



# Zoning Update Committee of the Planning Commission

**COMMISSIONERS:***Jennifer Renk**Natalie Sandoval***AGENDA****May 28, 2025****Regular Meeting****ZONING UPDATE COMMITTEE OF THE PLANNING COMMISSION  
MEETINGS NOW BEING HELD IN-PERSON****3:00pm****BUSINESS MEETING****3:00pm****City Hall, Hearing Room 1, 1 Frank H. Ogawa Plaza, Oakland**

Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **6:15pm**, and the meeting will adjourn no later than **6:30pm**, unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.

Please work with the Case Planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

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*For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Planning and Building Department at 510-238-3941.*

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三(3)天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



Staff reports are available online, generally by 5:00pm the Friday before the meeting, at [www.oaklandca.gov/PlanningCommission](http://www.oaklandca.gov/PlanningCommission). You will need to ensure that your computer will accept pop-ups from the host site (oaklandca.gov) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please email Steph Skelton at [oaklandplanningcommission@oaklandca.gov](mailto:oaklandplanningcommission@oaklandca.gov).

Paper staff reports for items listed on this agenda can be requested with advance notice of three days, and will be made available at the Permit Center, 250 Frank H. Ogawa Plaza, Oakland, California 94612, at the cost per copy included in the City of Oakland Master Fee Schedule.

Please note that the descriptions of the applications found below are preliminary in nature.

While attending Zoning Update Committee Meetings, parking in the Dalziel Building Garage (located on 16<sup>th</sup> St between San Pablo Ave and Clay St) is free. As of September 2023, parkers will use the [ParkMobile](#) parking app on a mobile device to manage their parking, and the promotion code for free parking will be provided at the meeting.

Applicants who wish to make electronic presentations (e.g., PowerPoint presentations): Please contact Steph Skelton at [oaklandplanningcommission@oaklandca.gov](mailto:oaklandplanningcommission@oaklandca.gov) or (510)504-1673 at least 48 hours prior to the meeting.

Interested parties are encouraged to electronically submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item directly to the Zoning Update Committee and/or Case Planner. Email addresses for the Commissioners can be found on the Planning Commission webpage on the City of Oakland website: [City of Oakland | Planning Commissioners and Committee Assignments \(oaklandca.gov\)](#). An agenda item Case Planner email address can be found on the item overview within the Agenda.

## **MEETING CALL TO ORDER**

## **WELCOME BY THE CHAIR**

## **ROLL CALL**

## **COMMITTEE MATTERS**

## **AGENDA DISCUSSION**

## **OPEN FORUM**

At this time members of the public may speak on any item of interest that is not on the Agenda within the Committee's jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

## **NEW BUSINESS**




<b>1.</b>	<b>Location:</b>	Citywide
	<b>Assessor's Parcel Number(s):</b>	N/A
	<b>Proposal:</b>	Omnibus Planning Code Amendments with focus on streamlining Design Review. With the intention of streamlining the development of housing, the City of Oakland (City) has developed Objective Design Standards (ODS) for residential and mixed-use multifamily developments, ranging from four to eight stories. Building on this framework, the City is proposing changes to the Design Review Chapter 17.136 of the Planning Code to include a new ministerial track to use ODS for by-right approval of additional project types, including all single-family homes, missing middle housing, and lower density multifamily buildings. In addition, changes are proposed to the Regular Design Review section for all residential projects that do not require a discretionary approval to also be subject to ODS. Consistent with the effort, the proposed package of Planning Code amendments includes design review procedures, exemptions, and appeals process updates as well as related updates to the Definitions Section of the Planning Code 17.09.040. Also included are miscellaneous updates related to design review as well as to increase clarity, conciseness, and provide cleanups to OS, RH, RD, HBX, CIX, IG, IO, S-10, S-11, D-CE, 17.135 definitions and development standards, changes to require design review requirements within an extended boundary between certain types of industrial facilities and residential zones, updates to the Sea Level Rise Adaptation Plan and the DT-CX zone lot width standard to provide consistency with the adopted Downtown Oakland Specific Plan, conformity changes to major conditional use permit threshold, updates to the Planned Unit Development Procedure, minor changes to threshold in 17.154 for zoning lot boundary, conformity changes to 17.158 Environmental Review Regulations, and updates to Parking, Loading, Fencing, and Retention Walls.
	<b>Applicant:</b>	City of Oakland, Bureau of Planning
	<b>Contact Person/ Phone Number:</b>	N/A
	<b>Owner:</b>	N/A
	<b>Case File Number:</b>	ZA25004
	<b>Planning Permits Required:</b>	N/A
	<b>General Plan:</b>	Citywide
	<b>Zoning:</b>	Citywide
	<b>Proposed Environmental Determination:</b>	The proposal relies on the previously certified Final Environmental Impact Reports for: the Oakland 2045 General Plan Update - Phase 1 (2023); the Downtown Oakland Specific Plan (2024); the Coliseum Area Specific Plan (2015); Broadway Valdez Specific Plan (2014); West Oakland Specific Plan (2014); Central Estuary Area Plan (2013); Land Use and Transportation Element of the General Plan (1998); the Oakland Estuary Policy Plan (1998); and the North Oakland Hill Area Specific Plan (1986) (collectively, "EIRs"). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163. Moreover, as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183



	(projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment).
<b>Historic Status:</b>	N/A
<b>City Council District:</b>	All Districts
<b>Finality of Decision:</b>	Receive Committee and public comments. Recommend to Planning Commission.
<b>For Further Information:</b>	Contact Case Planner <b>Michelle Matranga</b> at <b>(510) 238-3550</b> or by email at <b>mmatranga@oaklandca.gov</b>

<b>2.</b>	<b>Location:</b>	Citywide
	<b>Assessor's Parcel Number(s):</b>	N/A
	<b>Proposal:</b>	A study session for the Zoning Update Committee to review and monitor the progress the City made in 2024 to implement and update Oakland's 2023-2031 Housing Element, and meet the City's share of the Regional Housing Needs Allocation (RHNA).
	<b>Applicant:</b>	City of Oakland, Bureau of Planning
	<b>Contact Person/ Phone Number:</b>	Timothy Green: (510) 238-6436
	<b>Owner:</b>	N/A
	<b>Case File Number:</b>	N/A
	<b>Planning Permits Required:</b>	N/A
	<b>General Plan:</b>	Citywide
	<b>Zoning:</b>	Citywide
	<b>Proposed Environmental Determination:</b>	Not a project under the California Environmental Quality Act
	<b>Historic Status:</b>	N/A
	<b>City Council District:</b>	All Council districts
	<b>Finality of Decision:</b>	Staff recommend that the Zoning Update Committee conduct a study session on the City of Oakland's Housing Element Annual Progress Report for calendar year 2024.
	<b>For Further Information:</b>	Contact Case Planner Timothy Green at <b>(510) 238-6436</b> or by email at <b>tgreen@oaklandca.gov</b>

**ADJOURNMENT** By **6:30pm** unless a later time is agreed upon by a quorum of the Committee.

  
 Laura Kaminski (May 5, 2025 09:15 PDT)

**Laura Kaminski**  
 Bureau of Planning  
 Strategic Planning Manager  
 Zoning Update Committee Secretary

**NEXT REGULAR MEETING: TBD**