





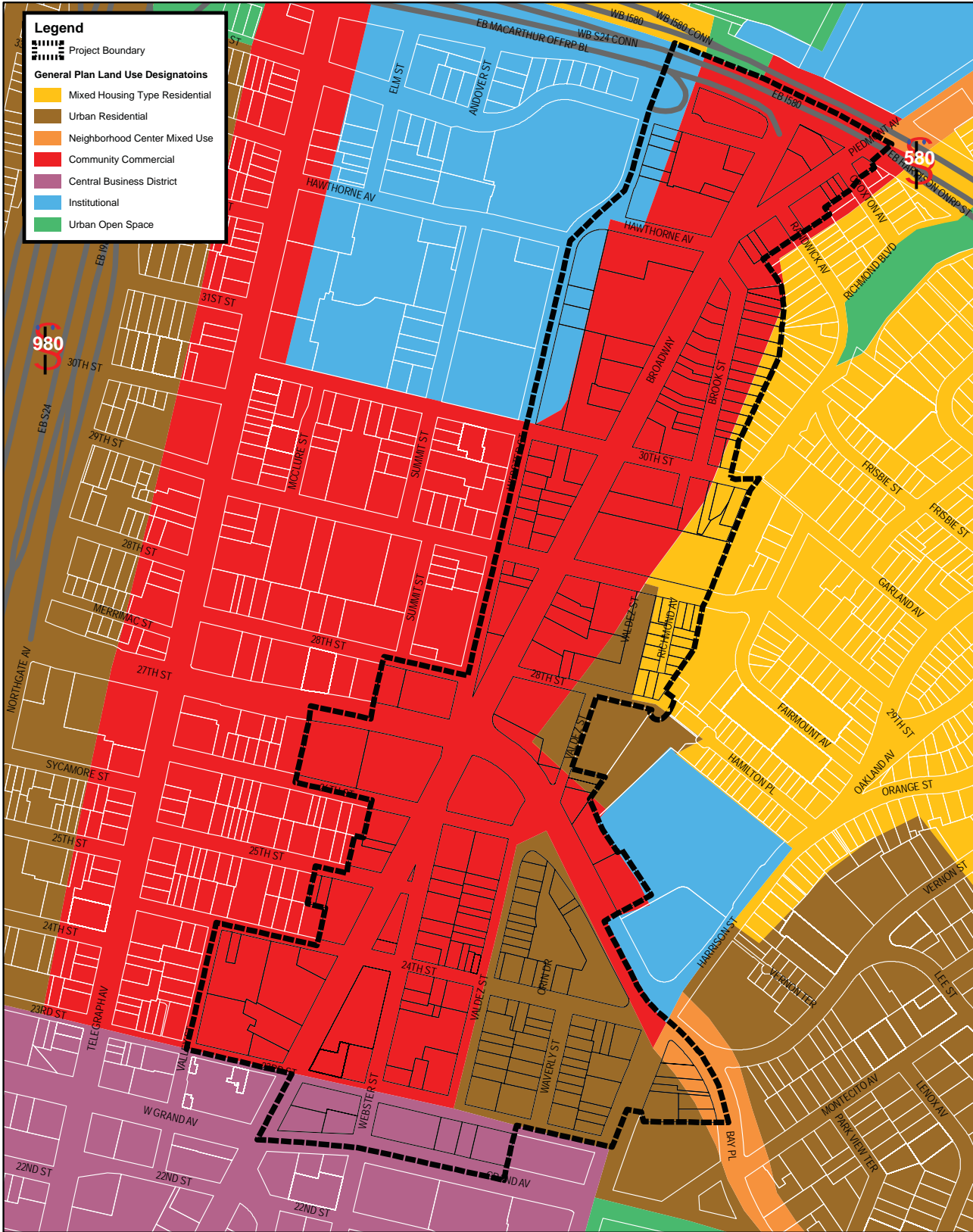


# APPENDIX A

## GENERAL PLAN AMENDMENTS

Implementation of the Specific Plan will require amendments to the General Plan and to the City of Oakland Planning Code ("Planning Code") to ensure that broad City policy and specific development standards are tailored to be consistent with this Plan. These amendments will be adopted concurrently with this Plan. Upon adoption, the objectives and policies contained in this Plan will supersede goals and policies in the General Plan with respect to the Plan Area. In situations where policies or standards relating to a particular subject are not provided in the Specific Plan, the existing policies and standards of the City's General Plan and Planning Code will continue to apply. When future development proposals are brought before the City, staff and decision-makers will use the Specific Plan as guide for project review. Projects will be evaluated for consistency with the intent of Plan policies and for conformance with development regulations and design guidelines.

**APPENDIX A: GENERAL PLAN AMENDMENTS**



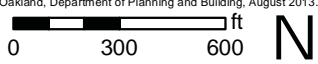
Prepared by: City of Oakland, Department of Planning and Building, August 2013.



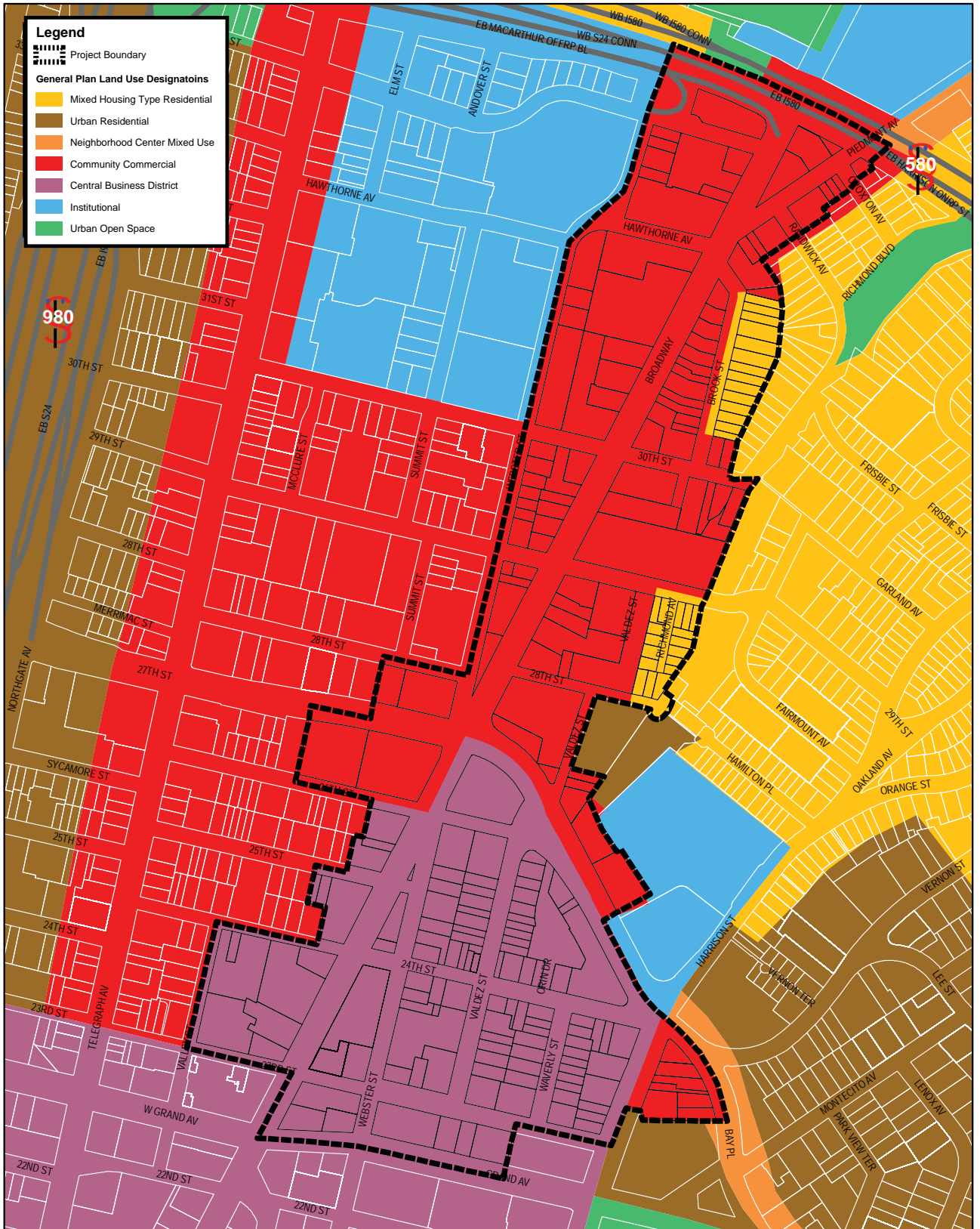
**Broadway Valdez District Specific Plan**

Existing General Plan Land Use Designations

FIGURE A.1: EXISTING GENERAL PLAN LAND USE DESIGNATIONS







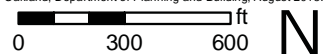
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### Broadway Valdez District Specific Plan

Proposed General Plan Land Use Designations

FIGURE A.2: PROPOSED GENERAL PLAN LAND USE DESIGNATIONS



### AMENDMENTS TO CITY of OAKLAND GENERAL PLAN, LAND USE & TRANSPORTATION ELEMENT (LUTE)

The following are proposed text changes to the General Plan, Land Use & Transportation Element. Additions to the Plan are underlined; deletions are in ~~strikeout~~.

#### Oakland General Plan, Land Use & Transportation Element (LUTE)

#### Chapter 3: Policies in Action

#### The Land Use Diagram

#### Land Use Classifications

#### Community Commercial

**Intent:** The Community Commercial Classification is intended to identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers.

**Desired Character and Uses:** Community Commercial areas may include neighborhood center uses and larger scale retail and commercial uses, such as auto related businesses, business and personal services, health services and medical uses, education facilities, and entertainment uses. Community Commercial areas can be complemented by the addition of urban residential development and compatible mixed use development.

**Intensity/Density:** Except as indicated below, ~~t~~The maximum FAR for this classification is 5.0. Maximum residential density is 125 units per gross acre.

- Within the Broadway Valdez District Specific Plan area, the maximum FAR for this classification is 8.0.

**Policy Framework Basis for the Classification:** Neighborhood Goals; Neighborhood Objectives N1, N2, N3, N6, N8, N9, N10, N11, and related policies. Industry and Commerce Goals; Industry and Commerce Objectives I/C 1, I/C 2, and I/C 3, I/C 5. Transportation Objective T2.

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