

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

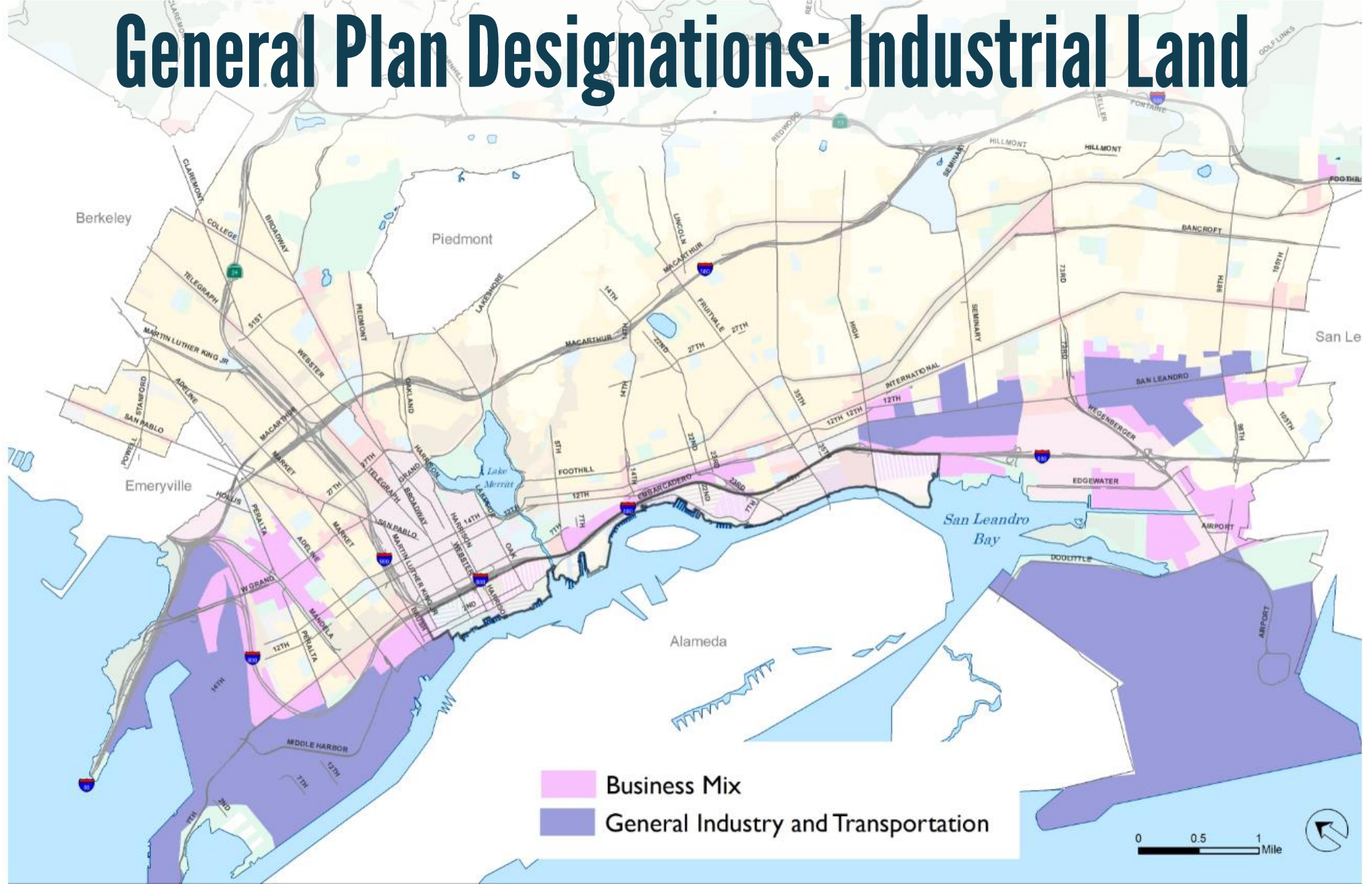
- Revise Industrial Land Use Planning Code Updates based on stakeholder feedback



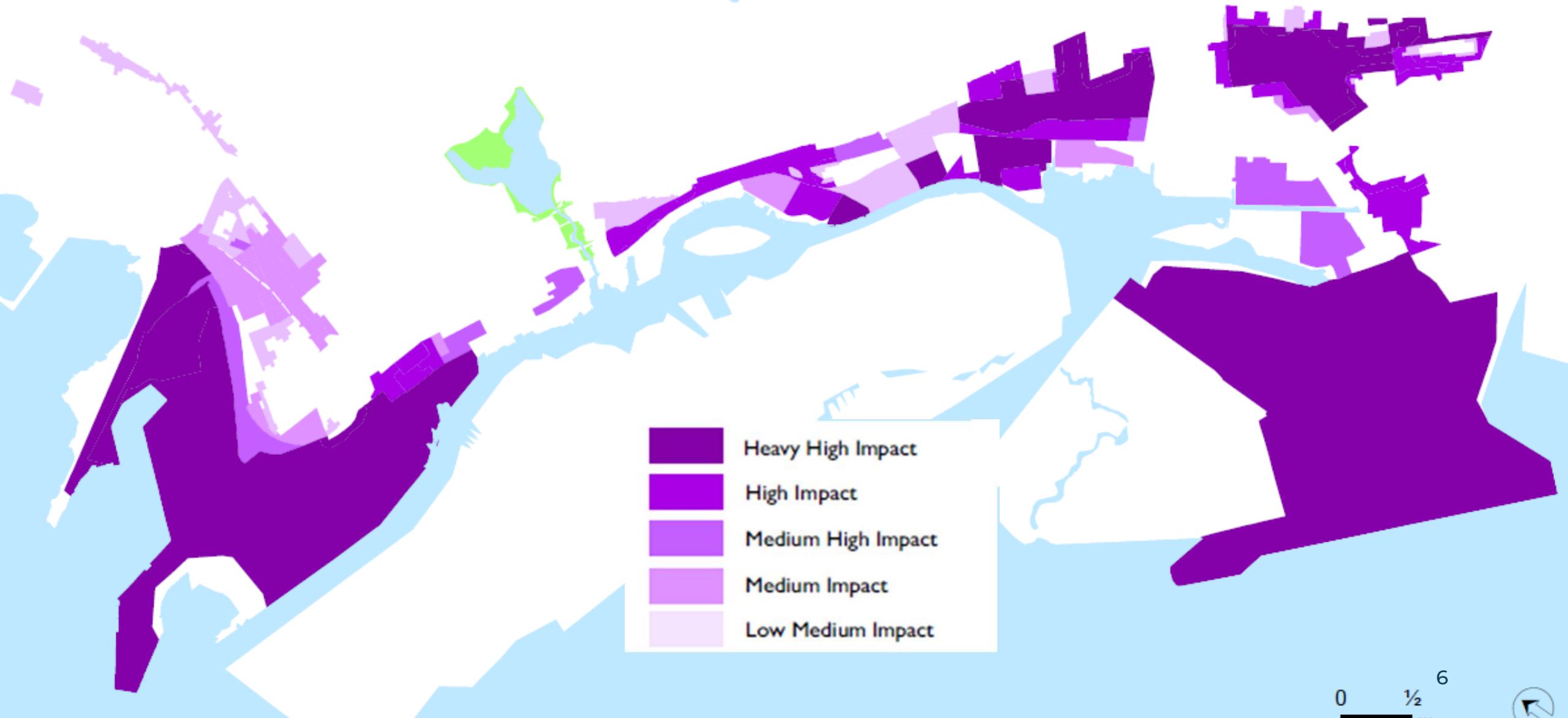
October 2021 – December 2021

- Adoption hearings: Planning Commission and City Council

General Plan Designations: Industrial Land



Overview of Industrial Zones



Overview of Industrial Zones

Heavy High Impact

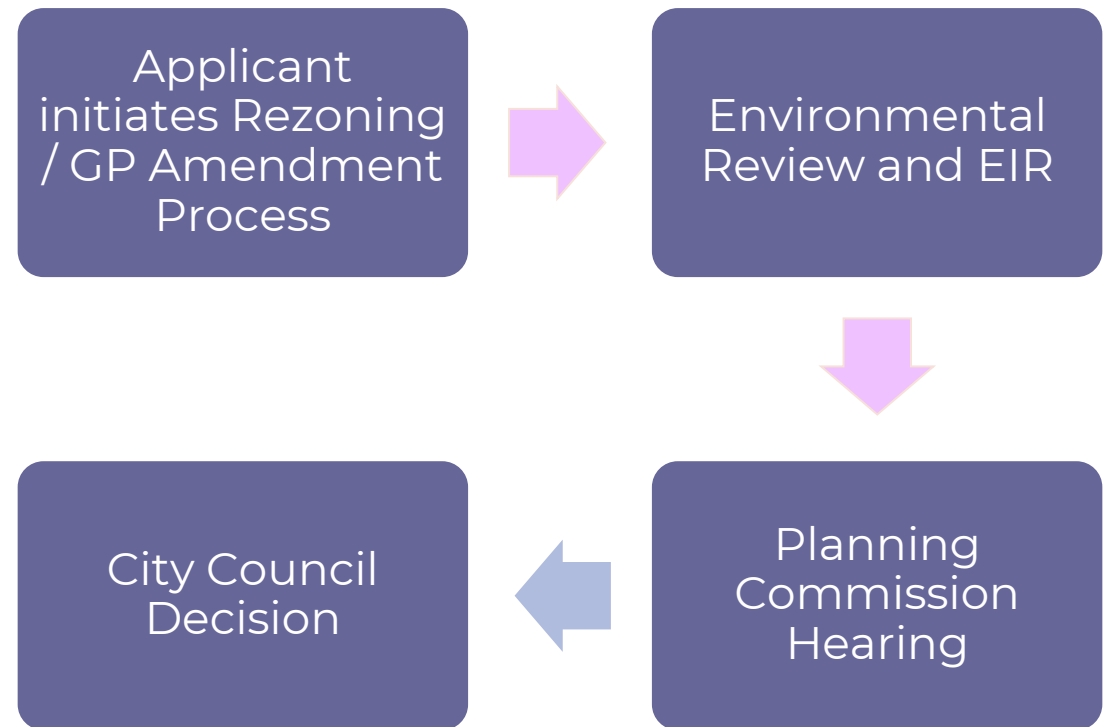
- Allows most intense industrial uses (such as heavy manufacturing, truck yards and hazardous materials uses)
- Prohibits housing
- Example Zone:
 - General Industrial “IG”

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.



Port of Oakland Jurisdiction

Per City Charter, Port of Oakland governs land use within the Port area including the airport to promote maritime uses consistent with the City's General Plan and the State's Public Trust Doctrine

 City of Oakland
 Port of Oakland Jurisdiction

Overview of Proposed Policy Changes

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



strengthen industrial land
protections

and



reduce emissions exposure.

Policies to Strengthen Industrial Land Protections

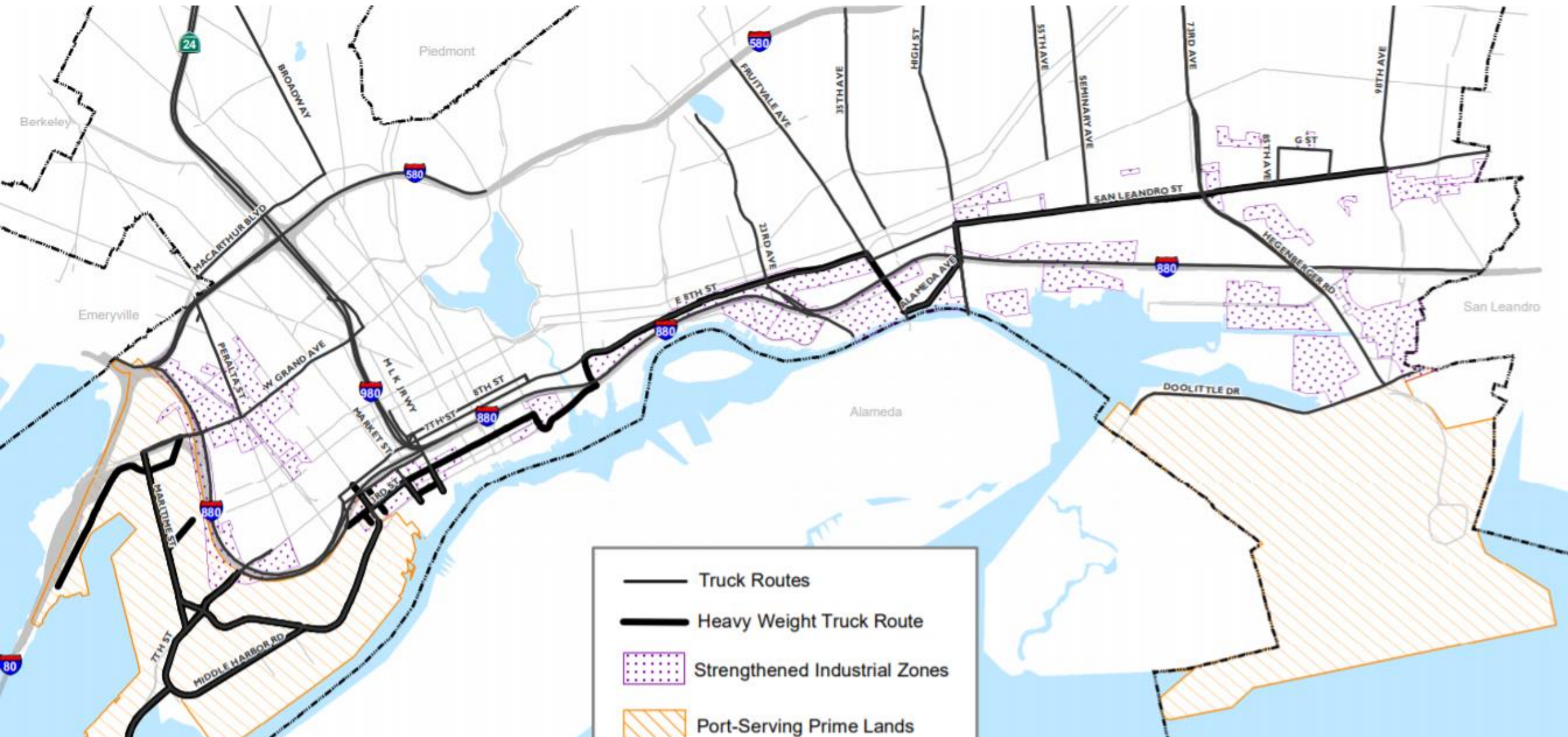
Establish the importance of industrial land and set the tone for future General Plan policy work

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.)

The map displays the Alameda County region, highlighting key transportation and industrial infrastructure. Major highways shown include I-580, I-880, and I-980. Streets labeled include Broadway, MacArthur Blvd, Fruitvale Ave, 35th Ave, High St, 55th Ave, Seminary Ave, 73rd Ave, 98th Ave, 85th Ave, G St, San Leandro St, Hegenberger Rd, Doolittle Dr, Alameda Ave, 8th St, 7th St, H.K. Irby, Market St, 10th St, Middle Harbor Rd, 7th St, Maritime St, W Grand Ave, and Peralta St. The map also shows the Alameda River and surrounding areas like Berkeley, Emeryville, and San Leandro. A legend in the bottom right corner defines the symbols used:

- Truck Routes (thin black line)
- Heavy Weight Truck Route (thick black line)
- Strengthened Industrial Zones (purple dotted area)
- Port-Serving Prime Lands (orange hatched area)



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

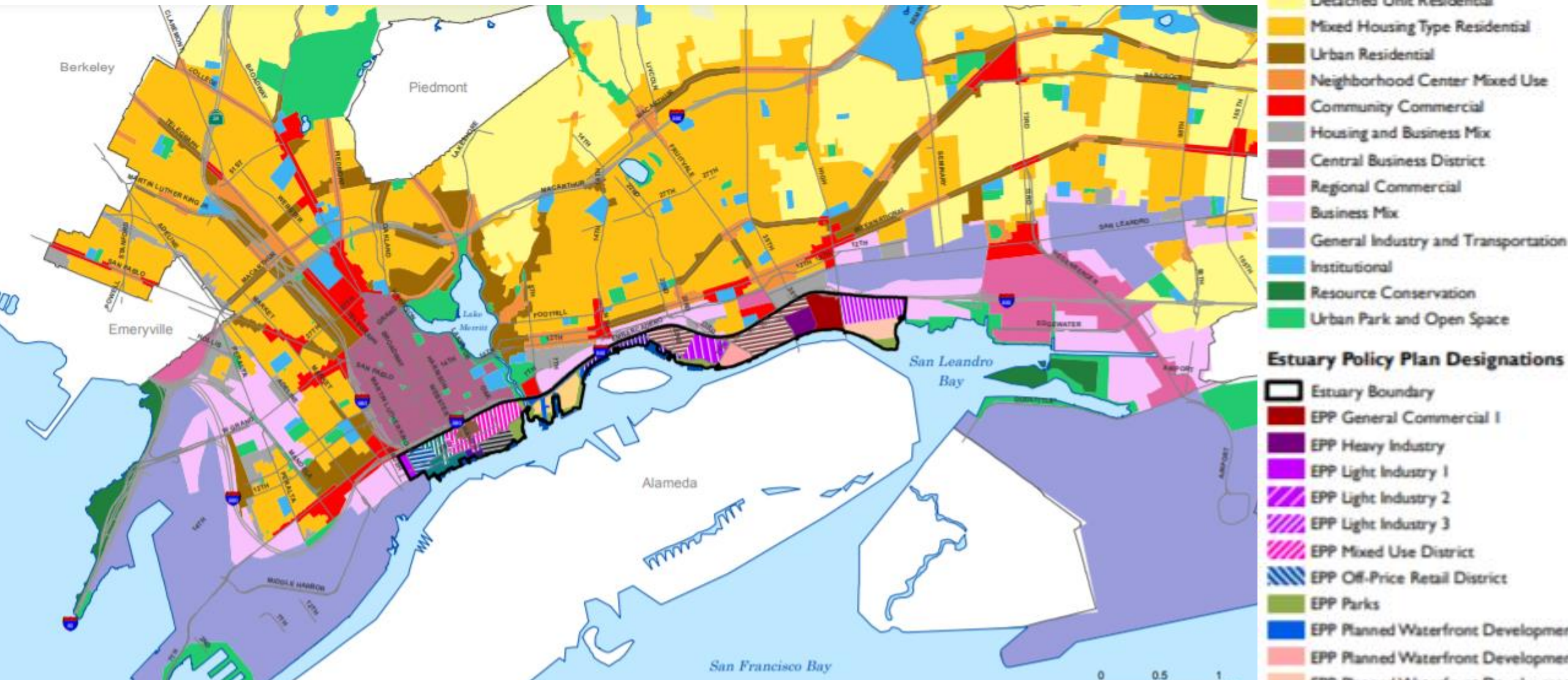
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Context Slides (If needed)

General Plan Designations – Residential Adjacent to Heavy Impact Industrial



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

