<table>
<thead>
<tr>
<th>Time</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 MIN</td>
<td>INTRO</td>
</tr>
<tr>
<td>20 MIN</td>
<td>PRESENTATION: ZONING &amp; LAND USE ACTIVITIES</td>
</tr>
<tr>
<td>15 MIN</td>
<td>QUESTIONS</td>
</tr>
<tr>
<td>25 MIN</td>
<td>DISCUSSION</td>
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<tr>
<td>15 MIN</td>
<td>DISCUSSION</td>
</tr>
<tr>
<td>5 MIN</td>
<td>NEXT STEPS</td>
</tr>
</tbody>
</table>
INTRODUCTION TO DOSP & ZONING

OVERVIEW

DOSP: A First for Downtown Oakland

1. Preliminary Draft
   - Public kick-off and ongoing public input
   - Groundbreaking equity analysis
   - Ongoing CAG, Board and Commission review
2. Public Review Draft
   - Community comment and revision
3. Environmental Impact Report (EIR) Development
   - Public Comment
   - Certification
Implementing the DOSP

1. Targeted studies
2. Impact & development fee reassessment
3. City investment in housing, infrastructure, etc.
4. Initiatives and funding strategies
5. City staff allocations
6. Compliance with CEQA mitigation
7. Ongoing community monitoring and transparency
8. **Update zoning to reflect Plan objectives**
DOSP Objectives Guiding the Zoning Process:

1. Overarching Vision: Equity and Access
2. Economic Opportunity
3. Housing & Homelessness
4. Mobility, Safety & Connectivity
5. Culture Keeping
6. Community Health & Sustainability
7. Land Use & Urban Form
## DOSP Objective vs Zoning Approach

<table>
<thead>
<tr>
<th>DOSP Objective</th>
<th>Zoning Approach</th>
</tr>
</thead>
</table>
| Economic Opportunity            | Flexibility in ground floor uses  
                                | Arts & Culture overlay in BAMBD  
                                | Office priority combining zone  
                                | Preservation of industrial land  
                                | Artisan production commercial activity  
                                | Zoning Incentive Program  |
| Housing & Homelessness          | Increased residential density with community benefits, including affordable housing  
                                | Allowing high-density residential in Victory Court (South Jack London Area)  
                                | Permitting high-density efficiency units  
                                | Zoning Incentive Program  |
## INTRODUCTION TO DOSP & ZONING

### OVERVIEW

**DOSP Objective**

| Mobility, Safety & Connectivity | Green Loop
Freeway zones to improve pedestrian experience
Infrastructure improvements primarily implemented by DOT
Extension of streets into Victory Court |
|--------------------------------|--------------------------------------------------|
| Culture Keeping               | Arts & Culture overlay in BAMBD
Arts & Garage District zoning to protect artists & small-scale manufacturers
Relaxed rules to permit entertainment and performance venues
Permitting by right of artisan production commercial activities |
| Community Health & Sustainability | Sea Level Rise overlay zone
Green Loop to encourage walking, biking, and use of green/recreational space
Standards to protect Lake Merritt Channel for nature and recreation |
| Land Use & Urban Form          | Revised design standards for towers, storefronts, Green Loop and other key frontages
Industrial transition in Jack London area |
Does not implement the DOSP
Zoning below 880 not consistent with the General Plan, Estuary Policy Plan, or the DOSP
Some areas need more flexible ground floor requirements after pandemic
Development capacity based on 2009 expectations
Some tower design standards have proven inflexible
Little focus on culture keeping, community benefits or equity
Component 1: Updated Land Use Activity Regulations (Meeting #1, tonight)

1. Revised Zoning Map
2. Revised base zones that match the goals of the DOSP and the Estuary Policy Plan
3. Updated Activities Table – amends the activities that are allowed by right
Component 2: New Special Districts (Mtg #2, May 16th)

1. Sea Level Rise Overlay
2. Arts & Culture Overlay (Black Arts Movement and Business District (BAMBD))
3. Office Priority Sites
4. Green Loop
5. Lake Merritt Channel
6. Freeway Zoning
Component 3: Property Development Standards, Height and Intensity Regs & Zoning Incentive Program (Mtg #3, Date TBD)

1. Revised building design standards
2. New height areas with increased height, residential density and nonresidential floor area ratio (FAR), if participating in the ZIP
3. Zoning Incentive Program (ZIP) to provide community benefits in return for increased development intensity
   - Affordable housing, below market-rate commercial space, streetscape and open space improvements, public restrooms, job training
   - Provided on-site, or fee paid to City to provide benefits off-site
10 Base Zoning Districts, intended to:

- Permit housing in more areas, including work/live at appropriate locations
- Facilitate active, pedestrian-oriented uses
- Preserve industrial activities near the Port
- Promote waterfront development activities
- Support new artisan and “maker” activities
- More flexible requirements for ground floor activities
- Protect the produce market and historic districts.
ZONES

- Place-Based Regulations
  - Walkable corridors and nodes
  - Jack London Subdistricts
  - KONO/Arts + Garage District area
  - Jack London Districts
D-DT-R: Residential Zone

- Residential development with small-scale compatible commercial uses.
**D-DT-P: Pedestrian Commercial Zone**

- Pedestrian-oriented retail/consumer areas
- Similar to prior CBD-P zone, but more flexible ground floor activities
D-DT-C: General Commercial Zone

- Wide range of ground-floor office/commercial activities.
- Upper-story spaces mix of commercial and residential activities.
- Includes office priority sites
D-DT-CX/RX: Mixed Commercial and Residential Zones

- Wide range of residential, commercial, and service activities
- D-DT-CX Zone allows light manufacturing activities
D-DT-PW: Planned Waterfront Commercial Zone

- Comprehensively planned public space, streets and residential and commercial developments
- Interacts with Estuary and Lake Merritt Channel waterfronts, connects to Brooklyn Basin, addresses Sea Level Rise (through overlay)
- Mix of marine, retail, artisan, and service businesses that connect the public to the Estuary waterfront
D-DT-AG: Art & Garage Commercial Zone

- KONO Art + Garage District
- Encourages service and artisan activities; provide adaptable space for artisans and craftspeople
- Residential not permitted
- Preserve and enhance Jack London’s historic Produce Market District by restricting residential development.
- Wide range of retail and commercial and wholesale businesses
- Work/live in upper stories of existing buildings
D-DT-JLI: Jack London Industrial Zone

- Transition between Jack London commercial area and the 3rd Street Industrial District in West Oakland.
- Enhanced design and site plan review to ensure it does not adversely impact adjoining zones.
## Activities Table

- **P** Permitted
- **C** Conditionally Permitted
- **–** Prohibited

Many activities have additional regulations or “limitations”

<table>
<thead>
<tr>
<th>Activity</th>
<th>DT-P (Pedestrian)</th>
<th>DT-R (Residential)</th>
<th>DT-JLI (Jack London Industrial)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Permanent Residential</td>
<td><strong>P</strong></td>
<td><strong>P</strong></td>
<td>–</td>
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<tr>
<td><strong>COMMERCIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group Assembly Commercial</td>
<td><strong>C</strong></td>
<td><strong>C</strong></td>
<td><strong>C</strong></td>
</tr>
<tr>
<td>Artisan Production</td>
<td><strong>P</strong></td>
<td><strong>P</strong></td>
<td><strong>P</strong></td>
</tr>
<tr>
<td>Administrative</td>
<td><strong>P</strong></td>
<td><strong>P</strong></td>
<td>–</td>
</tr>
<tr>
<td><strong>INDUSTRIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Custom Manufacturing</td>
<td><strong>C</strong></td>
<td>–</td>
<td><strong>C</strong></td>
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</tbody>
</table>
RESIDENTIAL ACTIVITIES
By-Right Housing Expanded

- Dense Planned Waterfront Development Commercial Zone (Victory Court)
- Greater housing density encouraged through Zoning Incentive Program
New Housing Opportunities

- High-Density Efficiency Units
  - 400 sf or less
  - Affordable, accessible

- Work/Live Units
  - Support artisans and small-scale manufacturers
  - New regulations/design standards
RESIDENTIAL ACTIVITIES

Housing Not Permitted in Two Commercial Districts (Except in Existing Residential Buildings)

- D-DT-AG Art and Garage Commercial Zone
  - Support artists and small-scale manufacturers
- D-DT-PM Produce Market Commercial
  - Protects the Produce Market
INTRODUCTION

ZONING MAP

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

COMMERCIAL ACTIVITIES

NEXT
Pedestrian Zone Activation

- New D-DT-P Pedestrian Commercial Zone
  - Encouraging restaurants, retail, customer-oriented services
  - Flexibility for medical services, yoga studios, gyms, offices, etc. – now allowed in 25% of blocks
New Commercial Activities

- **Artisan Production**
  - Define and support creation and sale of artisan products, including:
    - Painting/drawing/photography
    - Jewelry making
    - Custom framing/furniture
    - Fashion design, sewing, and textiles fabrication
  - Permitted by right in new D-DT zones

- **Boat and Marine-Related Sales, Rental, Repair and Servicing**
  - Support traditional marina-based trades and commerce
  - D-DT-CX Mixed Commercial
  - D-DT-CPW Planned Waterfront Development Commercial
  - D-DT-CW Estuary Waterfront Commercial
  - D-DT-JLI Jack London Industrial
Other Commercial Zoning Regulations

- Office Priority (in overlay)
- Arts & Culture Combining Zone
- Group Assembly: relaxed rules to permit entertainment and performance venues
INDUSTRIAL ACTIVITIES

- D-DT-LI Jack London Industrial District
  - Transitions from West Oakland 3rd Street Industrial District
  - Non-hazardous, low-impact, indoor uses conditionally permitted
  - No salvage or freight activities allowed
  - Residential uses not allowed

- Industrial activities in select commercial districts
  - Custom Manufacturing
  - Light manufacturing
  - Research and Development
  - General Warehousing
Meeting #2 (May 16th)
- Special Districts:
  - Sea Level Rise Overlay
  - Arts & Culture Overlay (Black Arts Movement and Business District (BAMBD))
  - Office Priority Sites
  - Green Loop
  - Lake Merritt Channel
  - Freeway Zoning

Meeting #3 (Date TBD)
- Property Development Standards
- Height and Intensity Regulations
- Zoning Incentive Program
INTRO
10 MIN

PRESENTATION
20 MIN

QUESTIONS
15 MIN

Q & A

DISCUSSION
25 MIN

DISCUSSION
15 MIN

NEXT STEPS
5 MIN
WELCOME

PRESENTATION
20 MIN

QUESTIONS
15 MIN

INTRODUCTION & LAND USE ACTIVITIES

Q & A

SMALL GROUP DISCUSSION

DISCUSSION
25 MIN

DISCUSSION
15 MIN

NEXT STEPS
5 MIN

SMALL GROUP DISCUSSION
Questions for Discussion

1. Would you change any designations on the Zoning Map?
2. Are there activities that you think should be permitted or disallowed in specific areas or zones? To what end?
3. Are there any other ideas on how zoning tools could be used to implement the DOSP goals?
WELCOME
PRESENTATION 20 MIN
QUESTIONS 15 MIN
COMMERCIAL ACTIVITY
INTRO 10 MIN
INTERUPTION & LAND USE ACTIVITIES
Q & A
SMALL GROUP DISCUSSION
LARGE GROUP REPORT-BACK
DISCUSSION 25 MIN
DISCUSSION 15 MIN
NEXT STEPS 5 MIN
LARGE GROUP REPORT-BACK
More information:
- Website: bit.ly/OakDOSP
- Review a summary of changes, maps & text of amendments
- Watch videos about the DOSP and zoning

Feedback Options
- Comment on interactive draft (Konveio)
- Survey (to be sent to mailing list – sign up here)
- Email PlanDowntownOakland@oaklandca.gov
- Attend upcoming meetings
DOWNTOWN OAKLAND SPECIFIC PLAN ZONING

Introduction and Land Use Activities, May 11, 2022

City of Oakland