



## ***NEWS FROM:***

### **Community & Economic Development Agency**

#### **FOR IMMEDIATE RELEASE**

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#### **City to Host Community Workshops on Draft Citywide Zoning Changes, Maps First Comprehensive Zoning Revisions in 45 years to Shape the Future of Oakland**

**OAKLAND, Calif.** (April 2, 2010) – The City of Oakland invites residents, property owners, business owners and developers to attend one of three upcoming workshops on the draft residential and commercial zoning regulations and maps. At these workshops, City staff will highlight proposed residential and commercial zoning changes for different areas throughout the City. Each workshop will focus on distinct areas of Oakland as noted below. This effort is the first comprehensive update of zoning regulations since 1965. The resulting zoning regulations will determine how Oakland is developed and built in the future.

“This thorough review of zoning regulations will provide needed predictability for Oakland residents, businesses and property owners about how development should occur in the city,” said Mayor Ron Dellums. “These workshops are the ideal time for residents to help shape our Model City.”

The first Citywide Zoning Update Community Workshop will be held at the North Oakland Senior Center (5714 Martin Luther King, Jr. Way) from 6:30 to 8:30 p.m. on Monday, **April 26, 2010**. This workshop will focus on proposed Zoning changes to West and North Oakland including the North Oakland Hills.

The second Citywide Zoning Update Community Workshop will be held on Monday, **May 17, 2010**, at the Fruitvale-San Antonio Senior Center (3301 E. 12th Street, Suite 201) from 6:30 to 8:30 p.m. This workshop will focus on proposed Zoning changes to the central part of Oakland.

The third Citywide Zoning Update Community Workshop will be held on Thursday, **June 10, 2010**, at Frick Middle School (2845 64<sup>th</sup> Avenue) from 6:30 to 8:30 p.m. This workshop will focus on proposed Zoning changes to East Oakland and the South Oakland Hills.

At the community workshops, staff will highlight proposed changes to the residential and commercial zoning regulations. Detailed draft zoning maps for each geographic area will also be presented. Some of the proposed changes include: consolidating zones whose standards are essentially the same; new Floor-Area Ratio Standards for lots with greater than 20% slope in lower density residential zones that, when combined with lot coverage and height limits, provide an effective way to control building bulk and scale; several types of new design regulations for commercial areas located along the city’s major corridors to improve visual quality, pedestrian-friendliness; and new, fine-grained approach for regulating height, bulk and intensity of buildings along commercial corridors.

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The workshops are key opportunities for Oaklanders to learn about and provide input on draft regulations and maps. They are the fourth and final round of scheduled community workshops on commercial and residential zoning prior to taking proposals to the Zoning Update Committee for review, which is anticipated to start in late May/June. Once vetted at the committee level, the draft regulations and maps go to the Planning Commission and City Council for review and approval, which is anticipated to begin in the fall. Planning Department staff welcomes your comments on the draft proposals throughout the process.

For more information about these workshops and the Citywide Zoning Update process, visit [www.oaklandnet.com/zoningupdate](http://www.oaklandnet.com/zoningupdate), call the Zoning Update line at (510) 238-7299 or e-mail: [zoningupdate@oaklandnet.com](mailto:zoningupdate@oaklandnet.com).

All three workshops are wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, captioning or assistive learning device, call (510) 238-7299 or TTY: (510) 238-3254 at least three business days in advance. Please refrain from wearing scented products to the workshops so persons who may experience chemical sensitivities can attend.

### **Citywide Zoning Update Background**

The City of Oakland began efforts to complete a Citywide Zoning Update in 2007 to bring the zoning regulations and designations in line with the General Plan Land Use and Transportation Element that was adopted in 1998.

Tremendous progress has been made in the last two years with the Oakland City Council adopting new zoning for the city's industrial areas in June 2008 and new zoning for the Central Business District in July 2009. The Zoning Update process for the commercial and residential areas began in September 2008.

The existing framework of 12 residential and 20 commercial zones is not consistent with the General Plan and has not been comprehensively updated since 1965. In addition to soliciting feedback from the general public, two Technical Advisory Groups (TAGs) were formed and provided input to City staff.

Draft zoning proposals for Commercial and Residential zones will be presented to the Zoning Update Committee of the Oakland City Planning Commission beginning in May/June 2010.

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