Tonight’s Hearing

- Hear public comment on Coliseum Area Specific Plan and EIR
- Planning Commission action on Plan, EIR and related actions
Changes to Specific Plan

On March 4th Planning Commission requested Staff to make changes to the text of the Specific Plan, in response to comments made by:

- Transform
- Communities for a Better Environment
- Port of Oakland
- EBMUD
- BART
- Alameda County Health
- Planning Commission
- and other interested parties
Changes to Specific Plan

Changes include:

- Transportation Access: Core Goal 3
- Jobs and Job Training: Land Use Policies 3-44 and 3-45
- Community Health: Land Use Policies 3-46 and 3-49
- Affordable Housing: Land Use Policies 3-52 and 3-57
- Parking: Transportation Policies 5-34, 5-38 and 5-44
- Travel Demand Management: Transportation Policy 5-49

Staff made a number of changes as shown in Attachment E.
Additional Changes to Specific Plan

Staff has further reviewed the recommendations of the community coalition, and, with Planning Commission direction, staff recommends the following changes:

• New Policy Land Use 3-63 “Expand outreach to tenants regarding their rights under the Tenant Protection Ordinance and other protections, and ensure effective enforcement of such policies.”

• Sustainability Goal 4-6: “Integrate sustainable and environmentally sensitive buildings, landscapes, and infrastructure into development in the Plan Area and surrounding areas.”
Changes made to mitigation measures in Final EIR:

- MM Land-7A: FAA and ALUC Findings
- MM Land-7C: Avigation Easements
- MM Land-7D: Fireworks Displays
- Requirement Noise 9: Noise Studies

As detailed in the March 11th Staff report these changes were made in collaboration with the Port of Oakland.
Changes made to **Cultural and Historical** mitigation measures in Final EIR:

- MM Cultural 1A-3: Financial Contribution
- MM Cultural 1A-4: Oral Histories
- MM Cultural 1A-5: Comprehensive Written Document

These changes were made at the request of the Landmarks Preservation Advisory Board and the community.
Additional Actions as Part of Final Motion

Staff requests the Planning Commission adopt the following:

1. Text change to General Plan: Both Community Commercial and Regional Commercial LUTE designations amended to specify that: “Within the Coliseum Area Specific Plan area, the maximum FAR for this classification is 8.0. Maximum residential density is 250 units per gross acre.”

2. Changes to the March 4th Planning Code amendments:
   a) the Maximum Heights allowed in D-CO-4 and D-CO-5 reduced from 159 feet to 85 feet
   b) limitation 4 changed to read: “that the design of the development accounts for the projected rise in the sea levels and the potential for inundation by the Bay and other flood waters in a manner that protects both human infrastructure as well as the natural aquatic resources of San Leandro Bay.”
   c) Table 17.73.020 amended to include provisions found in other zones citywide related to accessory off-street parking serving prohibited activities and additional activities that are permitted or conditionally permitted in an adjacent zone.
Planning Commission Findings

Staff requests the Planning Commission recommend that the City Council:

1. Adopt the CEQA findings for the Coliseum Area Specific Plan, including certification of the EIR, rejection of alternatives as infeasible, and a Statement of Overriding Considerations (as modified for the City Council):

2. Adopt the Standard Conditions of Approval and Mitigation Monitoring Reporting Program (SCAMMRP)

3. Adopt the Specific Plan, General Plan and Planning Code Amendments based, in part, upon the Specific Plan Adoption Findings (as modified for the City Council)

4. Approve the changes made to mitigation measures in the Final EIR and the proposed zoning

5. Approve the changes made to the Specific Plan text

6. Authorize staff to make minor ongoing revisions and to make non-substantive, technical conforming edits to the Planning Code that may have been overlooked

7. Adopt a General Plan and Zoning designation for the Edgewater Seasonal Wetland
Next Steps

Upcoming Public Hearings and Meetings to consider adopting Final Plan and EIR:

• Hearing at the Planning Commission on March 11th
• Alameda County Airport Land Use Commission on March 18th
• City Council hearings:
  • March 24th (CED Committee)
  • March 31st (Full Council: First Reading of Zoning; Adoption of Specific Plan; Adoption of General Plan Amendments and Certification of EIR)
  • April 21st (Full Council: Second Reading of Zoning)