

# Industrial Lands Policy Updates

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City of Oakland Planning and Building  
Department

July 27, 2021



# Contents

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- 1. Policy Development Timeline**
- 2. Current Industrial Regulations & Port Authority**
- 3. Proposed Policy Changes**
  - Immediate Actions to Strengthen Industrial Protections
  - Emissions Reduction Zoning Amendments
- 4. Contacts**



# Overview: Phases of Industrial Lands Work

**2021**

- Port Prime Lands Overlay
- Planning Code amendments to minimize industrial land use conflicts
- Planning Code amendments to protect the health of residents

**2022-23**

- Create industrial lands policy that embraces sustainability and prioritizes jobs for Oaklanders
- Adopt General Plan Housing Element, Environmental Justice, and Safety Element

**2023-25**

- Create Goods Movement policy
- Adopt General Plan Land Use and Transportation Element Update

# Overview: 2021 Policy Development Timeline

## July 2021 – August 2021

- Stakeholder engagement on Industrial Land Use Planning Code Updates



## August 2021 – September 2021

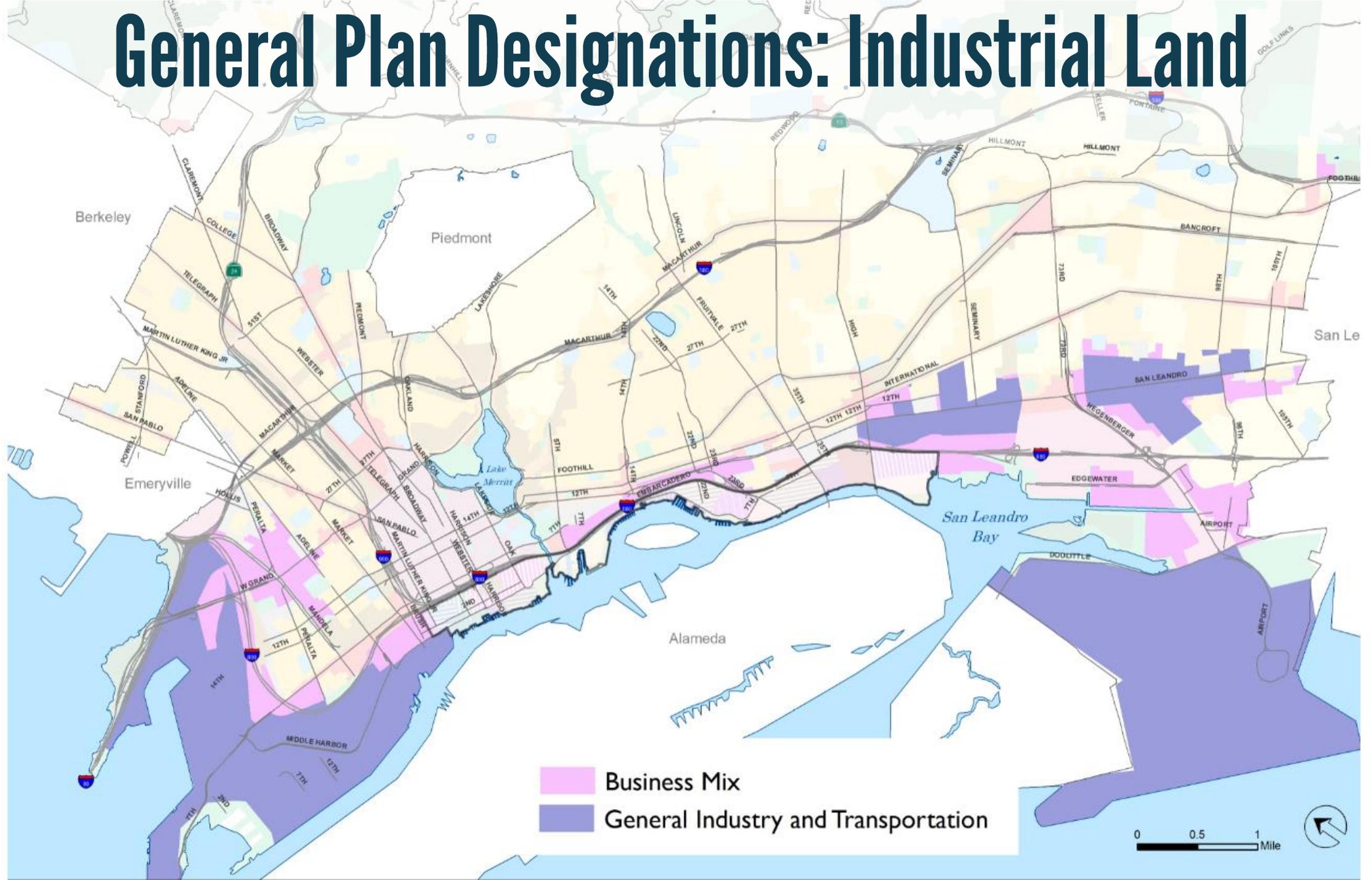
- Revise Industrial Land Use Planning Code Updates based on stakeholder feedback



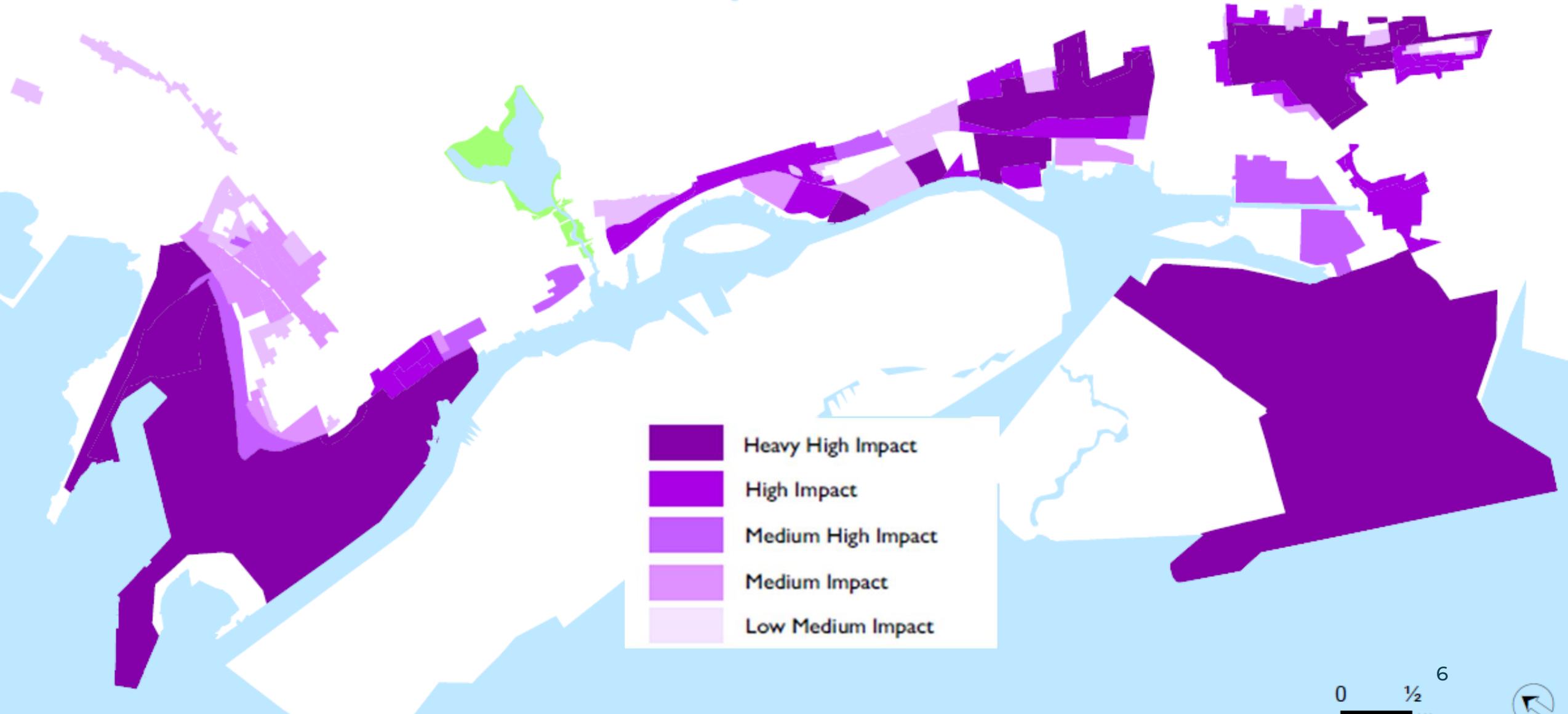
## October 2021 – December 2021

- Adoption hearings: Planning Commission and City Council

# General Plan Designations: Industrial Land



# Overview of Industrial Zones



# Overview of Industrial Zones

## Heavy High Impact

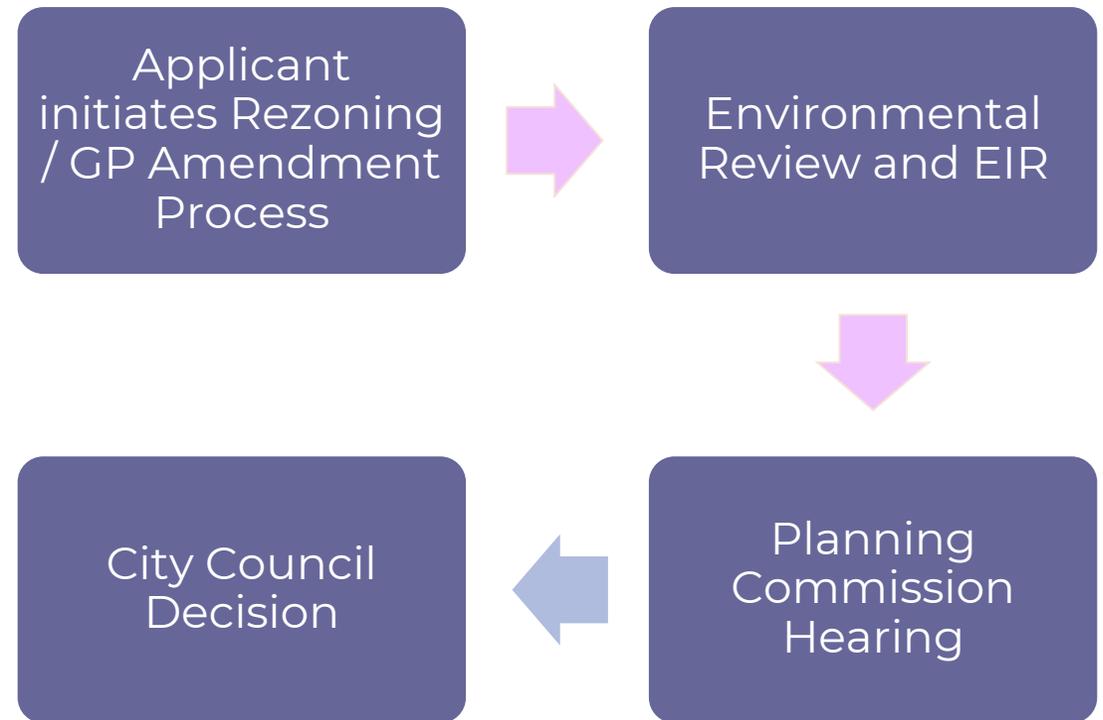
- Allows most intense industrial uses (such as heavy manufacturing, truck yards and hazardous materials uses)
- Prohibits housing
- Example Zone:
  - General Industrial “IG”

## Low Medium Impact

- Allows only light manufacturing uses (such as custom furniture production and food and beverage processing)
- Allows live-work units
- Example zone:
  - Housing & Business Mix “HBX”

# Existing Regulatory Protections for Industrial Land

Any proposal to convert industrial land to a residential, commercial, or civic land use would need to undergo a **lengthy regulatory and environmental review process**, involving hearings before the Planning Commission and City Council.





# Overview of Proposed Policy Changes

The City is proposing a two-pronged strategy to both:

1

strengthen industrial land protections

*and*

2

reduce emissions exposure.

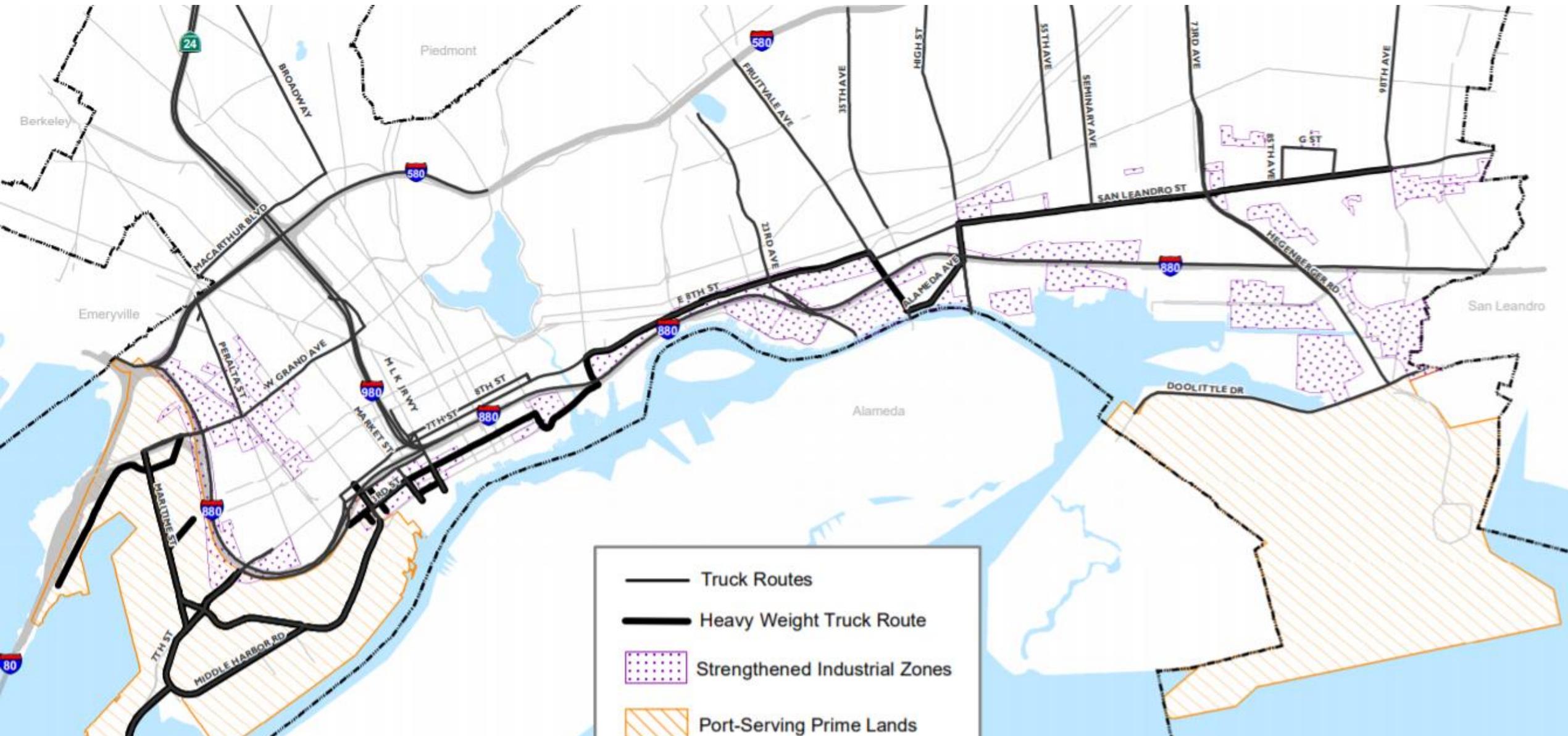
# Policies to Strengthen Industrial Land Protections

Establish the importance of industrial land and set the tone for future General Plan policy work

Maintain seaport and airport industrial lands through a “Port Prime Lands Overlay”

Minimize land use conflicts citywide by restricting conflicting uses in heavy impact industrial zones (such as childcare, schools, gymnasiums, ministorage etc.)

# Port Prime Lands Overlay & Citywide Strengthened Industrial Zones



# Policies to Reduce Emissions Exposure

**Standardize regulatory approach** for heavy industrial activities located adjacent to residential uses across the City

**Create a distance requirement between heavy industrial uses and residential uses** that is based on the latest science

# Citywide Planning Code Amendments to Update Permit Requirements

1

## **Update termination timeframe for conditional use permits (CUPs) and Nonconforming Uses**

- CUPs would be valid for 6 months instead of 2 years
- Non-conforming status would last zero days instead of 90 days

2

## **Require CUP for some heavy industrial uses w/in 500 ft. of residential**

- Rail Yards; Freight/Truck Terminals; Truck Yards; Truck Leasing and Repair; Distribution Centers and Shipping Container Storage; Primary Recycling Centers ; Heavy Manufacturing (such as metal melting facilities and cement plants).

# Citywide Planning Code Amendments to Update Permit Requirements

3

## **Add new CUP criteria for heavy industrial uses w/in 500 ft. of residential to evaluate impacts**

- Disclose all permits required for business operations from air quality-related regulatory agencies
- Demonstrate compliance with performance standards
- Design and operate project to minimize adverse effects on adjacent sensitive receptors (i.e., disclose truck routes to/from project site; placement of loading docks away from backyards, placement of “no idling” signs, etc.)



# Contact Information

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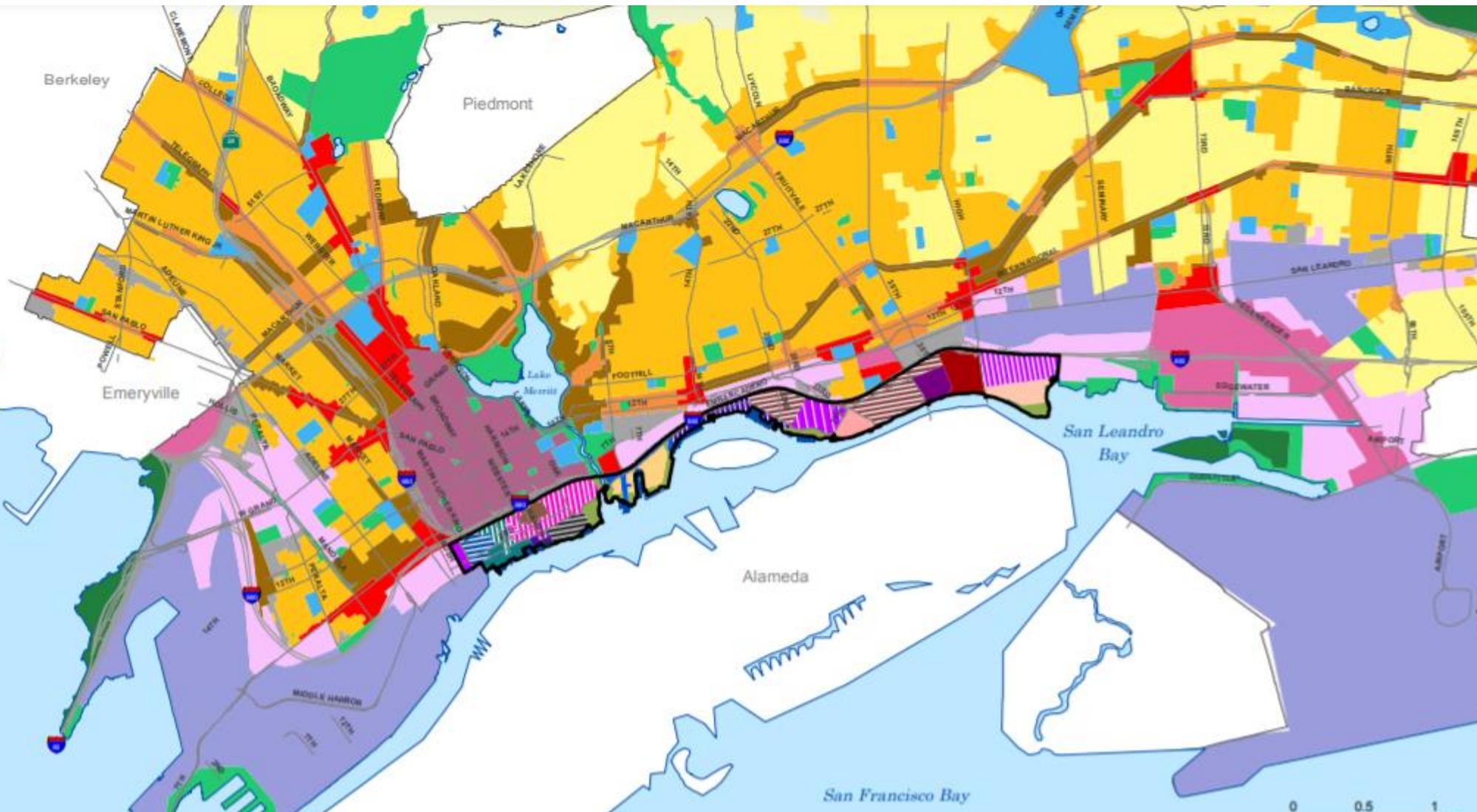
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# Context Slides (If needed)

# General Plan Designations – Residential Adjacent to Heavy Impact Industrial



- General Plan Designations**
- Hillside Residential
  - Detached Unit Residential
  - Mixed Housing Type Residential
  - Urban Residential
  - Neighborhood Center Mixed Use
  - Community Commercial
  - Housing and Business Mix
  - Central Business District
  - Regional Commercial
  - Business Mix
  - General Industry and Transportation
  - Institutional
  - Resource Conservation
  - Urban Park and Open Space

- Estuary Policy Plan Designations**
- Estuary Boundary
  - EPP General Commercial I
  - EPP Heavy Industry
  - EPP Light Industry 1
  - EPP Light Industry 2
  - EPP Light Industry 3
  - EPP Mixed Use District
  - EPP Off-Price Retail District
  - EPP Parks
  - EPP Planned Waterfront Developer
  - EPP Planned Waterfront Developer
  - EPP Planned Waterfront Developer

# CUP Required for Heavy Impact Uses Near Residential

Yellow (and small parcels): residential use

Shade of purple indicates the intensity of industrial Zone

Orange hatch: area within which most impactful industrial uses would require a CUP

