

# Downtown Oakland Specific Plan (DOSP) Draft Zoning Amendments

## Jack London: November 29th, 2022

### Summary

#### Attendees

##### Staff:

- Ed Manasse, Planning
- Joanna Winter, Planning
- Neil Gray, Planning
- Stephanie Skelton, Planning

##### Attendees

- Andrew Danish, Oakland Objective Design Standards Member
- Gary Knecht- Works in Jack London
- Jean Marie Durant, Owner of Oakland Art Murmur, attending from a professional and personal stance. On the other side of the freeway on East Lake, attending due to proximity to Jack London, interested in development.
- Jennifer Nettles, Manages Jack London Square, CIM
- Mark Mccomb, Property owner
- Mitchell Halberstadt
- Rachel Gregory, JLID- Works with Savlan
- Savlan Hauser
- Tita Bladen

#### Presentation

Staff gave a brief overview of the Downtown Oakland Specific Plan (DOSP) history and objectives, as well as a description of the process of developing and reviewing the zoning amendments. The community engagement includes continued Board and Commission meetings.

This evening's meeting focused on Jack London Specific proposals for this evening's meeting. Highlights of the proposed zoning amendments for the Jack London area include:

[Add list here]

The next steps are for our economic consultant to finish some additional analysis and provide additional information regarding the Zoning Incentive Program (ZIP), and then for the City to hold a community study session regarding affordable housing and the ZIP. The online survey is also still available for community to provide input into the Draft Zoning Amendments.

After this, staff will bring the amendments back to the boards and commissions for continuation hearings. Then they will be revised to respond to public feedback and brought to Planning Commission and City Council for recommendation and adoption. The revised amendments will accompany the Final Draft Plan and Final Environmental Impact Report (EIR) at these hearings. In response to participants who ask how to

support swift adoption, staff recommends attending these adoption hearings and speaking or sending emails in support to Council members.

## Discussion & Questions

- Gary Knecht- Losing hope that adoption will be in spring – maybe the following year or three years later, given the political process; avid member has been involved in the process, will believe it when it goes to Council. Asks about Victory Court- impressed with effort, but the land is owned by the Fire Dept. Are there any discussions for development, is OFD involved? Have you talked to Peerless Coffee, which purchased (and built on) the 3<sup>rd</sup> Street right of way? The only way in is on 4<sup>th</sup> street? Has the City discussed the amendments with the Port?
  - *Right now, OFD is going through the planning process for station 29. The property is large enough to accommodate a future training center, phase 2. With the passage of the bond it will hopefully be achieved soon. That is the long-term plan, to have the training center co-tenant to 66<sup>th</sup> and San Leandro, then Victory Court property will open up for development. They have been involved for several years. The problem with Victory Court is that there is only one way in and one way out. Re-opening 3<sup>rd</sup> street can happen in phases, unless Peerless decides to redevelop their property.*
  - *Yes, we have met with the Port, and implemented some of their recommendations. This is where the proposed light industrial buffer to the Port and West Oakland Industrial Area comes from.*
- Jennifer Nettles- Believes the plan is beneficial, supports everything, would like it to be implemented quicker: how can we help assist the process moving forward?
  - *We need to make it clear to councilmembers in our briefings that it would be problematic for it to be delayed and have significant overlap with the update of the Land Use and Transportation Element. We are hoping to conclude the DOSP adoption before the update of the Land Use and Transportation Element, because we will be looking at the entire city.*
  - *We need advocates to attend public meetings, send in letters; strongly encourage you to attend hearings.*
- Gary- Would like to see the map again of the zones. What are the changes from current zoning that are proposed relative to FAR?
  - *It varies by parcel. The Zoning Map only shows zoning/land uses. The Height and Intensity maps show height, density and FAR. The Base Height and Intensity map is roughly equivalent to the intensity allowed now. The ZIP map shows the higher intensity areas that development projects can buy up to by providing community benefits. Height and FAR are two separate variables. Some of the height and intensities areas will have the same height but some will have a higher FAR.*
  - *Most of Jack London has never been rezoned to conform to the General Plan, there are areas that have the old industrial M zone, there are areas where we must find the best fit zone under current regulations where the zoning has never been updated. The current regulations approximate what the plan allows. One of the biggest benefits of the DOSP is to get Jack London's zoning updated to prevent the ongoing conflicts between the zoning and the Estuary Policy Plan (General Plan).*

- Gary- Familiar with Zoning, not familiar with the General Plan and its effect on zoning, at no point in the past there was a height limit, is there a height limit?
  - *There is no height limit in the Estuary Policy Plan, which is a specific part of the General Plan. However, height is constrained by FAR and density. For the Base height map, we determined specific height limits based on the FAR and density for each area. We matched each area with an existing height area from the rest of downtown with a similar FAR and density to determine the appropriate height.*
- Jennifer- How does this plan connect with BCDC, they are very strict, and sometimes conflict with what the City allows. Has this been run through their team?
  - *Any development that's with 100 ft of the shoreline has to be approved through both the City and BCDC. BCDC prefers that it goes through the City process first. That is why we added the zone with the Marine related activities.*
  - *We have talked to BCDC, we did incorporate their input in the plan, but we will check in with them again now that we have specific zoning proposals.*
- Gary- Concerned about his property on the map. What is the height limit that governs the waterfront warehouse district and produce market? Would like numbers
  - *Neil- You can find those in the link.*
- Jennifer- What can we do right now to help?
  - *Take the online survey*
  - *Sign up for our mailing list to get notice of upcoming meetings to attend and express your feedback and support*
- Gary- Encourages team to reach out to Peerless coffee owner
- Jennifer- Would like a one-page summary to share with her board, something simple and less extensive, with just the highlights