Area Specific Plan, numerous suggestions to change or amend the Plan were made by the public, outside agencies, Planning Commissioners, community groups, and other interested parties. Staff has made some of the suggested changes, and not others. This section of the report will highlight the following significant changes made to the Final Draft Specific Plan, published on January 30, 2015.

- Addition of new policies on Affordable Housing, local hiring, anti-displacement protections, community benefits, and community health (see pages 74-79).
- Revised policies on the Edgewater Seasonal Wetland and "Bay Inlet".
- Revised policies to address the effects of sea level rise.

**New Policies added to the Plan**

New policies Land Use and Employment Policies #40-48 were added to ensure a level of community benefit from the future development at the Coliseum:

- LU Policy 3-40: Encourage a mix of land uses and development that will provide job and career opportunities for local residents, with permanent, well-paying jobs (including short-term construction jobs) at the new sports facilities, at the new science and technology businesses, and in the future hotel and retail establishments.
- LU Policy 3-41: The City supports and encourages local hiring and training of Oakland residents, including residents from the adjacent East Oakland neighborhoods, for the new jobs envisioned in the Plan.
- LU Policy 3-42: Support local and/or targeted hiring for contracting and construction jobs, including pathways to apprenticeships for local residents during the buildout of the Plan (e.g. construction of new infrastructure, sports facilities, new residential and commercial buildings).
- LU Policy 3-43: Continue to support job training and readiness services through the Oakland Workforce Investment Board, by providing information about resources that are available, and encourage that these services are publicized in a manner that accessible to East Oakland residents, such as in an "East Oakland Training Center".
- LU Policy 3-44: Consider Project Labor Agreements (PLAs) for developments in the Plan which include City of Oakland subsidy.
- LU Policy 3-45: The Plan can support healthy recreation and the social lives of neighborhood youth of all ages, with the inclusion of a youth/ teen center, or other innovative spaces that could be programmed by local youth and providers in or near the Plan Area; also, by the improvement of existing recreation facilities.
- LU Policy 3-46: To accommodate the educational needs of children in the Plan Area and in the surrounding neighborhoods, allow for a new school or education facility in or near the Plan Area; also, support the improvement of existing neighborhood schools.
- LU Policy 3-47: Encourage future development of a full-service grocery store in, or near, the Plan area to meet the needs of East Oakland residents.
- LU Policy 3-48: Consider including a health center (such as a YMCA) in, or near, the Plan Area to support the health and fitness of the East Oakland community and new residents. Similarly, the Plan supports the inclusion of a new medical facility in, or near, the Plan Area.

**New affordable housing policies were added to the Plan:**

**Coliseum Plan Area Affordable Housing Goals and Land Use Policies # 49-54:**

- LU Policy 3-49: Encourage a diversity of housing types, including a mixture of both rental and ownership housing.
- LU Policy 3-50: Encourage the development housing that addresses the needs of a diverse population, including individuals and households of all ages, sizes and income levels.
- LU Policy 3-51: Encourage at least 15 percent of all new units built in the Plan Area be affordable to low- and moderate-income households in mixed income developments, as well as in developments that are 100 percent affordable housing units. According to the Coliseum Specific Plan EIR, the Plan Area is projected to add between 4,000 and 5,750 new housing units over the next 20-25 years; so of the total number of units, the affordable housing target will be 600 to 860 units.
- LU Policy 3-52: Encourage the development of family housing (i.e. units which are larger than two-bedrooms).
- LU Policy 3-53: Consider the creation of a land banking program for the Coliseum Plan Area, should funding become available, that would set aside money, or dedicate public land, for sites for affordable housing.
- LU Policy 3-54: Continue to explore, in coordination with affordable housing stakeholders, innovative and creative ways to support the production of new housing that is affordable to low- and moderate-income households within the Plan Area. In addition, the City of Oakland will advocate for increases to federal/state/local funding for affordable housing, to support affordable housing development and for new sources of funding at the federal/state/local level, including funding the completion of the City's nexus study and the consideration of a housing impact fee on new development.

**New anti-displacement policies were added to the Plan:**

- LU Policy 3-55: The City will use all existing housing programs to attempt to minimize secondary displacement in East Oakland, with programs such as: Housing rehabilitation programs; first-time home buyer programs; housing development programs to construct or rehabilitate affordable housing; programs to provide assistance to Oakland's homeless; and funds that assist non-profit service providers and housing developers to support Oakland residents in a variety of housing related activities.
- LU Policy 3-56: Continue and consider expanding Rent Adjustment outreach to tenants, enforcement of Rent Adjustment regulations regarding rent increases, and Just Cause eviction regulations.
- LU Policy 3-57: Ensure access to home improvement/blight reduction programs for existing small properties by exploring ways to preserve and expand funding to existing Residential Rehabilitation programs to provide funds for low- to moderate-income homebuyers.
- LU Policy 3-58: Review the Condominium Conversion Ordinance for possibilities to strengthen protections for renters, including a potential requirement for replacement rental units for conversions in buildings with 2-4 units.
- LU Policy 3-59: Strengthen local relocation policies to ensure that any resident displaced as a result of a no-fault eviction, including building closure due to uninhabitable conditions, or publicly funded development activity, receives just compensation and comprehensive relocation assistance.
- LU Policy 3-60: Continue to promote and fund the City's loan programs to assist with the rehabilitation of owner-occupied and rental housing for very low- and low-income households and assist senior citizen and disabled population with housing rehabilitation so that they may remain in their homes.
- LU Policy 3-61: Expand opportunities for homeownership by low- to moderate-income homebuyers by seeking expanded funding for the First-Time Homebuyers Mortgage Assistance program, "sweat equity" housing programs (e.g. Habitat for Humanity), and Limited Housing Equity Cooperatives.

**Policies which have been revised to address sea level rise:**

- PI Policy 6-10:
  - a. Design flood protection against a nearer-term potential 16-inch sea level rise above current Base Flood Elevation for mid-term planning and design (2050); and design gravity storm drain systems for 16 inches of sea level rise;
  - b. Provide a mid-term adaptive approach for addressing sea level rise of greater than 18 inches, including incorporation of potential retreat space and setbacks for higher levels of shoreline protection, and design for livable/floodable areas along the shoreline in parks, walkways, and parking lots;
  - c. Develop a long-term adaptive management strategy to protect against even greater levels of sea level rise of up to 66 inches, plus future storm surge scenarios and consideration of increased magnitude of precipitation events.
  
- PI Policy 6-11: Include a suite of shoreline protection measures, protective setbacks and other adaptation strategies, to be incorporated into subsequent development projects. These could include:
  - a. Building a shoreline protection system within Sub-Areas B, C and D to accommodate a mid-term rise in sea level of 16 inches, with development setbacks to allow for further adaptation for higher sea level rise, with space for future storm water lift stations near outfall structures into the Bay and Estuary.
  - b. Considering incorporation of a seawall along the rail tracks, east of the new Stadium and/or Ballpark sites.
  - c. Considering designing temporary floodways within parking lots, walkways and roadways.
  - d. Constructing the storm drainage system to be gravity drained for sea level rise up to 16 inches, and pumped thereafter. Pumping should be secondary to protection.
  - e. Requiring that all critical infrastructure sensitive to inundation be located above the 16-inch rise in base flood elevation.
  - f. Designing buildings to withstand periodic inundation, and prohibiting below grade habitable space in inundation zones.
  - g. Where feasible, constructing building pads and vital infrastructure at elevations 36- inches higher than the present day 100- year return period water level in the Bay, and add a 6- inch freeboard for finish floor elevations of buildings; and
  - h. Considering construction of a protection system, such as a “living levee”, (similar to the design presented in the MTC Climate adaptation Study, 2014), along Damon Slough in Sub Area A, from its entry into the Plan Area at San Leandro Bay to its upstream confluence at Lion’s Creek.
  
- PI Policy 6-12: Re-evaluate both Bay flooding and watershed flooding potential at key milestones in the Project’s design, to manage for changing sea level rise projections.
- PI Policy 6-13: A sea level rise strategy for the Plan Area should be prepared as part of the City’s updates to the Energy and Climate Action Plan.
- PI Policy 6-14: The City should carefully consider the long-term implications of new traditional development in waterfront areas, including the impacts to other Bay cities of additional levees, etc., which may be needed to protect waterfront development.
- PI Policy 6-15: Throughout the City, new development should seek to provide retreat space around new waterfront development.
- PI Policy 6-16: The City’s overall adaptive management strategies should be based on the latest sea level rise projections, with recommendations for regular re-analysis as climate science evolves; and done in coordination with BCDC’s Adapting to Rising Tides program.

**PROPOSED ZONING FOR THE COLISEUM AREA**

The Oakland Planning Code serves to implement General Plan policies, and is found in Title 17 of the Oakland Municipal Code. The Planning Code governs land uses and development standards, such as building height, bulk and setback, for specific zoning districts within Oakland. Permits to construct new buildings or to alter or demolish existing ones may not be issued unless the project proposed conforms to the Planning Code, or an exception is granted pursuant to provisions of the Planning Code. The Zoning Maps of the Planning Code show the locations of zones districts for all land in the City of Oakland. The proposed Planning Code Amendments for the Plan Area are included in **Attachment A** to this report (and a comparison table of existing to proposed zones is **Attachment B** to this report).

The discussion below focuses only on the proposed new zones, designated “D-CO-1” through D-CO-6”, and not the ancillary changes throughout the Planning Code which must also be changed to allow for consistency with these new Coliseum area zones, such as parking regulations.

### **Proposed Planning Code Amendments**

Several components of new development planned within the Coliseum District conflict with the City’s current Planning Code requirements and zoning map, but would be made consistent through the creation of new zoning districts and zoning changes unique to this Specific Plan. The new zoning districts (See **Attachment B**) include the following:

#### **Coliseum District**

- A new “Coliseum District-1” zone (D-CO-1) will replace the current Transit Oriented Development zone (S-15) mapped currently around the Coliseum BART station, to the centerline of Hawley Street<sup>2</sup>. The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities. The new D-CO-1 zone would apply to all properties east of the Union Pacific Railroad (UPRR) railroad tracks that are within the Coliseum Specific Plan Area. The D-CO-1 zone will specify that buildings within 100 feet of any Residential or S-15 zone will have a maximum height limit of 85 feet. This will require any new buildings to “step down” in height near the existing single-story houses on 71<sup>st</sup> Avenue or properties on Hawley Street. This step-down height requirement will ensure that any new development on the BART parking lot is compatible with the current built character of the existing (low-rise) neighborhood. The current S-15 zoning has a height limit of 75 feet for the BART parking lots. The proposed new height for D-CO-1 would be 159 feet (unless FAA review and Conditional Use Permit (CUP) review permits taller building heights) for the portions of the BART parking lot that are farther than 100 feet from an existing Residential or S-15 zone boundary.
- A new “Coliseum District-2” zone (D-CO-2) would replace the current “Regional Commercial-1” (CR-1) zone that applies to the majority of the Coliseum District. The new D-CO-2 zone will specifically permit and encourage development of regional-drawing centers of activity such as new sports and entertainment venues, residential, retail, restaurants, and other activity generating uses, as

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<sup>2</sup> The east side of Hawley Street is also currently zoned S-15, and that zoning would remain unchanged in the current proposal. This area includes several light industrial properties facing Hawley Street from 71<sup>st</sup> Avenue to Hegenberger. The height limit in this section of Hawley Street is currently 60 feet, which would remain unchanged in this proposal.

well as a broad spectrum of employment activities. The new D-CO-2 zone will clarify that any building height over 159 feet will require FAA review and Conditional Use Permit (CUP) approval.

### **City Zoning – Sub-Area E and Portions of Sub-Area B**

Beyond Sub-Area A, there are only a limited number of sites that are currently under the City of Oakland's land use jurisdiction and where City zoning can effectively regulate new development consistent with the Draft Specific Plan. These areas include all of Sub-Area E, and portions of Sub-Area B which have been previously removed from the Port of Oakland's land use jurisdiction. The remainder of Sub-Area B and all of Sub-Areas C and D remain under the land use jurisdiction of the Port of Oakland and its Land Use and Development Code (LUDC). The new City zoning that would be applied to these lands includes the following:

- A new "Coliseum District-3" zone (D-CO-3) will replace the existing "Industrial/Office" (IO) zone for properties located in Subarea B between Oakport Street and Edgewater Drive. These properties in Subarea B include lands envisioned as a potential location for a proposed new sports/special events Arena. The new D-CO-3 zone would also include the existing IO-zoned properties located along Oakport Street between Elmhurst Creek and Hegenberger Road; and the Regional Commercial (CR-1)-zoned properties along the north side of Hegenberger Road down to Earhart Drive. The D-CO-3 Zone is intended to create, maintain and enhance areas suitable for a wide variety of retail, commercial, and industrial operations along the Oakport Street and Hegenberger Road corridors, and in region-drawing centers of commercial, and light industrial activities. The D-CO-3 zone would not permit residential uses.
- A new "Coliseum District-4" zone (D-CO-4) will replace the existing "Industrial/Office" (IO) zone for those properties between Edgewater Drive and the San Leandro Bay shoreline in Sub-Area B only; primarily, the City's Corporation Yard. The D-CO-4 Zone is intended to create, maintain and enhance a mix of activities on or near the Northwest Edgewater Drive waterfront. The D-CO-4 zone would conditionally permit residential activities between Edgewater Drive and the waterfront;
- A new "Coliseum District-5" zone (D-CO-5) will replace the existing "Industrial/Office" (IO) zone for those properties along Edgewater Drive in Sub-Area C (to Pendleton Way), and the properties in the existing CIX-2 zone in Sub-Area D (Pardee Drive). The D-CO-5 Zone is intended to create, preserve, and enhance areas near Pardee Drive and within the southern portion of the Airport Business Park that are appropriate for a wide variety of office, commercial, industrial, and logistics activities. The new D-CO-5 zone will permit a similar mix of light industrial and warehousing activities as is allowed under current city zoning, and it would not permit residential activities;
- The new D-CO-6 zone would apply to those City-owned and EBMUD-owned properties along Oakport Street from East Creek Slough to 66<sup>th</sup> Avenue within Sub-Area E (these lands are not within Port jurisdiction). The D-CO-6 Zone is intended to apply to commercial, industrial and institutional areas with strong locational advantages that make possible the attraction of higher-intensity commercial and light industrial land uses and development types. The new D-CO-6 zone would replace the existing Industrial (M-40) zoning that applies. This zone would not permit residential activities.

### **Proposed Zoning Map Amendments**

**Table 3** shows the different zoning changes proposed to amend the current Zoning Maps, which would be necessary for the full development program and build out of the Coliseum Area Specific Plan. A map of the proposed zoning with these ID numbers is **Attachment C** to this report.

<b>Table 3 Coliseum Area Proposed Zoning Amendments</b>		
<b>ID</b>	<b>Existing Zoning Proposed Zoning</b>	<b>Acres</b>
1	Existing Zoning: S-15 Proposed Zoning: D-CO-1	17
2	Existing Zoning: CIX-2 Proposed Zoning: D-CO-1	4
3	Existing Zoning: CR-1 Proposed Zoning: D-CO-1	34
4	Existing Zoning: CR-1 Proposed Zoning: D-CO-2	191
5	Existing Zoning: IO Proposed Zoning: D-CO-3	31
6	Existing Zoning: CR-1 Proposed Zoning: D-CO-3	50
7	Existing Zoning: CR-1 Proposed Zoning: OS	3
8	Existing Zoning: CR-1 Proposed Zoning: D-CO-3	40
9	Existing Zoning: M-40 Proposed Zoning: D-CO-5	1
10	Existing Zoning: CIX-2 Proposed Zoning: D-CO-5	84
11	Existing Zoning: CIX-2 Proposed Zoning: OS	17
12	Existing Zoning: M-40 Proposed Zoning: D-CO-5	8
13	Existing Zoning: IO Proposed Zoning: D-CO-5	105
14	Existing Zoning: M-40 Proposed Zoning: OS ( )	128
15	Existing Zoning: M-40 Proposed Zoning: OS	18
16	Existing Zoning: IO Proposed Zoning: OS	4
17	Existing Zoning: IO Proposed Zoning: D-CO-4	22
18	Existing Zoning: IO Proposed Zoning: D-CO-3	82
19	Existing Zoning: M-40 Proposed Zoning: D-CO-4	7
20	Existing Zoning: M-40 Proposed Zoning: OS	1
21	Existing Zoning: M-40 Proposed Zoning: D-CO-3	2

22	Existing Zoning: IO Proposed Zoning: D-CO-3	6
23	Existing Zoning: IO Proposed Zoning: OS	2
<b>ID</b>	<b>Existing Zoning Proposed Zoning</b>	<b>Acres</b>
24	Existing Zoning: CIX-2 Proposed Zoning: OS	7
25	Existing Zoning: M-40 Proposed Zoning: OS	47
26	Existing Zoning: M-40 Proposed Zoning: D-CO-6	41
27	Existing Zoning: M-40 Proposed Zoning: OS	15
28	Existing Zoning: CIX-2 Proposed Zoning: D-CO-3	1
29	Existing Zoning: CIX-2 Proposed Zoning: CIX-1	11
30	Existing Zoning: S-15 Proposed Zoning: D-CO-1	2

**CEQA Historic Resources in the Plan Area**

**Oakland Coliseum Complex**

The Coliseum complex (which includes the Coliseum stadium and the Oakland Arena) was designed by Skidmore, Owings & Merrill, with Edward C. Bassett as partner-in-charge and Myron Goldsmith as senior designer. Construction by the Guy F. Atkinson Company began in 1962, and was completed in 1965. The Oakland Raiders held their first games in the Coliseum and the Oakland Seals hockey team played their first games in the Arena in the fall of 1966, and the Oakland Athletics began playing their first games in the Coliseum in 1968.

**Figure 1. Oakland-Alameda County Coliseum and Arena, circa 1969**

In 1996, the Coliseum underwent a major renovation which added over 10,000 seats in the upper deck that now spans the outfield when the stadium is in the baseball configuration. The effect of these new stands was to completely enclose the stadium, eliminating the view of the Oakland hills that had been the stadium's backdrop for 30 years. This 1996 addition altered the physical characteristics of the Coliseum, but no assessment was conducted at that time (or since) to determine whether the 1996 addition materially altered in an adverse manner those physical characteristics of the Coliseum complex that conveyed its historical significance. Therefore, it is conservatively assumed that the Coliseum complex still retains enough of its original physical characteristics as to remain a significant resource under the regulations of the California Environmental Quality Act (CEQA).

In 1998, the Arena also underwent a major renovation; the façade changes included minor alterations to its appearance from the original 1960's design.

Currently, the Oakland Coliseum is the only multi-purpose stadium in the United States that serves as a full-time home to both a Major League Baseball team (the Oakland Athletics) and a National Football League team (the Oakland Raiders).

The Oakland Cultural Heritage Survey (OCHS) rates the Oakland Coliseum as “A” (Highest Importance) and the Arena as “B+” (Major Importance). The buildings are also rated as “1+”, which means they are contributing structures to an Area of Primary Importance (i.e., the Coliseum complex). Therefore, the Oakland Coliseum, the Arena and the complex as a whole are on Oakland’s Local Register of Historical Resources (Historic Preservation Element Policy 3.8) and are considered historical resources under CEQA. The buildings have not been listed in or formally evaluated for listing in the National Register of Historic Places (NRHP), California Register of Historic Places (CRHR), or Local Register of Historical Resources or recorded on DPR 523B forms, but are considered to be historical resources under CEQA based on the OCHS ratings.

#### *Oakland Coliseum and Arena*

The Oakland Coliseum and Arena Complex is listed in the Local Register of Historical Resources and is a historical resource under CEQA. The individual Coliseum and Arena buildings have not been formally evaluated for listing in the NRHP or CRHR or recorded on DPR 523 forms, but are considered to be individual historic resources under CEQA based on their OCHS ratings.

No analysis has been conducted to formally determine whether the 1996 addition to the Coliseum materially altered in an adverse manner those physical characteristics of the Coliseum that conveyed its historical significance. But it is conservatively assumed that the Coliseum, as well as the overall Complex, still retains enough of its original physical character-defining elements as to remain an historic resource.

A substantial adverse change to an historic resource includes the physical demolition, destruction, relocation or alteration of the resource or its immediate surroundings, such that the significance of the historical resource would be materially impaired. The significance of a historical resource is materially impaired when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that convey its historical significance and that justify its inclusion on, or eligibility for inclusion on an historical resource list. The Coliseum District’s only historical resource, the Oakland Coliseum complex (which includes the Coliseum and Arena, associated ancillary buildings, landscaping, fencing, and signage), is proposed for demolition in the Project. Demolition of this historical resource is considered a significant impact.

#### *Consistency with other Oakland Planning Objectives*

One of the major objectives of the proposed Project is to retain the existing sports teams and to maximize the economic value for Oakland and Alameda County from these sports facilities. It would not be possible to construct two new professional sports facilities (a new Stadium and a new Ballpark) within the Coliseum District, provide adequate access and accommodate ancillary economic development, while retaining the existing Coliseum. Furthermore, to maximize the economic value for the City and County, the land surrounding the new venues needs to be developed with revenue-generating uses such as retail, hotels, and science and technology uses. Preserving the existing Coliseum (a partially City-owned and controlled property) would not be consistent with other Oakland planning objectives for economic development, nor is preservation of the existing Coliseum a feasible and warranted preservation strategy without a professional sports franchise tenant.

*Conclusions*

*Coliseum*

The Draft Plan is based on the assumption that in the absence of new venues, the Raiders and the A's are likely to relocate away from the current Coliseum and perhaps out of Oakland. Both of these professional sports franchises have clearly communicated that in their opinion the Coliseum is outdated, in poor condition, does not function well logistically, and cannot be renovated in a manner to eliminate these problems.

As a key objective of the Draft Plan, the City of Oakland is seeking to help facilitate the retention of the Raiders, A's, and Warriors sports franchises in Oakland (and within the Coliseum District) by prioritizing development of new sports venues that maximize benefits to each of these sports franchises, and that serve as economic development catalyst for the remainder of the Plan Area and for all of Oakland. To retain the teams, new sports facilities will need to be constructed, and will need adequate access, circulation, and parking. To maximize the economic value for the City and County, the land surrounding the new venues is also needed for development of new revenue-generating uses such as residential, retail, hotels, and science and technology uses. The Draft Plan also acknowledges that the City's sports franchises may make independent business decisions to leave the Coliseum site despite the City's planning efforts to retain them, and so provides the flexibility for development scenarios that include fewer (and even no) new sports venues.

However, even under the no new sports venue scenario, there is no planning program that provides for ongoing retention of the existing Coliseum. Therefore, demolition of the existing Coliseum is a significant and unavoidable outcome of the Specific Plan, resulting in the loss of the Coliseum as an historic resource and the loss of the major contributor of the Coliseum Complex historic district.

*Arena*

The Arena is a facility with much greater flexibility and economically viable alternative uses than is the Coliseum. The Specific Plan does not pre-determine that the Arena would need to be demolished, even if the Warriors do relocate to San Francisco. The only scenario (under the multiple options presented within the Specific Plan) in which the existing Arena would be demolished is if the Warriors choose to remain in Oakland and to build a new Arena, perhaps on the water-side of I-880. It would not be economically viable to operate two large arena facilities immediately adjacent to each other. Therefore, under that scenario, demolition of the existing Arena would be a significant and unavoidable outcome of the Specific Plan, resulting in the loss of the Arena as an historic resource and the loss of the only other contributor to the Coliseum Complex historic district.

Other plausible scenarios for the Arena include a scenario wherein the Warriors decide to stay in Oakland and at the existing Arena, and choose to invest in facility upgrades to the Arena to better suit their needs and desires. Alternatively, the Warriors may leave the Arena, but the Arena is incorporated into the economic development plans for the Coliseum District. Under either of these scenarios, demolition of the existing Arena would not occur and the significant impact related to the loss of the Arena as an historic resource would be avoided. As the only remaining contributor to the Coliseum Complex historic district, it is unlikely that the historic district status would remain.

**RECOMMENDATIONS:**

1. Take public testimony on the cultural resource aspects of the Final Draft Coliseum Area Specific Plan, and provide comments to staff on the cultural resource aspects of the Draft Plan.
2. Take action at a future meeting of the Board to hold a public hearing to discuss the Final EIR (after the FEIR is released on or about February 20<sup>th</sup>), and provide comments and recommendations to the Planning Commission and City Council.

Prepared by:



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DEVAN REIFF, AICP  
Planner III

Approved by:



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ED MANASSE  
Strategic Planning Manager

Approved for forwarding to the  
Landmarks Preservation Advisory Board



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DARIN RANELLETTI, Deputy Director  
Bureau of Planning

**ATTACHMENTS:**

- A. Proposed Zoning (Planning Code Text amendments)
- B. Comparison table of existing to proposed zoning
- C. Map of proposed Zoning

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**ATTACHMENT A to LPAB Staff Report of February 9, 2015**

**Title 17 PLANNING**

**Chapters:**

Chapter 17.73 - CIX, IG AND IO INDUSTRIAL ZONES REGULATIONS

Chapter 17.101H - D-CO COLISEUM AREA DISTRICT ZONES REGULATIONS

Chapter 17.103 - SPECIAL REGULATIONS AND FINDINGS FOR CERTAIN USE CLASSIFICATIONS

Chapter 17.104 - GENERAL LIMITATIONS ON SIGNS

Chapter 17.108 - GENERAL HEIGHT, YARD, AND COURT REGULATIONS

Chapter 17.110 - BUFFERING REGULATIONS

Chapter 17.116 - OFF-STREET PARKING AND LOADING REQUIREMENTS

Chapter 17.120 - PERFORMANCE STANDARDS

Chapter 17.128 - TELECOMMUNICATIONS REGULATIONS

Chapter 17.134 - CONDITIONAL USE PERMIT PROCEDURE

Chapter 17.135 - SPECIAL USE PERMIT REVIEW PROCEDURE FOR THE OS ZONE

Chapter 17.136 - DESIGN REVIEW PROCEDURE

Chapter 17.142 - MINI-LOT AND PLANNED UNIT DEVELOPMENT REGULATIONS

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**Chapter 17.73 CIX, IG AND IO INDUSTRIAL ZONES REGULATIONS**

**Sections:**

17.73.015 Required design review process.

**17.73.015 Required design review process.**

- A. In the CIX-1A, CIX-1B, CIX-1C, and CIX-1D Zones: Except for projects that are exempt from design review as set forth in Section 17.136.025, no Building Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.
- B. In the CIX-1, CIX-2, IG, and IO Zones: Except for projects that are exempt from design review as set forth in Section 17.136.025, no Residential Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.
- CB. No facility located within one hundred fifty (150) feet of any Residential zone boundary and accommodating the following activities shall be constructed, established, or expanded in size unless plans for the proposal have been approved pursuant to the Regular Design Review procedure in Chapter 17.136.
  1. Automobile and Other Light Vehicle Gas Station and Servicing Activity.
  2. Automobile and Other Light Vehicle Repair and Cleaning Activity.
  3. Freight/Truck Terminal.
  4. Truck Yard.
  5. Truck Weigh Stations.
  6. Truck and Other Heavy Vehicle Sales, Rental, and Leasing.
  7. Truck and Other Heavy Vehicle Service, Repair, and Refueling.
- DC. Establishment of a work/live unit shall only be permitted upon determination that the proposal conforms to the regular design review criteria set forth in the Regular Design Review procedure in Chapter 17.136 and to all of the additional criteria set forth in Subsection 17.73.040.D.

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**Chapter 17.101H D-CO COLISEUM AREA DISTRICT ZONES REGULATIONS**

**Sections:**

17.101H.010 Title, intent, and description.

17.101H.020 Required design review.

17.101H.030 Permitted and conditionally permitted activities.

17.101H.040 Permitted and conditionally permitted facilities.

17.101H.050 Property development standards.

17.101H.060 Special regulations applying to mixed-use developments on Bay Area Rapid Transit (BART) stations on sites with one (1) acre or more land area.

17.101H.070 Use permit criteria in the D-CO-1 Zone.

17.101H.080 Special regulations for large scale developments.

17.101H.090 Special regulations for Mini-lot and Planned Unit Developments.

17.101H.100 Other zoning provisions.

**17.101H.010 Title, intent, and description.**

A. Title and Intent. The provisions of this chapter shall be known as the D-CO Coliseum Area District Zones Regulations. The intent of the D-CO Zones is to:

1. Implement the Coliseum Area Specific Plan (CASP) in the Coliseum Area District;
2. Support retention of Oakland's professional sports teams, and the economic benefit of the sports teams and their facilities for the City of Oakland and Alameda County;
- 3a. Allow for the construction of a significant amount of new residential units at the Coliseum BART parking lots, at the current Coliseum complex parking lots, and at the San Leandro Bay waterfront;
3. Encourage the creation of a regionally significant jobs and employment center in the Coliseum Area District that builds on the area's prime transit-oriented and airport-adjacent location;
4. Establish development standards that allow a broad mix of uses to compatibly co-exist;
5. Provide convenient access to public open space and the waterfront;
6. Improve access to the Coliseum area's creeks, channels, and bay frontage, and provide recreational opportunities along these waterways;
7. Encourage quality and variety in building and landscape design, as well as compatibility in use and form; and
8. Encourage development that is respectful of the environmental qualities that the Coliseum area has to offer.

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B. Description of Zones. This Chapter establishes land use regulations for the following six (6) zones:

1. **D-CO-1 Coliseum Area Transit Oriented Development District Zone-1 (Coliseum BART/ San Leandro Street).** The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities.
2. **D-CO-2 Coliseum Area Commercial District Zone-2 (Coliseum District).** The D-CO-2 Zone is intended to create, maintain and enhance areas that serve as region-drawing centers of sports, entertainment, and business activities.
3. **D-CO-3 Coliseum Area Commercial District Zone-3 (Oakport South / Hegenberger Road).** The D-CO-3 Zone is intended to create, maintain and enhance areas suitable for a wide variety of retail, commercial, and industrial operations along the Oakport Street and Hegenberger Road corridors, and in region-drawing centers of commercial, and light industrial activities.
4. **D-CO-4 Coliseum Area Commercial District Zone-4 (Edgewater North / Waterfront).** The D-CO-4 Zone is intended to create, maintain and enhance a mix of activities on or near the Northwest Edgewater Drive waterfront. This zone allows for the consideration of housing, if shown to be compatible in an area with a strong presence of commercial and industrial activities.
5. **D-CO-5 Coliseum Area Commercial Industrial Mix District Zone-5 (Edgewater South / Pardee Drive).** The D-CO-5 Zone is intended to create, preserve, and enhance areas near Pardee Drive and within the southern portion of the Airport Business Park that are appropriate for a wide variety of office, commercial, industrial, and logistics activities.
6. **D-CO-6 Coliseum Area Commercial Industrial Mix District Zone-6 (Oakport North).** The D-CO-6 Zone is intended to apply to commercial, industrial and institutional areas with strong locational advantages that make possible the attraction of higher-intensity commercial and light industrial land uses and development types.

**17.101H.020 Required design review.**

A. Except for projects that are exempt from design review as set forth in Section 17.136.025, no Building Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104. Properties located within the Land Use Jurisdiction of the Port of Oakland, as amended, are subject to the Port's Land Use and Development Code, which supersedes the Oakland Planning Code in areas of the Port's jurisdiction.

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- B. In addition to the design review criteria listed in Chapter 17.136, conformance with the design review guidelines in the Coliseum Area Specific Plan is required for any proposal in the D-CO zones subject to the design review procedure in Chapter 17.136.
- C. Where there is a conflict between the design review criteria contained in Chapter 17.136 and the design review guidelines contained in the Coliseum Area Specific Plan, the design objectives in the Coliseum Area Specific Plan shall prevail.

**17.101H.030 Permitted and conditionally permitted activities.**

Table 17.101H.01 lists the permitted, conditionally permitted, and prohibited activities in the D-COE zones. The descriptions of these activities are contained in Chapter 17.10. Section 17.10.040 contains permitted accessory activities.

"P" designates permitted activities in the corresponding zone.

"C" designates activities that are permitted only upon the granting of a Conditional Use permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates activities subject to certain limitations or notes listed at the bottom of the table.

"—" designates activities that are prohibited except as accessory activities according to the regulations contained in Section 17.10.040.

**Table 17.101H.01: Permitted and Conditionally Permitted Activities**

<u>Activities</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<b><u>Residential Activities</u></b>							
<u>Permanent</u>	<u>P(L1)</u>	<u>P(L1)</u>	<u>=</u>	<u>C(L1)(L4)</u>	<u>=</u>	<u>=</u>	
<u>Residential Care</u>	<u>C(L1)</u>	<u>C(L1)</u>	<u>=</u>	<u>C(L1)</u>	<u>=</u>	<u>=</u>	<u>17.103.010</u>
<u>Service-Enriched Permanent Housing</u>	<u>C(L1)</u>	<u>C(L1)</u>	<u>=</u>	<u>C(L1)</u>	<u>=</u>	<u>=</u>	<u>17.103.010</u>
<u>Transitional Housing</u>	<u>C(L1)</u>	<u>C(L1)</u>	<u>=</u>	<u>C(L1)</u>	<u>=</u>	<u>=</u>	<u>17.103.010</u>
<u>Emergency Shelter</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>17.103.010</u>
<u>Semi-Transient</u>	<u>C</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>17.103.010</u>

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<u>Bed and Breakfast</u>	=	=	=	=	=	=	<u>17.10.125</u>
<b>Activities</b>							
<u>Activities</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<b>Civic Activities</b>							
<u>Essential Service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Limited Child-Care Activities</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	=	=	
<u>Community Assembly</u>	<u>P(L2)</u>	<u>P</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>C</u>	<u>C</u>	
<u>Recreational Assembly</u>	<u>P(L2)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	
<u>Community Education</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	=	<u>C</u>	
<u>Nonassembly Cultural</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	
<u>Administrative</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	
<u>Health Care</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	=	=	
<u>Special Health Care</u>	=	=	=	=	=	=	
<u>Utility and Vehicular</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Extensive Impact</u>	<u>C(L5)</u>	<u>C(L5)</u>	<u>C(L5)</u>	<u>C(L5)</u>	<u>C(L5)</u>	<u>C(L5)</u>	
<b>Commercial Activities</b>							
<u>General Food Sales</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>P(L2)</u>	
<u>Full Service Restaurants</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>P(L2)</u>	

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<u>Limited Service Restaurant and Cafe</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>P(L2)</u>	
<u>Fast-Food Restaurant</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.103.030 and 8.09</u>
<u>Convenience Market</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>=</u>	<u>C</u>	<u>17.103.030</u>
<u>Alcoholic Beverage Sales</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>17.103.030 and 17.114.030</u>
<u>Mechanical or Electronic Games</u>	<u>C</u>	<u>P</u>	<u>P(L6)</u>	<u>=</u>	<u>=</u>	<u>=</u>	
<u>Medical Service</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>General Retail Sales</u>	<u>P</u>	<u>P</u>	<u>P(L10)</u>	<u>P</u>	<u>P(L10)</u>	<u>P(L10)</u>	
<u>Large-Scale Combined Retail and Grocery Sales</u>	<u>=</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	
<u>Consumer Service</u>	<u>P(L8)</u>	<u>P(L8)</u>	<u>P(L8)</u>	<u>P(L8)</u>	<u>C</u>	<u>C</u>	
<u>Consultative and Financial Service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>=</u>	
<u>Check Cashier and Check Cashing</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>17.103.040</u>
<u>Consumer Cleaning and Repair Service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>=</u>	
<u>Consumer Dry Cleaning Plant</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>=</u>	<u>=</u>	
<u>Group Assembly</u>	<u>P(L14)</u>	<u>P(L14)</u>	<u>P(L6)(L14)</u>	<u>P(L3)(L14)</u>	<u>C(L14)</u>	<u>C(L14)</u>	

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<u>Personal Instruction and Improvement Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	
<u>Administrative</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Business, Communication, and Media Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Broadcasting and Recording Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Research Service</u>	<u>P(L9)</u>	<u>P(L9)</u>	<u>P(L9)</u>	<u>P(L9)</u>	<u>P(L9)</u>	<u>P(L9)</u>	
<u>General Wholesale Sales</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>P(L2)</u>	<u>P(L2)</u>	
<u>Transient Habitation (Hotels)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	=	<u>C</u>	<u>17.103.050</u>
<u>Building Material Sales</u>	=	=	=	=	=	=	
<u>Automobile and Other Light Vehicle Sales and Rental</u>	<u>C</u>	<u>C</u>	<u>C</u>	=	=	<u>C</u>	
<u>Automobile and Other Light Vehicle Gas Station and Servicing</u>	=	=	<u>C(L11)</u>	=	=	=	
<u>Automobile and Other Light Vehicle Repair and Cleaning</u>	=	=	<u>C(L11)</u>	=	=	=	
<u>Taxi and Light Fleet-Based Services</u>	=	=	=	=	=	=	
<u>Automotive Fee Parking</u>	<u>C</u>	<u>C</u>	<u>C(L11)(L15)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Animal Boarding</u>	=	=	<u>C(L11)(L13)</u>	=	=	=	
<u>Animal Care</u>	<u>C</u>	<u>C</u>	<u>C</u>	=	=	=	

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<u>Undertaking Service</u>	=	=	=	=	=	=	
<b><u>Industrial Activities</u></b>							
<u>Custom Manufacturing</u>	<u>P(L3)</u>	<u>P</u>	<u>P(L3)</u>	<u>P(L3)</u>	<u>P</u>	<u>P</u>	<u>17.120</u>
<u>Light Manufacturing</u>	<u>C</u>	<u>C</u>	<u>P(L3)(L9)</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>17.120</u>
<u>General Manufacturing</u>	=	=	<u>C(L11)(L13)</u>	=	=	=	
<u>Heavy/High Impact</u>	=	=	=	=	=	=	
<u>Research and Development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Construction Operations</u>	=	=	=	=	=	=	
<u>Warehousing, Storage, and Distribution-Related:</u>							
<u>A. General Warehousing, Storage and Distribution</u>	=	=	<u>P(L2)(L9)</u>	<u>C</u>	<u>P(L9)</u>	<u>P(L9)</u>	
<u>B. General Outdoor Storage</u>	=	=	=	=	<u>C(L11)(L13)</u>	<u>C(L13)</u>	
<u>C. Self- or Mini Storage</u>	=	=	=	=	<u>C(L11)</u>	=	
<u>D. Container Storage</u>	=	=	=	=	=	=	
<u>E. Salvage/Junk Yards</u>	=	=	=	=	=	=	
<u>Regional Freight Transportation-Related:</u>							
<u>A. Seaport</u>	=	=	=	=	=	=	
<u>B. Rail Yard</u>	=	=	=	=	=	=	
<u>Trucking and Truck-Related:</u>							

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<u>A. Freight/Truck Terminal</u>	=	=	=	=	<u>C(L7)</u>	=	
<u>B. Truck Yard</u>	=	=	=	=	<u>C(L7)</u>	=	
<u>C. Truck Weigh Stations</u>	=	=	=	=	<u>C(L7)</u>	=	
<u>D. Truck &amp; Other Heavy Vehicle Sales, Rental &amp; Leasing</u>	=	=	=	=	<u>C(L7)</u>	=	
<u>E. Truck &amp; Other Heavy Vehicle Service, Repair, and Refueling</u>	=	=	=	=	<u>C(L7)</u>	=	
<u>Recycling and Waste-Related:</u>							
<u>A. Satellite Recycling Collection Centers</u>	=	=	=	=	=	=	
<u>B. Primary Recycling Collection Centers</u>	=	=	=	=	=	=	<u>17.73.035</u>
<u>Hazardous Materials Production, Storage, and Waste Management-Related:</u>							
<u>A. Small Scale Transfer and Storage</u>	=	=	=	=	=	=	
<u>B. Industrial Transfer/Storage</u>	=	=	=	=	=	=	
<u>C. Residuals Repositories</u>	=	=	=	=	=	=	
<u>D. Oil and Gas Storage</u>	=	=	=	=	=	=	
<b><u>Agriculture and Extractive Activities</u></b>							
<u>Limited Agriculture</u>	<u>P(L16)</u>	<u>P(L16)</u>	<u>P(L16)</u>	<u>P(L16)</u>	<u>P(L16)</u>	<u>P(L16)</u>	

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<u>Extensive Agriculture</u>	<u>C(L17)</u>	<u>C(L17)</u>	<u>C(L17)</u>	<u>C(L17)</u>	<u>C(L17)</u>	<u>C(L17)</u>	
<u>Plant Nursery</u>	<u>=</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C(L12)</u>	<u>C(L12)</u>	
<u>Mining and Quarrying</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	
<b><u>Accessory off-street parking serving prohibited activities</u></b>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.116.175</u>
<b><u>Additional activities that are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof.</u></b>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.102.110</u>

**Limitations on Table 17.101H.01:**

**L1. No Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such activity. See Section 17.103.010 for other regulations regarding these activities.**

**L2. The total floor area devoted to these activities by a single establishment shall only exceed ten thousand (10,000) square feet upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure).**

**L3. The total floor area devoted to these activities by a single establishment shall only exceed twenty-five thousand (25,000) square feet upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure).**

**L4. (This activity is only permitted upon determination that the proposal conforms to the general use permit criteria set forth in the Conditional Use Permit procedure in Chapter 17.134, and to all of the following additional use permit criteria:**

- 1. That there will be no health risk to new residents from neighboring business operations;**
- 2. That new development will meet residential environmental safety standards;**
- 3. that the design of future development demonstrates adaptation to rising sea levels and the potential for inundation by the Bay and other flood waters;**
- 4. That avigation easements for the Oakland International Airport will be negotiated with future owners or tenants, and deed disclosures about proximity to Airport operations will be made;**

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5. That the cumulative effects of locating the project within the proposed area have been analyzed and, where applicable, measures that minimize adverse impacts to the surrounding community have been incorporated into the project.
- L5. The Extensive Impact Civic Activity category includes, but is not limited to, stadiums and sports arenas (see Section 17.10.240.Q). In the D-CO-3 Zone, stadiums and sports arenas are only allowed in the area between Damon Slough and Elmhurst Creek.
- L6. Permitted outright if located in the D-CO-3 Zone between Damon Slough and Elmhurst Creek; conditionally permitted if located elsewhere in the D-CO-3 Zone (see Chapter 17.134 for the CUP procedure).
- L7. In the D-CO-5 Zone, these activities are only allowed in the area between San Leandro Creek and Doolittle Drive.
- L8. See Section 17.102.170 for special regulations relating to massage services and Section 17.102.450 for special regulations related to Laundromats.
- L9. Not including accessory activities, this activity shall take place entirely within an enclosed building. Other outdoor activities shall only be permitted upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure).
- L10. Permitted outright if located within one thousand (1,000) feet of Highway 880 or Hegenberger Road; conditionally permitted if located elsewhere (see Chapter 17.134 for the CUP procedure).
- L11. These activities are not permitted within three hundred (300) feet of a lot line adjacent to the Hegenberger Road right-of-way.
- L12. This activity is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) and that all repair and servicing is performed in an enclosed building.
- L13. These activities are not permitted within three hundred (300) feet of a lot line adjacent to the Oakport Street right-of-way. A Conditional Use Permit is required if located within three hundred (300) feet of: a) the Estuary or Bay shoreline; b) the Damon Slough, Elmhurst Creek, East Creek Slough, or San Leandro Creek top of bank; or c) any Open Space zone (see Chapter 17.134 for the CUP procedure). All outdoor storage shall be screened by a solid wall of at least eight (8) feet in height, with buffer planting installed along the exterior wall perimeter.
- L14. No new or expanded adult entertainment activity shall be located closer than one thousand (1,000) feet to the boundary of any Residential zone or three hundred (300) feet from any other adult entertainment activity. See Section 17.102.160 for further regulations regarding adult entertainment activities.
- L15. Existing fee parking lots within three hundred (300) feet of a lot line adjacent to the Hegenberger Road right-of-way may be reconfigured to increase the number of parking spaces and make more efficient use of the existing parking area. Expansion of existing facilities to include structured parking or expanding the size of the parcel with the parking constitutes an expansion of a nonconforming use and is not permitted.

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**L16.** Limited Agriculture is permitted outright if the activity occupies less than one (1) acre of land area and any sales area is less than one thousand (1,000) square feet; conditionally permitted if the activity is larger in either land or sales area (see Chapter 17.134 for the CUP procedure).

**L17.** Extensive Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, this activity must meet the following use permit criteria:

1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic.

**17.101H.040 Permitted and conditionally permitted facilities.**

Table 17.101H.02 lists the permitted, conditionally permitted, and prohibited facilities in the D-COE zones. The descriptions of these facilities are contained in Chapter 17.10.

"P" designates permitted facilities in the corresponding zone.

"C" designates facilities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates facilities subject to certain limitations listed at the bottom of the Table.

"—" designates facilities that are prohibited.

**Table 17.101H.02: Permitted and Conditionally Permitted Facilities**

Facilities	Zones						Additional Regulations
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<b><u>Residential Facilities</u></b>							
<u>One-Family Dwelling</u>	=	=	=	=	=	=	
<u>One-Family Dwelling with Secondary Unit</u>	=	=	=	=	=	=	<u>17.103.080</u>
<u>Two-Family Dwelling</u>	P	P	=	C	=	=	
<u>Multifamily Dwelling</u>	P	P	=	C	=	=	
<u>Rooming House</u>	=	=	=	=	=	=	

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<u>Mobile Home</u>	=	=	=	=	=	=	
<b><u>Nonresidential Facilities</u></b>							
<u>Enclosed Nonresidential</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Open Nonresidential</u>	<u>C(L1)</u>	<u>P</u>	<u>P</u>	<u>C(L1)</u>	<u>P</u>	<u>P</u>	
<u>Sidewalk Cafe</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>17.103.090</u>
<u>Drive-In</u>	=	<u>C</u>	<u>C</u>	=	=	=	
<u>Drive-Through</u>	=	<u>C(L2)</u>	<u>C(L2)</u>	=	<u>C(L2)</u>	<u>C(L2)</u>	<u>17.103.100</u>
<b><u>Telecommunications Facilities</u></b>							
<u>Micro Telecommunications</u>	<u>P(L3)</u>	<u>P(L3)</u>	<u>P(L3)</u>	<u>P(L3)</u>	<u>P(L3)</u>	<u>P(L3)</u>	<u>17.128</u>
<u>Mini Telecommunications</u>	<u>P(L3)</u>	<u>P(L3)</u>	<u>P(L3)</u>	<u>P(L3)</u>	<u>P(L3)</u>	<u>P(L3)</u>	<u>17.128</u>
<u>Macro Telecommunications</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.128</u>
<u>Monopole Telecommunications</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.128</u>
<u>Tower Telecommunications</u>	=	=	=	=	=	=	<u>17.128</u>
<b><u>Sign Facilities</u></b>							
<u>Residential Signs</u>	<u>P</u>	<u>P</u>	=	<u>P</u>	=	=	<u>17.104</u>
<u>Special Signs</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>17.104</u>
<u>Development Signs</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>17.104</u>
<u>Realty Signs</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>17.104</u>
<u>Civic Signs</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>17.104</u>

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<u>Business Signs</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>17.104</u>
<u>Advertising Signs</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>17.104</u>

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**Limitations on Table 17.101H.02:**

**L1. Open Nonresidential Facilities accommodating activities other than Civic Activities, Limited Agriculture, seasonal sales, or special events are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure).**

**L2. No new or expanded Fast-Food Restaurants with Drive-Through Nonresidential Facilities shall be located closer than three hundred (300) feet of a lot line adjacent to the Hegenberger Road or Oakport Street right-of-way, or five hundred (500) feet of an elementary school, park, or playground. See Sections 17.103.030 and 17.103.100 for further regulations regarding Drive-Through Nonresidential Facilities.**

**L3. See Section 17.128.025 for restrictions on Telecommunication Facilities near Residential Zones.**

**17.101H.050 Property development standards.**

Zone Specific Standards. Table 17.101H.03 below prescribes development standards specific to individual zones. The number designations in the "Additional Regulations" column refer to the regulations listed at the end of the Table. "N/A" designates the regulation is not applicable to that zone.

**Table 17.101H.03 Property Development Standards**

<u>Development Standards</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<b><u>Minimum Lot Dimensions</u></b>							
<u>Width mean</u>	<u>25 ft.</u>	<u>25 ft.</u>	<u>1</u>				
<u>Frontage</u>	<u>25 ft.</u>	<u>25 ft.</u>	<u>1</u>				
<u>Lot area</u>	<u>4,000 sf.</u>	<u>5,000 sf.</u>	<u>5,000 sf.</u>	<u>5,000 sf.</u>	<u>10,000 sf.</u>	<u>10,000 sf.</u>	<u>1</u>

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<u>Development Standards</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<b><u>Minimum/Maximum Setbacks</u></b>							
<u>Minimum front</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0/10 ft.</u>	<u>0 ft.</u>	<u>10 ft.</u>	<u>0 ft.</u>	<u>2</u>
<u>Minimum interior side</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>2</u>
<u>Minimum street side of a corner lot</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>10 ft.</u>	<u>10 ft.</u>	<u>2</u>
<u>Rear (residential facilities)</u>	<u>10 ft.</u>	<u>10 ft.</u>	<u>N/A</u>	<u>10 ft.</u>	<u>N/A</u>	<u>N/A</u>	<u>2, 3</u>
<u>Rear (nonresidential facilities)</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>3</u>
<b><u>Height Regulations</u></b>							
<u>Maximum height allowed by right</u>	<u>159 ft.</u>	<u>159 ft.</u>	<u>159 ft.</u>	<u>159 ft.</u>	<u>159 ft.</u>	<u>85 ft.</u>	<u>4, 5, 6</u> <u>Additional height may be allowed by the Planning Director, pursuant to FAA review and CUP approval</u>
<u>Fence heights &amp; other regulations</u>	<u>See Chapter 17.108.140 for fences, dense hedges, barriers, &amp; free standing walls.</u>						

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<u>Development Standards</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<u>Maximum fence height adjacent to Open Space zones</u>	<u>8 ft.</u>	<u>8 ft.</u>		<u>8 ft.</u>	<u>8 ft.</u>	<u>8 ft.</u>	<u>8 ft.</u>
<b><u>Maximum Residential Density (square feet of lot area required per dwelling unit)</u></b>							
<u>Regular Units</u>	<u>130</u>	<u>130</u>		<u>N/A</u>	<u>260</u>	<u>N/A</u>	<u>N/A</u>
<u>Rooming Units</u>	<u>65</u>	<u>65</u>		<u>N/A</u>	<u>130</u>	<u>N/A</u>	<u>N/A</u>
<b><u>Maximum Nonresidential FAR</u></b>	<u>8.0</u>	<u>8.0</u>		<u>6.0</u>	<u>5.0</u>	<u>4.0</u>	<u>4.0</u>
<b><u>Minimum Usable Open Space</u></b>							
<u>Usable Open Space per Regular Dwelling Unit</u>	<u>75 sf.</u>	<u>75 sf.</u>		<u>N/A</u>	<u>100 sf.</u>	<u>N/A</u>	<u>N/A</u>
<u>Usable open space per Rooming Unit</u>	<u>38 sf.</u>	<u>38 sf.</u>		<u>N/A</u>	<u>50 sf.</u>	<u>N/A</u>	<u>N/A</u>
<b><u>Minimum Parking and Loading Requirements</u></b>	<u>See Chapter 17.116 for loading and automobile parking; and Chapter 17.117 for bicycle parking</u>						

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<u>Development Standards</u>	<u>Zones</u>						<u>Additional Regulations</u>
	<u>D-CO-1</u>	<u>D-CO-2</u>	<u>D-CO-3</u>	<u>D-CO-4</u>	<u>D-CO-5</u>	<u>D-CO-6</u>	
<b><u>Minimum Required Parking</u></b>	See Chapter 17.116 for automobile parking and Chapter 17.117 for bicycle parking						
<b><u>Courtyard Regulations</u></b>	See Sec. <u>17.108.120</u>	See Sec. <u>17.108.120</u>	N/A	See Sec. <u>17.108.120</u>	N/A	N/A	
<b><u>Landscaping Regulations</u></b>							
<u>Site landscaping (% of entire lot area)</u>	See Chs. <u>17.110</u> and <u>17.124</u>	See Chs. <u>17.110</u> and <u>17.124</u>	5%	See Chs. <u>17.110</u> and <u>17.124</u>	5%	5%	<u>7, 8, 9</u>
<u>Parking lot landscaping (% of parking lot area)</u>	See Chs. <u>17.110</u> and <u>17.124</u>	See Chs. <u>17.110</u> and <u>17.124</u>	10%	See Chs. <u>17.110</u> and <u>17.124</u>	10%	10%	<u>7, 8</u>

**Additional Regulations for Table 17.101H.03:**

**1. See Section 17.106.010 and 17.106.020 for exceptions to lot area, width mean, and street frontage regulations.**

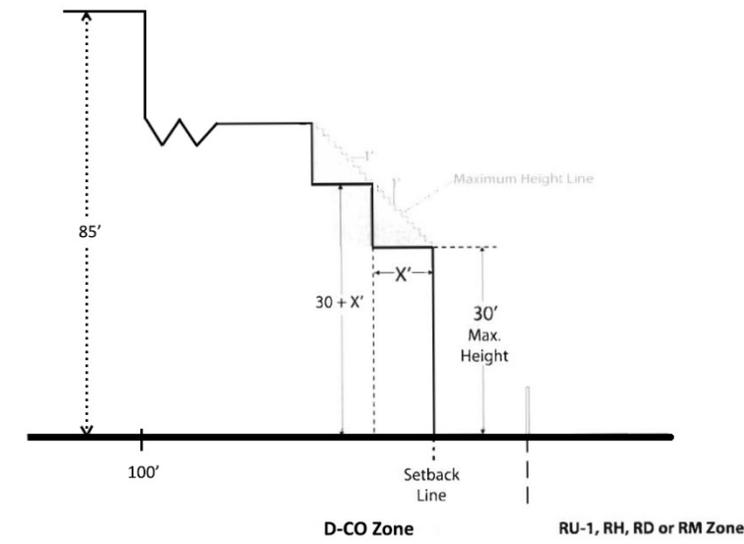
**ATTACHMENT A to LPAB Staff Report of February 9, 2015**

2. In the D-CO-3 Zone, a minimum front yard setback area of ten (10) feet shall apply to frontages adjacent to the Hegenberger Road and Oakport Street right-of-way, except for retail and similar facilities oriented toward pedestrian activity. This minimum front yard in the D-CO-3 Zone, where applicable, shall be developed as open landscaped areas, including but not limited to lawn, ground cover, shrubs, trees, and decorative paving materials, subject to the standards for required landscaping and screening in Chapter 17.124. In the D-CO-1, D-CO-2, and D-CO-4 Zones, see Section 17.108.080 for the required interior side and rear yard setbacks on a lot containing two (2) or more living units and opposite a legally required living room window.
3. In the D-CO-1, D-CO-2, and D-CO-4 Zones, wherever a rear lot line abuts an alley, one-half (½) of the right-of-way width of the alley may be counted toward the required minimum rear setback; provided, however, that the portion of the minimum rear setback actually on the lot itself shall not be so reduced to less than ten (10) feet. Also, see Section 17.108.130 for allowed projections into setbacks.
4. The height of all structures shall be subject to Federal Aviation Administration (FAA) regulations.
5. The maximum by-right height of 159 feet may only be exceeded in the following situation: a) the proposed structure has undergone a Federal Aviation Administration (FAA) Review, and b) the additional height has received approval pursuant to the City's conditional use permit procedure (see Chapter 17.134).

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6. Buildings shall have an eighty-five (85) foot maximum height when located within one hundred (100 feet) of any lot line that abuts a lot in a RH, RD, RM, RU, or S-15 zone. In addition, buildings shall have a thirty (30) foot maximum height at the setback line associated with any rear or interior side lot line that abut a lot in a RH, RD, RM, or RU zone; this maximum height shall increase one foot for every foot of distance away from this setback line (see Illustration for Table 17.101H.03 [Additional Regulation 6], below). Also, see Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.

Illustration for Table 17.101H.03 [Additional Regulation 6]  
\*for illustration purposes only



7. All projects which involve the construction of a new Nonresidential Facility, or the addition to an existing Nonresidential Facility of over one thousand (1,000) square feet, shall comply with the landscape requirements in this chapter and in Chapter 17.124. Landscaping shall consist of pervious surface with lawn, ground cover, shrubs, permeable paving materials, and/or trees and which is irrigated and maintained. See Chapter 17.124 and Section 17.124.025 for other Landscaping and Screening Standards.

8. Parking Lot Landscaping applies only to lots associated with new construction of more than ten thousand (10,000) square feet of floor area. Shade trees shall be provided at a ratio of one (1) tree for every ten (10) spaces through the parking lot. A minimum of ten percent (10%) of a surface parking lot shall be landscaped accompanied by an irrigation system that is permanent, below grade and activated by automatic timing controls which may be provided entirely in permeable surfacing in lieu of irrigated landscaping if approved through the Design Review process (see Chapter 17.136). Parking lots located adjacent to a public right-of-way shall include screening consisting of a minimum of five (5) foot deep planted area or a three (3) foot tall opaque, concrete, or masonry wall with a minimum three (3) foot deep planted area. Chain link, cyclone, and barbed wire fencing is prohibited in all cases.

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9. For all projects involving the construction of a new Nonresidential Facility, or the addition to an existing Nonresidential Facility of over one thousand (1,000) square feet, street trees are required (see Chapter 17.124 and Section 17.124.025 for other Landscaping and Screening Standards). In addition to the general landscaping requirements set forth above, a minimum of one (1) 15-gallon tree, or substantially equivalent landscaping consistent with City policy and as approved by the Director of City Planning, shall be provided for every twenty (20) feet of street frontage or portion thereof and, if a curbside planting strip exists, for every twenty-five (25) feet of street frontage. On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6½) feet, the trees to be provided shall include street trees to the satisfaction of the Tree Division.

**17.101H.060 Special regulations applying to mixed-use developments on Bay Area Rapid Transit (BART) stations on sites with one (1) acre or more land area.**

No mixed-use developments that include Bay Area Rapid Transit (BART) stations located on sites with one (1) acre or more land area shall be permitted except upon the granting of a conditional use permit pursuant to Section 17.101H.070 and the conditional use permit procedure in Chapter 17.134 or upon the granting of a planned unit development permit pursuant to Chapters 17.140 and 17.142, and shall be subject to the following special regulations:

- A. Intermodal Activities and Pedestrian Plaza. Developments should incorporate multiple forms of public transportation and a pedestrian plaza.
- B. Professional Design. The application shall utilize the following professionals in the design process for the development:
  - 1. An architect licensed by the state of California; and
  - 2. A landscape architect licensed by the state of California, or an urban planner holding or capable of holding membership in the American Institute of Certified Planners.
- C. Undergrounding of Utilities. All electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities shall be placed underground by the developer as required by the City. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities. Street lighting and fire alarm facilities shall be installed in accordance with standard specifications of the Electrical Department.
- D. Performance Bonds. The City Planning Commission or, on appeal, the City Council may, as a condition of approval of any said development, require a cash bond or surety bond for the completion of all or specified parts of the development deemed to be essential to the achievement of the purposes set forth in Section 17.101H.060. The bond shall be in a form approved by the City Attorney, in a sum of one hundred fifty percent (150%) of the estimated cost of the work, and conditioned upon the faithful performance of the work specified within the time specified. This requirement shall not apply if evidence is provided to the city which indicates that alternative bonding or other assurances have been secured by the Bay Area Rapid Transit District.

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**17.101H.070 Use permit criteria in the D-CO-1 Zone.**

In the D-CO-1 Zone, a conditional use permit for any activity or facility listed in Sections 17.101H.030, 17.101H.040, and 17.101H.060, may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to the following additional use permit criteria:

- A. That the proposal will be of a quality and character which harmonizes with and serves to protect the value of private and public investment in the area;
- B. That the proposal will encourage an appropriate mixture of Residential and Commercial Activities in a manner which promotes and enhances use of multiple modes of transportation;
- C. That the proposal is designed to provide a safe and pleasant pedestrian environment;
- D. That no front yard parking, loading area, or driveway shall connect or abut directly with the principal commercial street unless the determination can be made:
  1. That vehicular access cannot reasonably be provided from a different street or other way;
  2. That every reasonable effort has been made to share means of vehicular access with abutting properties;
  3. That the proposal is enclosed or screened from view of the abutting principal street by the measures required in Section 17.110.040B.
- E. That the amount of off-street parking, if any, provided in excess of this code will not contribute significantly to an increased orientation of the area to automobile or truck movement.
- F. In addition to the foregoing criteria and any other applicable requirements, auto fee parking within this zone shall be subject to the following use permit criteria:
  1. Auto fee parking shall be part of a larger development that contains a significant amount of commercial and/or residential facilities;
  2. Auto fee parking may only be contained in a structured parking facility of at least three stories that replaces an existing at grade parking facility;
  3. The new parking structure shall represent no more than a seventy-five percent (75%) increase of existing parking at the site;
  4. Auto fee parking at the site shall be specifically designated by a city sponsored plan or study designed to promote a transit oriented district as defined by the general plan;
  5. The facility or facilities containing the residential and/or commercial activities shall be adjacent to the principal street(s) and the auto fee parking shall be behind and substantially visually obstructed from the principal Street(s) by the residential and/or commercial facility or facilities; and
  6. The project shall be consistent in all significant respects with the general plan's goals, objectives, and policies that promote transit oriented development and districts.

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For purposes of this subsection 17.101H.100(F) "principal street" means the street or streets on which the development is most primarily oriented and that is appropriately designated in the general plan to accommodate the amount of trips proposed. On an interior lot, the principal street shall be the street in front of the development. On a corner lot, the principal streets shall be both the streets adjacent to the development. On a lot that has frontage on three (3) or more streets, at least two (2) streets shall be designated as principal streets.

**17.101H.080 Special regulations for large scale developments.**

No development which involves more than one hundred thousand (100,000) square feet of a new floor area shall be permitted except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134, or upon the granting of a planned unit development approval pursuant to Chapters 17.140 and 17.142.

**17.101H.090 Special regulations for Mini-lot and Planned Unit Developments.**

- A. Mini-lot Developments. In mini-lot developments, certain regulations that apply to individual lots in the D-CO Zones may be waived or modified when and as prescribed in Chapter 17.142.
- B. Planned Unit Developments. Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the D-CO Zones, and certain of the other regulations applying in said zones may be waived or modified.

**17.101H.100 Other zoning provisions.**

The following contains referrals to other regulations that may apply:

- A. General Provisions. The general exceptions and other regulations set forth in Chapters 17.102, 17.103, 17.104, 17.106, and 17.108 shall apply in the D-CO Zones.
- B. Parking and Loading. Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116.
- C. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.
- D. Recycling Space Allocation Requirements. The regulations set forth in Chapter 17.118 shall apply in the D-CO Zones.
- E. Landscaping and Screening Standards. The regulations set forth in Chapter 17.124 and Chapter 17.102.400, screening of utility meters, etc., shall apply in the D-CO Zones.
- F. Buffering. All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, storage areas, control of artificial illumination, and other matters specified therein.

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G. Performance standards regarding the control of noise, odor, smoke, and other objectionable impacts in Chapter 17.120 shall apply in the D-CO Zones.

**ATTACHMENT B TO FEBRUARY 9, 2015 LPAB HEARING**

Activities	Existing Zones				Proposed Coliseum Plan Area Zones					
	S-15	CR-1	CIX-2	IO	D-CO-1	D-CO-2	D-CO-3	D-CO-4	D-CO-5	D-CO-6
<b>Residential Activities</b>										
Permanent	P	—	—	—	P(L1)	P(L1)	—	C(L1)(L4)	—	—
Residential Care	C	—	—	—	C(L1)	C(L1)	—	C(L1)	—	—
Service-Enriched Permanent Housing	C	—	—	—	C(L1)	C(L1)	—	C(L1)	—	—
Transitional Housing	C	C	—	—	C(L1)	C(L1)	—	C(L1)	—	—
Emergency Shelter	—	C	P	—	—	—	—	—	—	—
Semi-Transient	—	C	—	—	C	C	—	—	—	—
Bed and Breakfast	—	—	—	—	—	—	—	—	—	—
<b>Civic Activities</b>										
Essential Service	P	P	P	P	P	P	P	P	P	P
Limited Child-Care Activities	P	P	—	—	P	P	C	C	—	—
Community Assembly	P	P	C	C	P(L2)	P	P(L2)	P(L2)	C	C
Recreational Assembly	P	P	C	C	P(L2)	P	P	P	C	C
Community Education	P	C	C	C	P	P	C	C	—	C
Nonassembly Cultural	P	P	C	C	P	P	P	P	C	C
Administrative	P	P	C	C	P	P	P	P	C	C
Health Care	P	C	—	—	C	C	C	C	—	—
Special Health Care	—	C	C	—	—	—	—	—	—	—
Utility and Vehicular	C	C	C	C	C	C	C	C	C	C
Extensive Impact	C	C	C	C	C(L5)	C(L5)	C(L5)	C(L5)	C(L5)	C(L5)
<b>Commercial Activities</b>										
General Food Sales	P	P	P	P	P	P	P	P(L2)	P(L2)	P(L2)
Full Service Restaurants	P	P	P	P	P	P	P	P(L2)	P(L2)	P(L2)
Limited Service Restaurant and Cafe	P	P	P	P	P	P	P	P(L2)	P(L2)	P(L2)
Fast-Food Restaurant	C	C	C	C	C	C	C	C	C	C
Convenience Market	C	C	C	C	C	C	C	C	—	C
Alcoholic Beverage Sales	C	C	C	—	C	C	C	C	—	—
Mechanical or Electronic Games	C	C	—	—	C	P	P(L6)	—	—	—
Medical Service	P	P	C	C	P	P	C	C	C	C
General Retail Sales	P	P	P	P	P	P	P(L10)	P	P(L10)	P(L10)
Large-Scale Combined Retail and Grocery Sales	—	—	—	—	—	C	—	—	—	—
Consumer Service	P	P	P	C	P(L8)	P(L8)	P(L8)	P(L8)	C	C
Consultative and Financial Service	P	P	C	—	P	P	P	P	—	—
Check Cashier and Check Cashing	—	—	—	—	—	—	—	—	—	—

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Activities	Existing Zones				Proposed Coliseum Plan Area Zones					
	S-15	CR-1	CIX-2	IO	D-CO-1	D-CO-2	D-CO-3	D-CO-4	D-CO-5	D-CO-6
Consumer Cleaning and Repair Service	C	P	C	—	P	P	P	P	—	—
Consumer Dry Cleaning Plant	C	C	C	—	C	C	C	C	—	—
Group Assembly	P	C	P	C	P(L14)	P(L14)	P(L6)(L14)	P(L3)(L14)	C(L14)	C(L14)
Personal Instruction and Improvement Services	P	P	P	C	P	P	P	P	C	C
Administrative	P	P	P	P	P	P	P	P	P	P
Business, Communication, and Media Services	P	P	P	P	P	P	P	P	P	P
Broadcasting and Recording Services	P	P	P	P	P	P	P	P	P	P
Research Service	—	P	P	P	P(L9)	P(L9)	P(L9)	P(L9)	P(L9)	P(L9)
General Wholesale Sales	—	C	P	P	P(L2)	P(L2)	P(L2)	P(L2)	P(L2)	P(L2)
Transient Habitation (Hotels)	C	C	—	—	C	C	C	C	—	C
Building Material Sales	—	P	P	—	—	—	—	—	—	—
Automobile and Other Light Vehicle Sales and Rental	—	P	C	C	C	C	C	—	—	C
Automobile and Other Light Vehicle Gas Station and Service	—	P	P	—	—	—	C(L11)	—	—	—
Automobile and Other Light Vehicle Repair and Cleaning	—	P	P	—	—	—	C(L11)	—	—	—
Taxi and Light Fleet-Based Services	—	P	P	—	—	—	—	—	—	—
Automotive Fee Parking	C	—	P	P	C	C	C(L11)(L13)	C	C	C
Animal Boarding	C	C	C	—	—	—	C(L11)(L13)	—	—	—
Animal Care	C	P	C	—	C	C	C	—	—	—
Undertaking Service	—	—	C	—	—	—	—	—	—	—
<b>Industrial Activities</b>										
Custom Manufacturing	C	P	P	P	P(L3)	P	P(L3)	P(L3)	P	P
Light Manufacturing	—	P	P	P	C	C	P(L3)(L9)	C(L3)(L9)	P	P
General Manufacturing	—	C	P	—	—	—	C(L11)(L13)	—	—	—
Heavy/High Impact	—	—	—	—	—	—	—	—	—	—
Research and Development	—	P	P	P	P	P	P	P	P	P
Construction Operations	—	—	P	C	—	—	—	—	—	—
<b>Warehousing, Storage, and Distribution-Related:</b>										
A. General Warehousing, Storage and Distribution	—	P	P	P	—	—	P(L2)(L9)	C	P(L9)	P(L9)
B. General Outdoor Storage	—	C	P	P	—	—	—	—	C(L11)(L13)	C(L13)
C. Self- or Mini Storage	—	C	C	C	—	—	—	—	C(L11)	—
D. Container Storage	—	C	P	—	—	—	—	—	—	—
E. Salvage/Junk Yards	—	—	—	—	—	—	—	—	—	—
<b>Regional Freight Transportation-Related:</b>										
A. Seaport	—	C	—	C	—	—	—	—	—	—
B. Rail Yard	—	C	C	—	—	—	—	—	—	—

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Activities	Existing Zones				Proposed Coliseum Plan Area Zones					
	S-15	CR-1	CIX-2	IO	D-CO-1	D-CO-2	D-CO-3	D-CO-4	D-CO-5	D-CO-6
Trucking and Truck-Related:										
A. Freight/Truck Terminal	—	C	P	—	—	—	—	—	C(L7)	—
B. Truck Yard	—	C	C	C	—	—	—	—	C(L7)	—
C. Truck Weigh Stations	—	C	P	—	—	—	—	—	C(L7)	—
D. Truck & Other Heavy Vehicle Sales, Rental & Leasing	—	C	P	P	—	—	—	—	C(L7)	—
E. Truck & Other Heavy Vehicle Service, Repair, and Ref	—	C	P	—	—	—	—	—	C(L7)	—
Recycling and Waste-Related:										
A. Satellite Recycling Collection Centers	—	C	C	C	—	—	—	—	—	—
B. Primary Recycling Collection Centers	—	C	P	—	—	—	—	—	—	—
Hazardous Materials Production, Storage, and Waste Management-Related:										
A. Small Scale Transfer and Storage	—	—	C	—	—	—	—	—	—	—
B. Industrial Transfer/Storage	—	—	—	—	—	—	—	—	—	—
C. Residuals Repositories	—	—	—	—	—	—	—	—	—	—
D. Oil and Gas Storage	—	—	—	—	—	—	—	—	—	—
Agriculture and Extractive Activities										
Limited Agriculture	P	P	P	C	P(L16)	P(L16)	P(L16)	P(L16)	P(L16)	P(L16)
Extensive Agriculture	C	C	C	C	C(L17)	C(L17)	C(L17)	C(L17)	C(L17)	C(L17)
Plant Nursery	—	C	P	—	—	C	C	C	C(L12)	C(L12)
Mining and Quarrying	—	—	—	—	—	—	—	—	—	—
Accessory off-street parking serving prohibited activities	—	P	—	—	C	C	C	C	C	C
Additional activities that are permitted or conditionally p	C	C	—	—	C	C	C	C	C	C

"P" is a permitted activity (with a zoning clearance form)

"C" is a conditionally permitted activity

"—" is a prohibited activity

"L#" is a limitation; see proposed zoning text below

Limitations on Table 17.101H.01 (Proposed D-CO zoning):

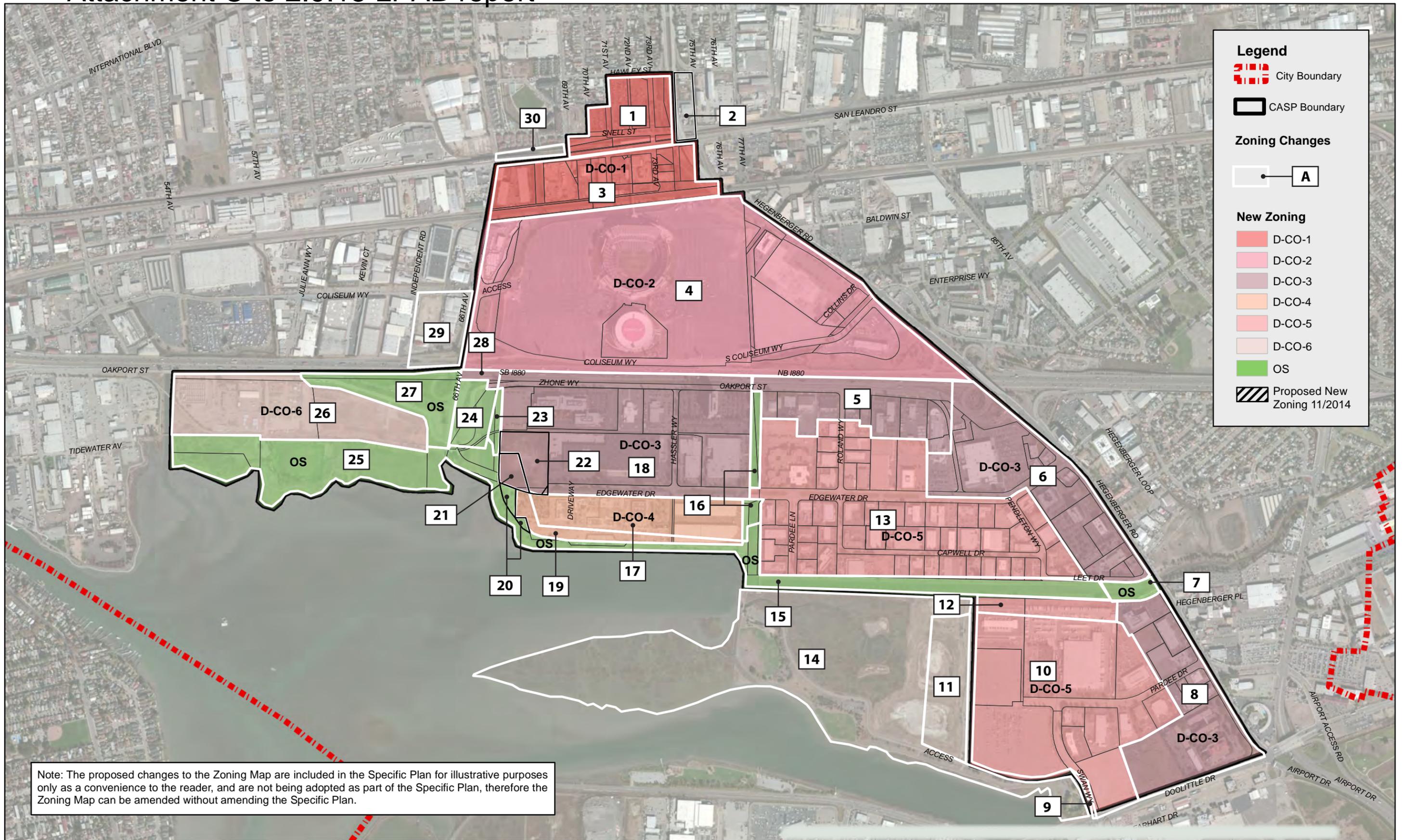
- L1. No Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential
- L2. The total floor area devoted to these activities by a single establishment shall only exceed ten thousand (10,000)
- L3. The total floor area devoted to these activities by a single establishment shall only exceed twenty-five thousand
- L4. ( This activity is only permitted upon determination that the proposal conforms to the general use permit criteria set
  1. That there will be no health risk to new residents from neighboring business operations;
  2. That new development will meet residential environmental safety standards;
  3. that the design of future development demonstrates adaptation to rising sea levels and the potential for inundation by
  4. That avigation easements for the Oakland International Airport will be negotiated with future owners or tenants, and
  5. That the cumulative effects of locating the project within the proposed area have been analyzed and, where applicable,

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Activities	Existing Zones				Proposed Coliseum Plan Area Zones					
	S-15	CR-1	CIX-2	IO	D-CO-1	D-CO-2	D-CO-3	D-CO-4	D-CO-5	D-CO-6

- L5. The Extensive Impact Civic Activity category includes, but is not limited to, stadiums and sports arenas (see Section
  - L6. Permitted outright if located in the D-CO-3 Zone between Damon Slough and Elmhurst Creek; conditionally permitted
  - L7. In the D-CO-5 Zone, these activities are only allowed in the area between San Leandro Creek and Doolittle Drive.
  - L8. See Section 17.102.170 for special regulations relating to massage services and Section 17.102.450 for special
  - L9. Not including accessory activities, this activity shall take place entirely within an enclosed building. Other outdoor
  - L10. Permitted outright if located within one thousand (1,000) feet of Highway 880 or Hegenberger Road; conditionally
  - L11. These activities are not permitted within three hundred (300) feet of a lot line adjacent to the Hegenberger Road
  - L12. This activity is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP
  - L13. These activities are not permitted within three hundred (300) feet of a lot line adjacent to the Oakport Street right-
  - L14. No new or expanded adult entertainment activity shall be located closer than one thousand (1,000) feet to the boundary of any Residential zone or three hundred (300) feet from any other adult entertainment activity. See Section 17.102.160 for further regulations regarding adult entertainment activities.
  - L15. Existing fee parking lots within three hundred (300) feet of a lot line adjacent to the Hegenberger Road right-of-way
  - L16. Limited Agriculture is permitted outright if the activity occupies less than one (1) acre of land area and any sales area
  - L17. Extensive Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the
1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the

# Attachment C to 2.9.15 LPAB report



**Legend**

- City Boundary
- CASP Boundary

**Zoning Changes**

- A

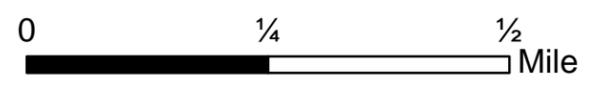
**New Zoning**

- D-CO-1
- D-CO-2
- D-CO-3
- D-CO-4
- D-CO-5
- D-CO-6
- OS
- Proposed New Zoning 11/2014

Note: The proposed changes to the Zoning Map are included in the Specific Plan for illustrative purposes only as a convenience to the reader, and are not being adopted as part of the Specific Plan, therefore the Zoning Map can be amended without amending the Specific Plan.



**COLISEUM SPECIFIC AREA PLAN**  
**Figure 4.9-7: Proposed Zoning Code Amendments**



# CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department  
Bureau of Planning  
Landmarks Preservation Advisory Board

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 238-3254

January 13, 2015

Carol Rowland-Nawi, State Historic Preservation Officer  
1725 23rd Street, Suite 100  
Sacramento, CA 95816-7100

RE: Nomination of Oakland Lamp Works to the National Register

Dear Dr. Rowland-Nawi:

The Oakland Landmarks Preservation Advisory Board voted unanimously at its meeting of January 12, 2014, to support the nomination of the Oakland [Mazda] Lamp Works to the National Register of Historic Places. The Lamp Works complex is on the Board's Preservation Study List and Oakland's Local Register of Historical Resources. It was identified by the Oakland City Planning Department's Cultural Heritage Survey as appearing eligible for the National Register in CLG-funded West Oakland and URM surveys as far back as 1987. Since then its layered history has continued to evolve, with 1989 earthquake damage and repair and with the present residential conversion, without losing the building's essential industrial character and visual prominence. It stands at the inland edge of the West Oakland Marsh, where the 19th century residential neighborhood meets later industrial development that became possible as the marsh was filled, drained, and hemmed in during the first half of the twentieth century. Designed and permitted in early 1910, the Lamp Works is among the very earliest substantial industrial buildings in this part of West Oakland.

We would like to offer some additional local information about the Austin Company. The Lamp Works may indeed be the only Oakland building by the original Cleveland-based Austin Company (Samuel Austin & Son). However, the Cultural Heritage Survey's records show that by the mid-1920s the Austin Company *of California*, one of several regional branches or subsidiaries, was a major industrial builder and developer in Oakland (two dozen buildings known so far in Oakland, plus others in Berkeley and Emeryville), with offices in Oakland as well as in San Francisco and Los Angeles. Advertisements indicate that the California branch promoted itself as a direct continuation of the 1878 Cleveland firm and its Austin Method.

Again, the Board supports this nomination. We applaud the applicants' undertaking to list the property on the National Register and carry out a certified rehabilitation.

Thank you for your attention.

Sincerely,

Valerie K. Garry, Chair,  
Oakland Landmarks Preservation Advisory Board

**From:** Correia, Jay@Parks [mailto:Jay.Correia@parks.ca.gov]  
**Sent:** Wednesday, January 14, 2015 3:48 PM  
**To:** Marvin, Betty  
**Subject:** RE: Oakland Lamp Works

Dear Ms. Marvin,

Thank you for forwarding the Oakland Landmarks Board's letter of support of the Oakland Lamp Works National Register nomination. I especially thank the Board for providing additional information related to the Austin Company of California.

Sincerely,

Jay

Jay Correia  
State Historian III  
Supervisor, Registration Unit  
California State Office of Historic Preservation  
916-445-7008

**From:** Marvin, Betty [mailto:BMarvin@oaklandnet.com]  
**Sent:** Wednesday, January 14, 2015 3:19 PM  
**To:** Correia, Jay@Parks  
**Subject:** RE: Oakland Lamp Works

Attached is the Oakland Landmarks Board's letter. I'm also putting a hard copy in the mail right now. Thanks for your assistance.

**Betty Marvin**, Historic Preservation Planner | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 3315 | Oakland, CA 94612 | Phone: (510) 238-6879 | Fax: (510) 238-6538 | Email: [bmarvin@oaklandnet.com](mailto:bmarvin@oaklandnet.com) | Website: [www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

**From:** Correia, Jay@Parks [mailto:Jay.Correia@parks.ca.gov]  
**Sent:** Tuesday, January 13, 2015 2:10 PM  
**To:** Marvin, Betty  
**Subject:** Oakland Lamp Works

Betty,

I was very interested in the Oakland Lamp Works' association with Women's History, and in fact I almost mentioned it in my staff report. In the end I decided that there was not enough information in the nomination for me to make an authoritative statement in my staff report. Please note that the National Register does not require that every context associated with a property be explored. I would say this is especially true for nominations that are completed as part of the Tax Credit program where in seems consultants are always very concerned about keeping expenses under control.

Please let the chair of the Oakland Landmarks Preservation Advisory Board know that I am always available to discuss nominations, National Register policy, and OHP's policy regarding nominations.

Jay

Jay Correia  
State Historian III  
Supervisor, Registration Unit  
California State Office of Historic Preservation  
916-445-7008



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