

Industrial Lands Policy Updates

City of Oakland Planning and Building
Department

July 27, 2021



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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 – September 2021

- Stakeholder engagement on Industrial Land Use Planning Code Updates



September 2021 – October 2021

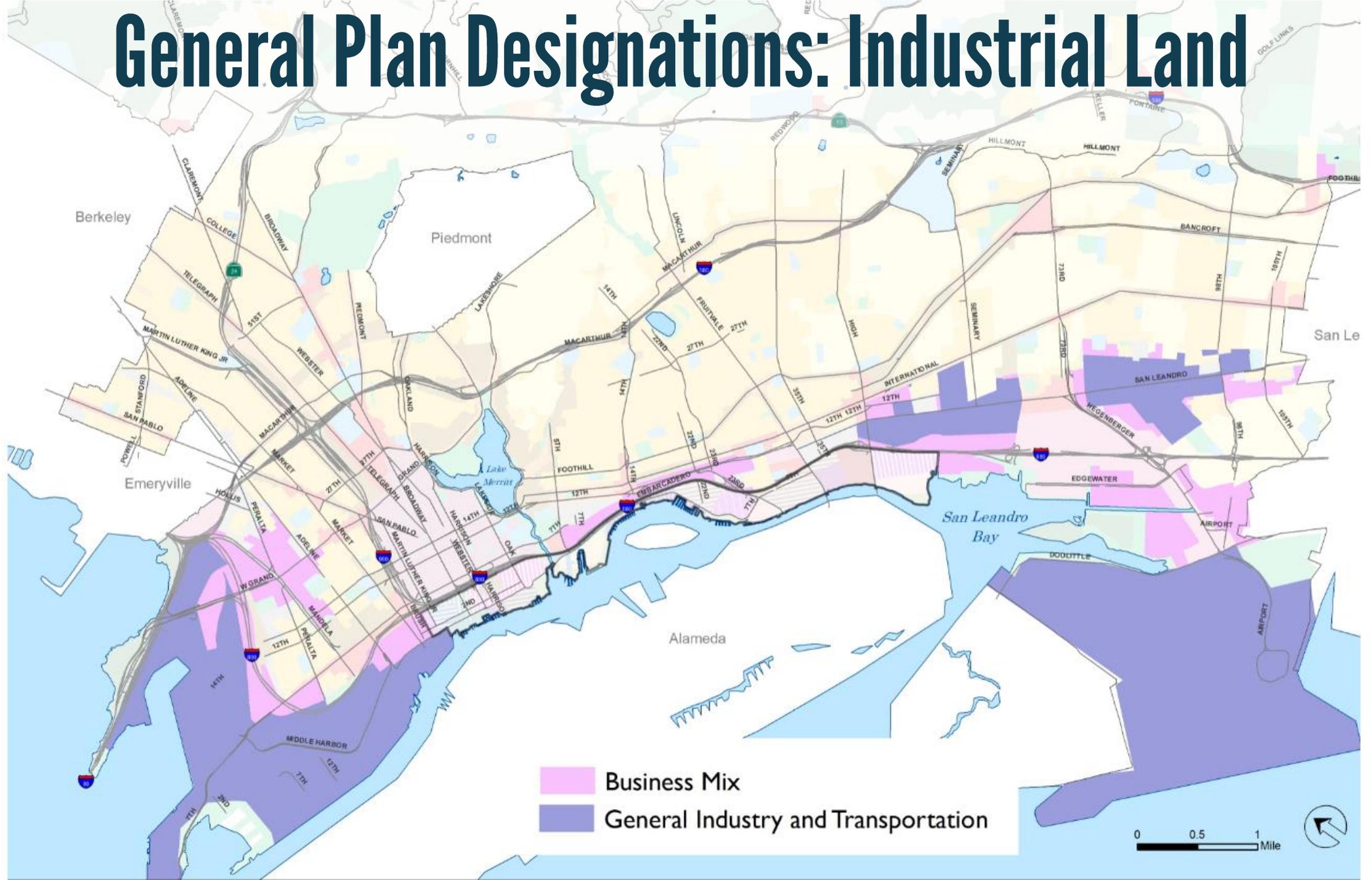
- Revise Industrial Land Use Planning Code Updates based on stakeholder feedback



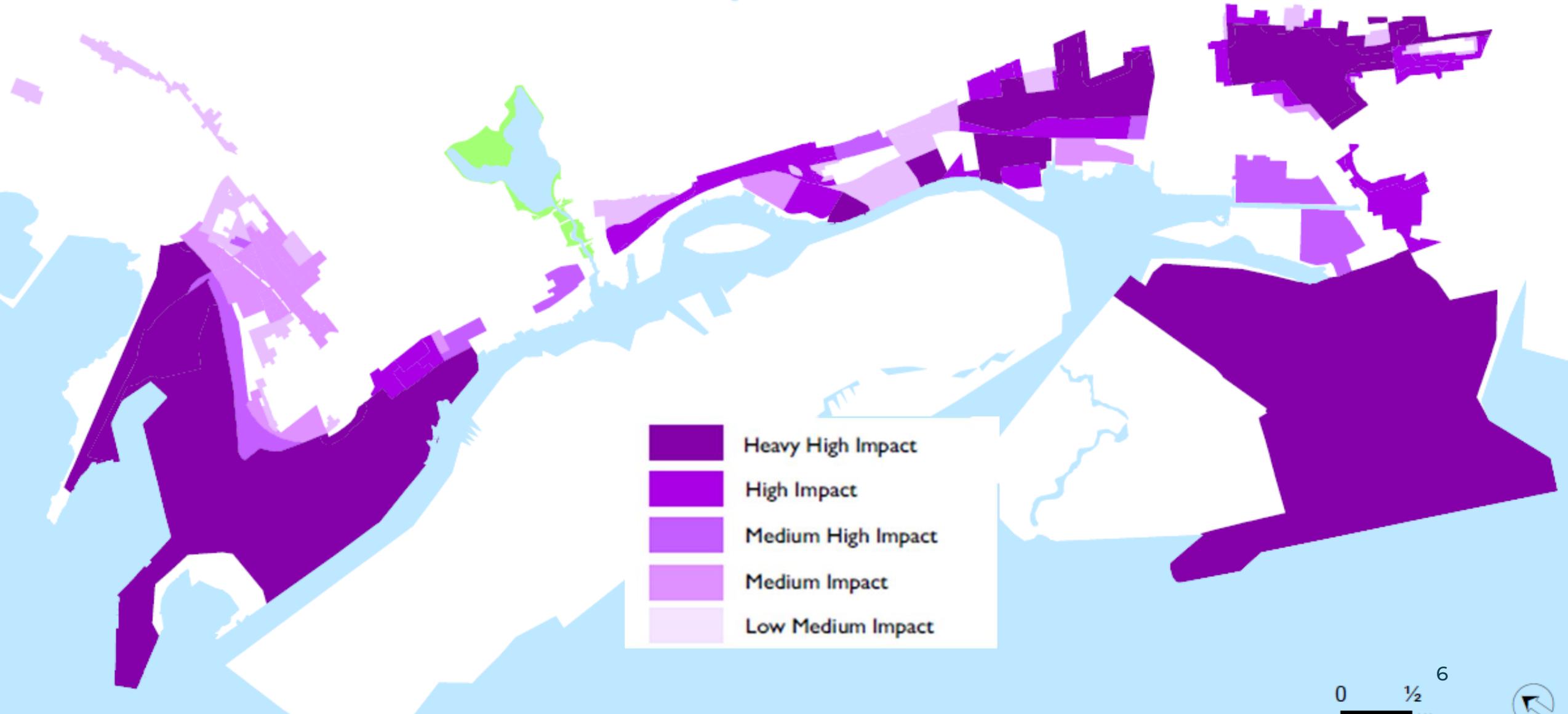
October 2021 – December 2021

- Adoption hearings: Planning Commission and City Council

General Plan Designations: Industrial Land



Overview of Industrial Zones



Overview of Industrial Zones

Heavy High Impact

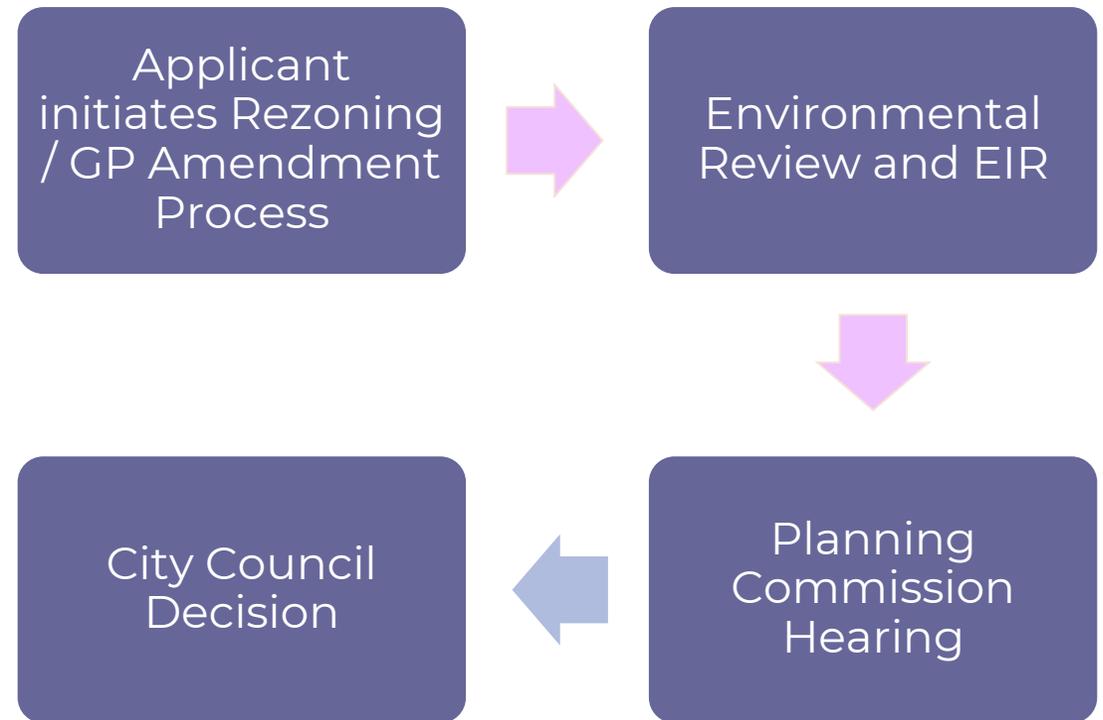
- Allows most intense industrial uses (such as heavy manufacturing, truck yards and hazardous materials uses)
- Prohibits housing
- Example Zone:
 - General Industrial “IG”

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.

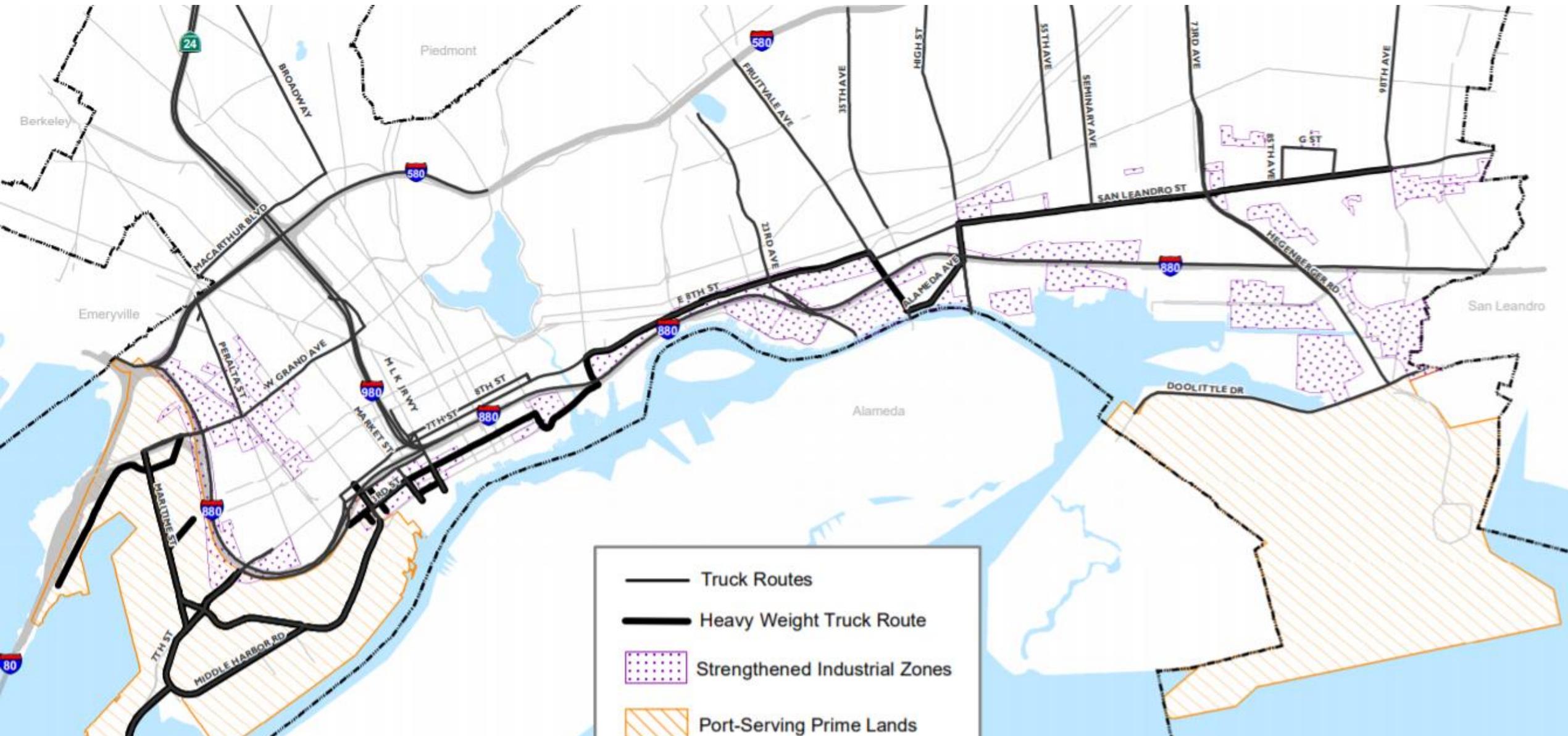
Policies to Strengthen Industrial Land Protections

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

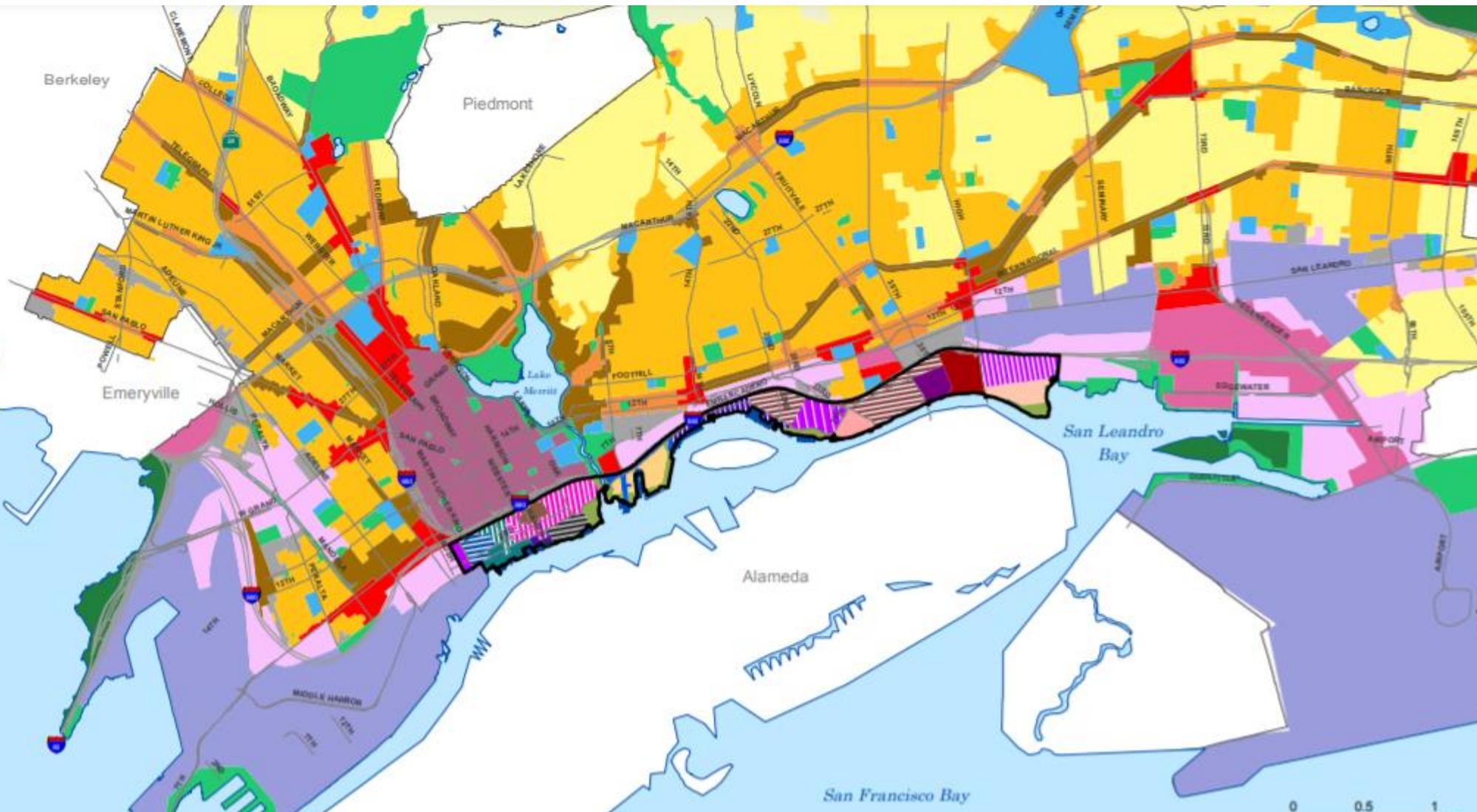
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Context Slides (If needed)

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

