

GENERAL PLAN UPDATE - PHASE 1:

TEXT AMENDMENTS TO THE LAND USE AND TRANSPORTATION ELEMENT (LUTE)

Chapter 2 – Policy Framework

*(Page 104):* **Policy N1.7 Locating Hotels and Motels.**

Hotels and motels should be encouraged to locate downtown, along the waterfront, near the airport, ~~or~~ along the I-880 corridor, in a specific plan area, or in other areas well-served by public transit with a concentration of amenities for hotel patrons, including but not limited to restaurant, retail, recreation, open space and exercise facilities. No new hotels or motels should be located elsewhere in the city; however, the development of "bed-and-breakfast" type lodgings should be allowed in the neighborhoods, provided that the use and activities of the establishment do not adversely impact nearby areas, and parking areas are screened.

*(Page 106):* **Policy N3.3 Facilitating Development of Accessory Dwelling ~~Second~~-Units.**

~~One~~ Accessory Dwelling Units ~~housing unit~~ (also known as ADUs ~~second~~ or secondary units) ~~per property~~ should be ~~conditionally~~ permitted in all residential zones provided that it meets fire safety requirements. ~~the setback requirements for the primary structure, is clearly secondary to the primary structure, is compatible with other structures on the site and in the vicinity, and the property owner lives on-site.~~ The permitting procedures and performance criteria applied to these units should facilitate construction of units, and not be prohibitive in their requirements. Accessory Dwelling Units should be allowed when a new primary residence is being constructed or ~~may~~ be added to properties with an existing residence. (See also Policy N7.2 "Defining Compatibility")

*(Page 109):* **Policy N7.1 Ensuring Compatible Development.**

New residential development in Detached Unit and Mixed Housing Type areas should be compatible with the ~~density~~, scale, design, and existing or desired character of surrounding development.

Page Break



**Intent:** The Mixed Housing Type Residential classification is intended to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.

**Desired Character and Uses:** Future development within this classification should be primarily residential in character, with live-work types of development, small commercial enterprises, schools, and other small scale, compatible civic uses possible in appropriate locations.

**Intensity/Density:** Development of single-family homes, townhouses, and small multi-unit buildings is allowed in this classification. Maximum allowable density in these areas is 35-30 principal units per gross acre. Residential projects satisfying the affordability thresholds in an affordable housing overlay can exceed this maximum residential density so long as they are otherwise consistent with zoning requirements. ~~Within these mixed housing type neighborhoods, there exist areas and pockets of lower density housing which should be preserved through appropriate zoning designations.~~

**Policy Framework Basis for the Classification:** Neighborhood Goals; Neighborhood Objectives N2, N3, N6, N7, N8, N10, N11 and related policies. Waterfront Objectives W8, W12, and related policies. Downtown Objectives D1, D10, and related policies.

*(Page 147 [listed incorrectly in LUTE as Pg. 145]):* **Detached Unit Residential**



**Intent:** The Detached Unit Residential classification is intended to create, maintain, and enhance residential areas characterized by a mix of single-family homes, small multi-unit buildings, and neighborhood businesses where appropriate. ~~detached, single unit structures.~~

**Desired Character and Uses:** Future development within this classification should remain residential in character with appropriate allowances for schools, small commercial enterprises, and other small-scale civic institutions in appropriate locations.

**Intensity/Density:** The most appropriate development type in these areas is detached, single family units. Maximum allowable density in these areas is 15-44-principal units per gross acre. Residential projects satisfying the affordability thresholds in an

affordable housing overlay can exceed this maximum residential density so long as they are otherwise consistent with zoning requirements.

**Policy Framework Basis for the Classification:** Neighborhood Goals; Neighborhood Objectives N2, N3, N6, N7, N8, N10, N11 and related policies.

The Detached Unit Residential classification is used in areas of the City where the predominant development pattern is a mix of single-family homes, small multi-unit buildings, and neighborhood businesses where appropriate. ~~single-unit detached residential structures on lots ranging in size from 4,000 to 8,000 square feet with significant front, side, and rear yard setbacks.~~

*(Page 146): Urban Residential*

**Intent:** The Urban Residential classification is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.

**Desired Character and Uses:** The primary future use in this classification is residential. Mixed use buildings that house ground floor commercial uses and public facilities of compatible character are also encouraged. If possible, where detached density housing adjoins urban residential the zoning should be structured to create a transition area between the two.

**Intensity/Density:** Except as indicated below, the maximum allowable density in these areas is 165 ~~125~~ units per gross acre.

- Within the Lake Merritt Station Area Plan area, the maximum allowable density is 250 units per gross acre\*
- Efficiency Units and Rooming Units are allowed at up to twice the generally applicable maximum density. Residential projects satisfying the affordability thresholds in an affordable housing overlay can exceed this maximum residential density so long as they are otherwise consistent with zoning requirements.

**Policy Framework Basis for the Classification:** Neighborhood Goals; Neighborhood Objectives N1, N2, N3, N5, N6, N8, N9, N10, N11, and related policies. Waterfront Objectives W8, W12, and related policies. Downtown Objectives D1, D2, D3, D6, D10, D11 and related policies.

\* Adopted by City Council on December 4, 2014 (Resolution No. 85276 C.M.S)

*(Page 149): Neighborhood Center Mixed Use*

**Intent:** The Neighborhood Center Mixed Use classification is intended to identify, create, maintain and enhance mixed use neighborhood commercial centers. These centers are typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses.

**Desired Character and Uses:** Future development within this classification should be commercial or mixed uses that are pedestrian-oriented and serve nearby neighborhoods, or urban residential with ground floor commercial.

**Intensity/Density:** The maximum FAR for this classification is 4.0. The maximum residential density is ~~165~~ 125 units per gross acre. Efficiency Units and Rooming Units are allowed at up to twice the generally applicable maximum density. Residential projects satisfying the affordability thresholds in an affordable housing overlay can exceed this maximum residential density so long as they are otherwise consistent with zoning requirements. Vertical integration of uses, including residential units above street-level commercial space, is encouraged.

**Policy Framework Basis for the Classification:** Neighborhood Goals; Neighborhood Objectives N1, N2, N3, N6, N8, N9, N10, N11, and related policies. Industry and Commerce Goals; Industry and Commerce Objectives I/C 1, I/C 2, and I/C 3. Transportation Objectives T2, T6.

*(Page 150): Community Commercial*

**Intent:** The Community Commercial classification is intended to identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers.

**Desired Character and Uses:** Community Commercial areas may include neighborhood center uses and larger scale retail and commercial uses, such as auto related businesses, business and personal services, health services and medical uses, educational facilities, and entertainment uses. Community Commercial areas can be complemented by the addition of urban residential development and compatible mixed use development.

**Intensity/Density:** Except as indicated below, the maximum FAR for this classification is 5.0. Maximum residential density is 165 ~~125~~ units per gross acre.

- Within the Broadway Valdez District Specific Plan area, the maximum FAR for this classification is 8.0. Maximum residential density is 250 units per gross acre.\*

- Within the Lake Merritt Station Area Plan area, the maximum FAR for this classification is 12.0. Maximum residential density is 250 units per gross acre.\*\*
- Within the Coliseum Area Specific Plan area, the maximum FAR for this classification is 8.0. Maximum residential density is 250 units per gross acre.\*\*\*
- Efficiency Units and Rooming Units are allowed at up to twice the generally applicable maximum density. Residential projects satisfying the affordability thresholds in an affordable housing overlay can exceed this maximum residential density so long as they are otherwise consistent with zoning requirements.

**Policy Framework Basis for the Classification:** Neighborhood Goals; Neighborhood Objectives N1, N2, N3, N6, N8, N9, N10, N11, and related policies. Industry and Commerce Goals; Industry and Commerce Objectives I/C 1, I/C 2, and I/C 3, I/C 5. Transportation Objective T2.

\* Adopted by City Council on June 23, 2014 (Resolution No. 85056 C.M.S.).

\*\* Adopted by City Council on December 4, 2014 (Resolution No. 85276 C.M.S.).

\*\*\* Adopted by City Council on March 31, 2015 (Resolution No. 85491 C.M.S.).

*(Page 151):* **Regional Commercial**

**Intent:** The Regional Commercial classification is intended to maintain, support and create areas of the City that serve as region-drawing centers of activity.

**Desired Character and Uses:** A mix of commercial, office, entertainment, arts, recreation, sports, and visitor serving activities, residential, mixed-use development and other uses of similar character or supportive of regional drawing power.

**Intensity/Density:** The maximum FAR for this classification is 4.0. Maximum residential density is ~~165~~ 125-units per gross acre, in a mixed-use project.

- Within the Coliseum Area Specific Plan area, the maximum FAR for this classification is 8.0. Maximum residential density is 250 units per gross acre.\*
- Efficiency Units and Rooming Units are allowed at up to twice the generally applicable maximum density. Residential projects satisfying the affordability thresholds in an affordable housing overlay can exceed this maximum residential density so long as they are otherwise consistent with zoning requirements.

**Policy Framework Basis for the Classification:** Industry and Commerce Goals; Industry and Commerce Objectives I/C 1, I/C 2, I/C 3. Neighborhood Objective N1.

*\*Adopted by City Council on March 31, 2015 (Resolution No. 85491 C.M.S.).*

The Regional Commercial classification is used to enable Oakland to capitalize on potential large-scale retail and commercial development opportunities. These types of commercial operations ~~usually require significant parking areas, and~~ are generally located adjacent to regional transportation facilities where they benefit from good access and visibility and are able to attract patrons from within and outside of the City limits.

*(Page 154):* **Housing and Business Mix**

**Intent:** The classification recognizes the equal importance of both housing and business. This classification is intended to guide a transition from heavy industry to low-impact light industrial and other businesses that can co-exist compatibly with residential development. Respect for environmental quality, coupled with opportunities for additional housing and neighborhood-friendly businesses is desired, as well as the transition from industry that generates impacts detrimental to residences.

**Desired Character and Uses:** Future business development within this classification should be compatible with housing, and development should recognize the mixed business nature of the area. Development of site-specific buffers are essential as are specific conditions under which business and housing will coexist. This classification allows mixed ~~housing type density~~ housing, "live-work", low-impact light industrial, commercial, and service businesses, and compatible community facilities.

**Intensity/Density:** The maximum residential density is ~~50~~ 30-principal units per gross acre. Efficiency Units and Rooming Units are allowed at up to twice the generally applicable maximum density. Residential projects satisfying the affordability thresholds in an affordable housing overlay can exceed this maximum residential density so long as they are otherwise consistent with zoning requirements. The maximum non-residential FAR is 3.0.

**Policy Framework Basis for the Classification:** Neighborhood Goals; Neighborhood Objectives N1, N2, N3, N5, N6, N9, N10, N1, N12, and related policies; Industry and Commerce Objectives I/C 1, I/C 2, I/C 4 and related policies

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**Table 4**

**Summary of Land Use Classifications**

<b>Classification</b>	<b>Primary Uses</b>	<b>Intensity / Density Maximum***</b>
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**Neighborhood Housing Classifications**

Mixed Housing Type ^	Housing	35-30 units / gross acre
Detached Unit Residential ^	Housing	15-11 units / gross acre
Hillside Residential ^	Housing	5 units / gross acre

**Corridor Mixed Use Classifications**

Urban Residential*** ^	Housing, ground-floor commercial	165-125 units / gross acre*
Neighborhood Center Commercial*** ^	Retail, housing, services, community facilities	165-125 units / gross acre, 4.0 nonresidential FAR_
Community Commercial*** ^	Retail, health and medical, housing, services, community facilities	165-125 units / gross acre, 5.0 nonresidential FAR**

**Industry, Commerce and Institutional Classifications**



Regional Commercial <sup>*** ^</sup>	Retail, recreation, visitor-serving uses	165-225 units / gross acre, 4.0 FAR
Business Mix	Light industry, research and development, low-impact manufacturing	4.0 FAR
General Industry and Transportation	Manufacturing, distribution, transportation	2.0 FAR
Institutional	Educational, cultural, medical	125 units / gross acre <sup>^^</sup> , 8.0 FAR

### Special Mixed Use Classifications

Central Business District <sup>*** ^</sup>	Office, housing, retail, services, cultural facilities	300 units / gross acre, 20.0 nonresidential FAR
Mixed Use Waterfront District	<i>(Superseded by the Estuary Policy Plan, adopted June 1999)</i>	
Housing and Business Mix <sup>*** ^</sup>	Housing and low-impact business	50-300 units / gross acre, 3.0 nonresidential FAR

### Recreation and Open Space Classifications

Resource Conservation	Open space conservation	<u>No buildings permitted except as required to facilitate the maintenance of conservation areas</u>
Urban Park and Open Space	Active and passive recreation	Up to one caretaker unit, no net loss

\* 250 units / gross acre within the Lake Merritt Station Area Plan area.

\*\* 250 units / gross acre, 8.0 FAR within the Broadway Valdez Specific Area Plan.

\*\* 250 units / gross acre, 12.0 FAR within the Lake Merritt Station Area Plan area.

\*\*\* Efficiency Units and Rooming Units are allowed at up to twice the generally applicable maximum density in the Housing and Business Mix, Neighborhood Center Commercial, Community Commercial, Regional Commercial, and Central Business District Land Use Classifications.

^ Residential projects satisfying the affordability thresholds in an affordable housing overlay can exceed this maximum residential density so long as they are otherwise consistent with zoning requirements.

^^ Under certain conditions, mixed-use housing and commercial development that supports these institutional areas may be allowed.

Appendices

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**APPENDIX D: SUMMARY OF STANDARDS FOR POPULATION AND HOUSING DENSITY**

Land Use Classification	Maximum Density*	Typical Household Size**	Anticipated Population Density***
<b>Neighborhood Housing Classifications</b>			
Mixed Housing Type	<u>35</u> <del>30</del>	2.7	<u>99.2</u> <del>85</del>
Detached Unit Residential	<u>15</u> <del>11</del>	2.6	<u>41</u> <del>30.6</del>
Hillside Residential	5	2.5	13.1
<b>Corridor Mixed Use Classifications</b>			
Urban Housing	<u>165</u> <del>125</del>	2	<u>346.5</u> <del>262</del>
Neighborhood Center	<u>165</u> <del>125</del>	2	<u>346.5</u> <del>262</del>
Community Commercial	<u>165</u> <del>125</del>	2	<u>346.5</u> <del>262</del>
<b>Special Mixed Use Classifications</b>			
Central Business District	300	1.7	510
Mixed Use Waterfront District	<i>(Superseded by the Estuary Policy Plan, adopted June 1999)</i>		
	125	2	250
Housing and Business Mix	<u>50</u> <del>30</del>	2.7	<u>141.7</u> <del>85</del>

\* Stated in Principal Dwelling Units / Gross Acre

\*\* Number of persons per household based on ABAG projections of household size for 2015 and mapping of land use classifications

\*\*\* Number of persons per gross acre, assuming maximum allowable principal dwelling units per gross acre in neighborhood housing areas, plus accessory dwelling units representing 5% of total units