

Oakland General Plan Phase 2: Town Hall Kickoff, Q+A Report

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9/26/24, 6pm		
Note: Highlighted questions were answered by staff after the meeting.		
#	Question	Answer
1	<p>I have several clients who own property along Hegenberger and are interested in developing it for some sort of industrial or R&D use. My current understanding is that the corridor along Hegenberger is geared towards commercial, which hasn't really taken off. Is the City at all contemplating changes to the land use designation along Hegenberger St. to be geared more towards industrial-type uses?</p> <p>Relatedly, does the City intend to keep the 300 foot setback from Hegenberger St. for general manufacturing and general warehouse, storage and distribution uses?</p>	We will be exploring this as part of the Land Use Element Update.
2	Can the City speak at all to whether and when the Port of Oakland will update its code to comport with the City's updated General plan?	live answered
2	Can the City speak at all to whether and when the Port of Oakland will update its code to comport with the City's updated General plan?	We will be coordinating and working with the Port on the General Plan Phase 2 update. We cannot speak to how the Port will be updating their code at this time.
3	Will the results of the polls be saved and publicized as part of community engagement?	live answered
3	Will the results of the polls be saved and publicized as part of community engagement?	Hi Sharifa, we will share the results of the polls
4	How many participants on this zoom?	at the moment there are 82
5	Is there a participant list that we will be able to see, so as to help you with outreach?	We will not be sharing a participant list but we would love to connect on ways we can partner on outreach.
6	How many phases will the General Plan have?	2 Phases - 1st one was completed in 2023.
7	Where does police funding fall in the safety lens? Also, we need to ask "Safe" for whom? Who will disproportionately be helped or harmed by increasing OPD funding, which seem to be sucking up the city general purpose fund and the main culprit behind the budget deficit that is causing other departments to be stripped of funding?	Funding of various Departments is part of the budgeting process and is separate from the General Plan update.
8	Does "build affordable housing" on the last slide include building more market rate housing, especially missing middle units? Or is the only housing supply focus of the plan about building Affordable (i.e. subsidized and income limited) units?	The General Plan addresses all housing, both subsidized affordable housing and market-rate housing. This was addressed through the Housing Element, and those policies will be built on in the Land Use and Transportation Element.
9	What specific milestones or objectives have been completed in Phase 1? Can you provide examples of key achievements and how these successes are setting the foundation for the next phase of the plan?	We completed the Housing Element, Safety Element, Environmental Justice Element, associated Planning Code Amendments to streamline housing developments, eliminate exclusionary housing

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9	What specific milestones or objectives have been completed in Phase 1? Can you provide examples of key achievements and how these successes are setting the foundation for the next phase of the plan?	Hi Tiff, this article sums up the Phase 1 achievements!: https://www.oaklandca.gov/news/oakland-general-plan-phase-1-package-passes-at-city-council
9	What specific milestones or objectives have been completed in Phase 1? Can you provide examples of key achievements and how these successes are setting the foundation for the next phase of the plan?	https://www.oaklandca.gov/topics/general-plan-update-phase-1
10	Very interesting topics!	Thank you.
11	Is everything going to be online or will there be direct human interaction?	We have an in-person event at Oakland Museum of CA on Oct 4
11	Is everything going to be online or will there be direct human interaction?	Oakland Museum of California's Friday Nights event
11	Is everything going to be online or will there be direct human interaction?	We will also have many other in-person activities over the course of the update process, but we will kick them off with the OMCA event.
12	The Phase I Elements were completed nearly 2 years ago. Where can people find out about what has been *implemented* from those plans?	Hi there, the Phase 1 Elements were all adopted last year (2023). We have an Housing Element Dashboard that went live a few weeks ago that you can view here: https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element . The EJ and Safety Elements will be reporting on implementation regularly as well.
13	I was suprised that this is the first iteration of an EJ Element. Maybe I did not hear that correctly? What modeling inputs were used to develop that element? What existing Regional Transportation planning tools and from which agencies were involved?	See here for more info on planning tools and agencies: https://www.oaklandca.gov/topics/oakland-2045-general-plan-environmental-justice-element
14	Will the presentation be available after the meeting concludes?	Yes we will make the presentation and recordings available on the City website
15	When was this land use map taken?	This is the current land use map
16	Can you please clarify - my understanding is that the Port of Oakland's land is NOT subject to the General Plan or the Planning Code, and the Port has exclusive control over land use planning, etc. in those areas. Is that correct?	The Port still falls under the General Plan and its Land Use designations. The Port does have jurisdiction for the Planning Code and Zoning, but it cannot contradict what the General Plan says.
17	Thank you!	live answered
17	Thank you!	Thank you for your feedback
18	The bottom middle image shows a marina that the people of Oakland and their elected officials rejected and will not be built. (on image before Land Use and Transportation Element)Please replace it.	Hi Naomi, thanks for bringing this to our attention.
19	will transportation work include a look at the airport	Transportation will include the airport, but at a higher level. It is my understanding that the Port is working on a more specific airport plan right now that we will coordinate with as well.
20	thank you. very helpful. I see OPR and ABAG feature heavily.	live answered
20	thank you. very helpful. I see OPR and ABAG feature heavily.	Thank you for your feedback
21	I clicked on other for what's needed for land use: sanitation and safety	live answered
21	I clicked on other for what's needed for land use: sanitation and safety	Thank you for your feedback
22	Parks and recreation facilities need MAINTENANCE and rehabilitation of historic city-owned buildings.	live answered

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22	Parks and recreation facilities need MAINTENANCE and rehabilitation of historic city-owned buildings.	Thank you for your feedback
23	@Laura Kaminski - thank you for that clarification	live answered
23	@Laura Kaminski - thank you for that clarification	Thank you for your feedback
24	Maintenance of all these things is as important as building new stuff.	live answered
24	Maintenance of all these things is as important as building new stuff.	Thank you for your feedback
25	I clicked other for Transportation: more accessibility to BART (e.g. new infill stations)	live answered
26	'- Vacant housing is a huge issue in the Bay Area and especially Oakland. There are 4 vacant houses alone around my block in San Antonio. Instead of providing houses to young families, the properties are a target for crime and blight. The Vacant Property Tax allows 10 different exemptions; how does being a 'low income senior' or a 'very low income' owner qualify as an exemption? Who is too poor to sell their vacant house and live in another home?	If you can let us know the addresses of the homes we can look into why they are vacant and if they are being taxed or not. The vacant property tax is a complicated issue that we want to learn from what is working and what is not working to see if modification is needed. The Finance Department leads this, so any insight you give us we can send on to them.
27	It seems as though the department of transportation in Oakland are incredibly swamped by all their obligations. There were talks of the DOT playing the role as administrator and planner while allowing neighbors to implement approved changes. Where are we with the encroachment permit bill? How can we encourage more neighborhood-level civic engagement that allows for the same, walkable streets our neighbors in SF get to enjoy?	We will follow up with staff from OakDOT .

	<p>28 What about regulation of Land Use? How will the GPU deepen enforcement? Neighborhoods such as Columbian Gardens/DAG are impacted by bad industrial neighbors. The industrial property owners near the san leandro creek project. They often do unpermitted operations that cause negative health impacts to the nearby neighbors. Residents have complained for decades. Who is enforcing the operations of the industrial and commercial operations that exists 100f from residential neighborhoods.</p>	<p>Regulation of land use is addressed through all the elements of the General Plan, but the highest authority for land use is the Land Use and Transportation Element (LUTE).</p> <p>In the existing LUTE, there are land use designations (residential, industrial, commercial, etc.) for every area in the city, as well as policies and actions addressing the development of “showcase districts,” a more complete transportation network, a healthy thriving economy, strong neighborhoods, and the reduction of public nuisances, among other recommendations.</p> <p>In the City’s new Environmental Justice (EJ) Element, we also included policies and actions related to enhanced enforcement of illegal dumping and made some zoning changes to reduce land use conflicts in industrial zones (e.g. require certain heavy Commercial Industrial Mix (CIX), General Industrial (IG), and Industrial Office (IO) Zones to obtain a CUP if located within 600 feet of a Residential Zone). The Bay Area Air Quality Management District (BAAQMD) regulates emissions from permitted pollution sources and have their own processes for addressing complaints (http://www.baaqmd.gov/complaints). In addition, you can file a complaint through the City of Oakland Code Enforcement through 311, here is a link to our website for instructions: https://www.oaklandca.gov/services/report-a-property-complaint We will be working with communities in Phase 2 to better understand how to address community concerns related to industrial activity as part of the LUTE update.</p>
29	Please publish results of your polls after the webinar is finished.	We will publish it along with the presentation materials
30	What is keeping Oakland from encouraging the San Antonio Station? Seems like a no brainer (~\$10 million I believe) and a chance for a halo effect to take place on 14th Ave. I don’t even think there’s a grocery store in San Antonio station. There’s just so much that could be done to improve the areas south of 580 that the city seems to not take very seriously.	The City has advocated for the San Antonio Station as part of Link 21. Link 21/BART is still determining which type of rail they will use, and will look more closely at stations within the next phase of planning.
31	Great to hear the Open Space plan will be updated. It is much needed!	live answered
32	The Port's plan will need to be consistent with the General Plan and the EJ Element. What they proposed in the Draft Environmental Impact Report is far out of the EJ element criteria - it would increase flights and impact East Oakland hard	live answered
33	Is the land use element update followed by an update to the Zoning Code?	Yes there will be code updates following the land use element update
34	Regarding transportation, will we hear about rail safety along the water front and a future quiet zone, like Emeryville has done? Our waterfront is so promising, but the rail safety is a mess through there and the UPRR railroad abuses their train horns as a result.	Rail safety and noise will be looked at as part of the Land Use and Transportation Element as well as the Noise Element
35	You left out other public buildings in the Infrastructure/Facilities poll, such as: Dunsmuir, Mosswood, Rotary Nature Center, and even City Hall	Thank you for your feedback
36	You aren’t asking about BART noise?	We’ll talk about all noise

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37	Noise: other -- speeding cars	Thank you for your feedback
38	Noise: Sideshows and gang activity.	Thank you for your feedback
39	My "other" here: Motorcycles. I live near the highway and the Amtrak railway, and yet the problem is not the trains or general cars. It's literally that in the last 5 years it's apparently gotten really popular (and legal?) to have *SUPER* loud motorcycle engines. Controlling this is probably outside your ambit though.	Thank you for your feedback
40	The most noise we here in Pill Hill is from building alarms that go off randomly multiple times a day.	Thank you for your feedback
41	*hear*	Thank you
42	Is there a more specific statement of objectives than the "guiding principles" and today's presentation, which are rather generalized, especially for the LUTE and OSCAR? For example, what, if any, zoning changes might be needed pursuant to the revised LUTE that were not addressed in the housing element zoning changes? Also, at the end of the housing element process, the city council discussed changes, but staff said that such changes could not be considered at that time owing to state HCD deadlines and those changes could be considered as part of the GPU phase 2. Is consideration of those changes included in the GPU work program? Finally is the consultant contract or at least the scope of work available?	<p>1. The Vision Statement and Guiding Principles will guide the development of Phase 2 of the General Plan Update and provide overarching direction to define the City of Oakland's vision of future growth and development. The Vision and Guiding Principles can be accessed on the General Plan Update website at: https://cao-94612.s3.us-west-2.amazonaws.com/documents/Oakland-2045-General-Plan_Guiding-Principles_031523.pdf.</p> <p>2. Yes, additional zoning changes will be considered as part of GPU Phase 2, but it is premature at this early stage in the process to determine what those might be.</p> <p>3. City contracts are public record and can be made available if you send us an email so we know where to send it.</p>
43	I heard affordable housing is going in at the old Oakland Army Base is that true?	Hello, we are not aware presently of any specific plans for affordable housing at the old Oakland Army Base but will follow up on this question, if possible, in the meeting notes.
44	Can we get these URLs in the chat so we can copy and paste them into our browser? ty!	See URLs in the chat
45	Will this deck be sent out	Yes, it will be posted on the website and sent out to mailing list. https://www.oaklandca.gov/topics/general-plan-update
46	Can you share more about the timeline of this process? Do you know when drafting these elements will happen and when drafts will be released for public review? When the elements will be finalized?	live answered
47	For "other" noise, speeding cars, motorcycles /ATVs, sidedhows, etc.	Thank you for your feedback
48	How does the general plan align with the current and future city budget, to address the key priorities? Are the initiatives realistically funded? Also what programs or policies are in place to support displaced residents who wish to return to Oakland?	<p>1. The current LUTE's Priority Implementation Agenda (1998-2003) recommended that "Prior to approval, the budget, capital improvement program, and bond issues will be submitted and reviewed for General Plan consistency." The update of the LUTE will also contain an Implementation Program that will address how priorities in future City budgets will relate to the General Plan. Ultimately, the City Council has authority over the Budget.</p> <p>2. The 2023-2031 Housing Element includes several actions to protect Oakland residents from displacement.</p>

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49	What are your plans for outreach to get more equitable attendance for your events?	We will conduct outreach in multiple ways to try to reach as many people as possible. We will also have pop up events, go to other events that are happening in the City and go to where people are to get input because we know people are busy and cannot always attend this online or in person meetings.
50	It looks like there was a typo in the chat. I believe this is the link for the survey: https://oaklandgpu.mysocialpinpoint.com/general-plan-phase-2-survey	Thank you
51	will the City of Oakland also consider Location Quotient analysis to potentially compare the industries that can be improved in parallel to the community improvements that would simultaneously benefit the city from economic standpoint?	Can you please email generalplan@oaklandca.gov to provide more detail?
52	Does this plan include the Port of Oakland, which is a semi-private, semi-governmental organization (includes the seaport, airport and land along Jack London)?	We will be coordinating and working with the Port on the General Plan Phase 2 update. The Port falls under the General Plan and its Land Use designations. The Port does have jurisdiction for the Planning Code and Zoning, but it cannot contradict what the General Plan says.
53	I learned about this plan with folks from Deeply Rooted, are those folks going to continue to let us know about these plans?	Director Gilchrist has answered this live
54	Also car alarms, illegal fireworks.	Thank you for your feedback
55	yes, sideshows...	Thank you for your feedback
56	I sent a suggested plan in 2022 entitled Oakland new growth and I was told I would be contacted by the housing development department and I wasn't	I'm sorry you haven't received follow up. Please contact us at generalplan@oaklandca.gov and we can look into it.
57	Will the plan include ways to mitigate the increased pollution and noise expected if the airport expansion proceeds?	The Noise Element update will analyze future noise contours from the adopted Airport Land Use Compatibility Plan (ALUC Plan) and explore mitigation measures within the City's authority. These may include supporting the Port of Oakland's noise abatement programs and using noise-compatible land uses near the airport (as part of LUTE). Any additional mitigation measures may be identified and discussed during community engagement over the course of the project.

58	How can the city's long history in social activism be really felt through the landuse and re-zoning?	Oakland has a beautiful history of social activism and community involvement that is hard to capture through land use policies and zoning alone. One way we do feel this is when communities are meaningfully involved in planning processes and co-create policy and zoning solutions with us that address their wants and needs as best as possible. Planning staff are interested in identifying land use policies and zoning changes that celebrate and protect Oakland's rich cultural history and its residents and are excited to work with communities on doing so as part of Phase 2 of the General Plan Update. Some recent examples of what this work could look like can be seen in the Downtown Oakland Specific Plan (adopted July 2024) which includes policies to facilitate universal design and to support cultural districts citywide, such as the Black Arts Movement and Business District in Downtown, to create affordable spaces for artists and Black-owned businesses and reduce regulatory barriers for cultural events. View more on the DOSP at www.oaklandca.gov/dosp . The Phase 2 team will review DOSP policies and programs that can be broadened to address challenges and reflect desired outcomes citywide.
59	It might be useful for the City to publish a map of deisgnated neighborhoods with boundaries and names, so residents can see if their understanding matches the City's	Thank you for your feedback.
60	(several decades ago Oakland did this, but hasn't been updated in a long while)	Thank you for your feedback
61	Are there any areas focusing on the enhancement on the tourism in Oakland? There are so many beautiful elements and cultural assests in the city that would make healthier communities	While economic development is not a standalone element of the General Plan, it is a topic that is woven into many of the elements. As we approach Phase 2, we will be considering how to support and enhance of natural and cultural assets (that make Oakland a great place to live and visit) as part of LUTE and OSCAR.
62	What can you say about the Regional Shoreline Adaptive Plan put out by BCDC. They are working towards a unified vision for the whole bay area.	Staff from the CAO's Office of Sustainability are working with BCDC on the Regional Shoreline Adaptive Plan.
63	Perhaps you can just mail people that request it. Many people would prefer to conserve resources and not get paper mail.	Thank you for your feedback
64	What are the specific plans for addressing the climate crisis? Will the plan include plans to greatly increase the number of trees to reduce the heat? How about including plans for solar panel structures to be charging stations?	Hi Tamara, we have strategies to address climate change in the safety and EJ elemetns from Phase 1 and will incorporate more into the Phase 2 elements
65	will we be able to access to this recorded meeting so we can share with our community and neighbors?	We will post the presentation materials and the recordings on the City website
66	East Oakland should not be used as an industrial dumping ground.	Thank you for your feedback
67	Would the general plan also consider in creating better oportunites between private-public-community partnrshp development? Tax incentives, ways to facilite this approach through building department, etc?	Hi Diego, yes, we definitely want to explore such strategies in the Phase 2 Elements

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68	Looking forward to learning more. This was an excellent presentation. Thank you.	Thank you for your feedback
69	The Temescal neighborhood has very old sewers. Does the plan consider how new housing developments will stress already an already old system?	Oakland is preparing a Sanitary Sewer Master Plan that includes hydraulic modeling to consider the impacts new developments have on the wastewater collection system.
70	What is the ridership for that BART extension? It really is an eyesore along the Hegenberger corridor.	Staff are unclear about the question. For ridership data, please refer to the BART website: https://www.bart.gov/about/reports/ridership
71	when we ask about schools, I think they need to be specific to public school and not "just schools" NO TO CHARTER!	Thank you for your feedback
72	Keep public schools open	Thank you for your feedback
73	An example: Cultural resources dept/ was recently given many tasks but they are down to a skeleton staff and reduced budget.	Director Gilchrist responded live
74	I work for OPRYD and we are in the beginning planning for revitalizing the area around Rotary Nature Center is there a way to include this in the plan?	Hi Alethia, we can coordinate on this.
75	Sell or Hand over Lake Merritt, the Lake Merritt Channel, Channel Park, Estuary Park, Joaquin Miller Park and Dunsuir to East Bay Regional Park District to manage and nurture. Oakland doesn't have the infrastructure and support like EBRPD does. Orphaning would be better than letting thee gems fall apart.	Thank you for your feedback
76	Why is the Henry J. Kaiser Convention running over budget by \$25 million and behind schedule by nearly a year. Why was the use of the building changed from primarily a performing arts center to a co-working property? Who makes the decisions regarding such uses?	<p>In 2005, the City Council voted to close the building when the City's operating costs became too expensive to sustain. The building remains closed and is in increasing disrepair. On September 22, 2014, the City issued a Request for Proposals ("RFP") from real estate development teams to rehabilitate, adaptively reuse and operate the Henry J. Kaiser Convention Center under a long-term lease with the City. The City is not selling the property. The RFP requested creative adaptive reuse proposals for the building and outlined several key goals and requirements for the project. Most broadly, the RFP called for the developer to raise the funds necessary to bring the building, including the Calvin Simmons Theater, back to life and to be responsible for the tenaning and ongoing operations of the building.</p> <p>On July 21, 2015, the City Council authorized an Exclusive Negotiation Agreement with Orton Development, Inc. Orton proposes to rehabilitate and adaptively reuse the building as a performing arts venue and commercial space. Orton will ensure that the Property will be registered as a National Historic Landmark and rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation (the "Standards")</p> <p>See project website: https://www.oaklandca.gov/projects/henry-j-kaiser-convention-center-project.</p>

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77	If you are going to do annual reporting on other elements, I'd suggest staggering those reports as it will not work to report on all elements at the same time	Thank you Jeff
78	And make the 16th Street Station a priority!	Thank you for your feedback
79	Thank you so much for all your work!	Thank you for your feedback
80	I agree on the Lake Merritt hand-off. I drove through Lake Merritt and the antiquated Sailboat house and other structures that have been vacant for far too long. We should hand those areas off to departments that can handle the beautification of some of these areas.	Thank you for your feedback
81	Maintenance is a HUGE issue all over Oakland.	Thank you for your feedback
82	Does the plan identify Oakland landmarks, such as the 16th St. Train Station, which should be protected and revitalized to preserve the uniqueness of Oakland?	Oakland's current Historic Preservation Element was adopted in 1994 and is not included in the scope of the ongoing update. The element establishes a methodology for identifying historic properties and outlines policies for preserving Oakland's historic fabric and landmarks. Ongoing implementation of the Historic Preservation Element, identification of historic landmarks, and other historic preservation decisions are carried out by the Landmarks Preservation Advisory Board. Within the scope of the ongoing General Plan Update, historic properties may be taken into consideration when developing the various elements, particularly the Land Use and Transportation Element.
83	Why was the main library not completely demolished and rebuilt? They received a matching grant from the state and additional funding, which would have been a better use of the funds than pouring funding into a dilapidated structure.	Planning staff have followed up with the Library Services staff and are awaiting a response.
84	the people by the west Oakland and port could be gifted air filters with replacement filters so their health isn't compromised and it shouldn't be pushed to the port, the city benefits from the Port existing in Oakland and health compensations is important	Thank you for your feedback
85	thanks!	