

West Oakland Community Emissions Reduction Action Plan AB 617 Steering Committee Meeting December 5, 2018

William A. Gilchrist, FAIA, wgilchrist@oaklandca.gov
Director, Planning and Building Department, City of Oakland

Laura B. Kaminski, AICP, lkaminski@oaklandca.gov
Acting Strategic Planning Manager, City of Oakland, CA

PLANNING AND BUILDING DEPARTMENT RESPONSIBILITIES

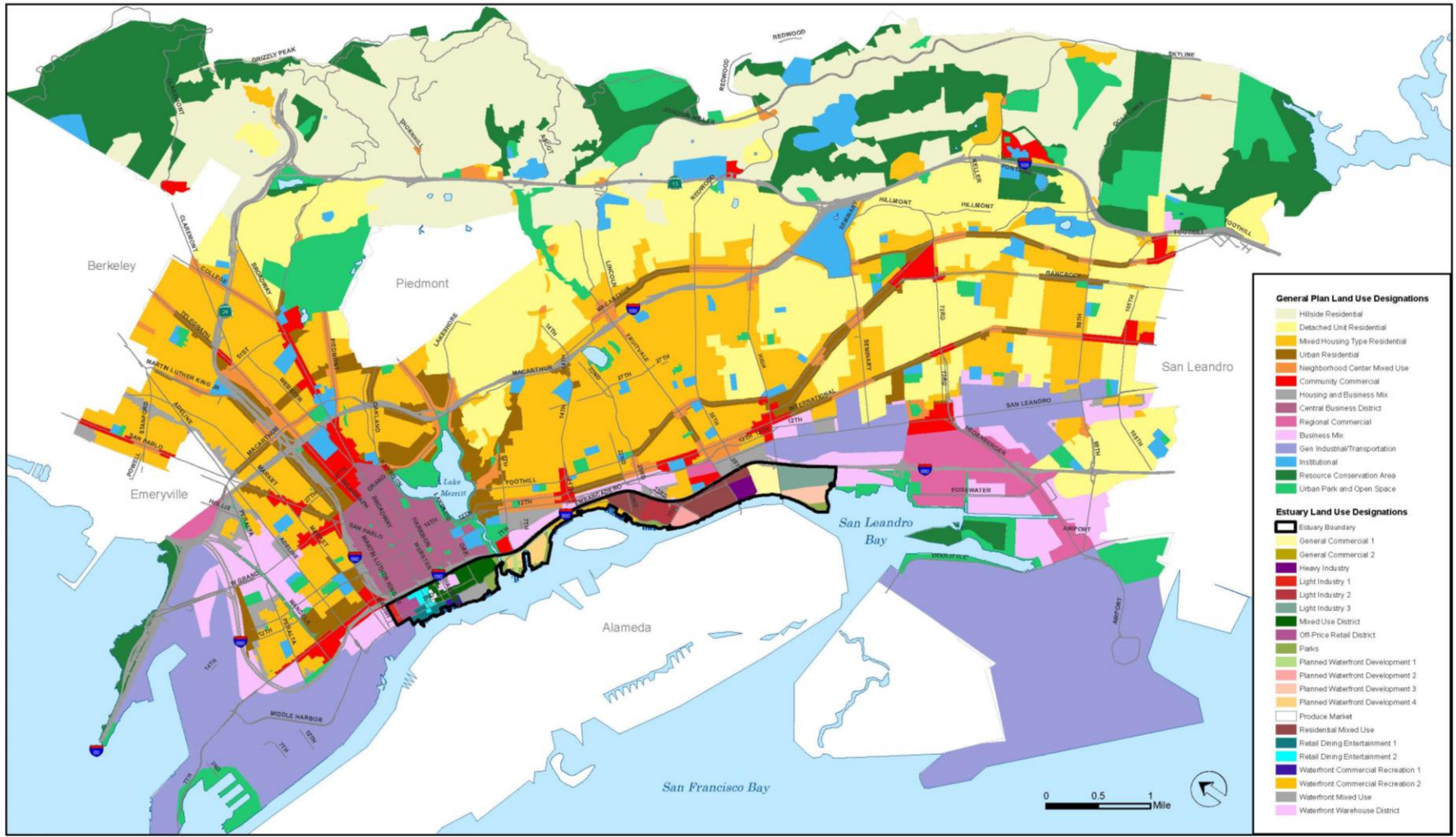
- Create the Vision
- Engage the Community
- Establish Codes/Ordinance
- Process Applications and Permits
- Manage CEQA
- Enforce Codes
- Coordinate with other Departments, such as:
 - Administrator's Office, Economic and Workforce Development, Fire Department, Housing and Community Development, Parks and Recreation, Police Department, Public Works, Race and Equity.

LAND USE

HOW DOES THE CITY REGULATE THE USE OF LAND?

- General Plan
- Specific Plan
- Zoning

GENERAL PLAN



General Plan Designations

Planning & Building Department
May 19, 2015

GENERAL PLAN POLICIES

- Encourage high quality and high density mixed use growth along commercial corridors.
- Preserve and enhance existing residential neighborhoods located off-corridors.
- Develop the waterfront for public use.
- Preserve industrial land to provide jobs for Oakland residents.
- Create a vibrant Downtown.

SPECIFIC PLANS

- Tool for implementation of the General Plan
- Is more detailed than General Plan
- Guides development within a defined area
- Can create policies
- Can be implemented through zoning

ZONING REGULATIONS

- Implement the General Plan and Specific Plans
- Create parcel-specific regulations based on General Plan and Specific Plan maps and policies
- Refine General Plan to the specific character of an area
- May be more restrictive than General Plan

PERMITTED USES

- P = Permitted (by right)
- C = Conditional Use Permit (CUP) (maybe)
- L = Limitations (extra restrictions)
- - = Prohibited

Table 17.73.020: Permitted and Conditionally Permitted Activities and Facilities

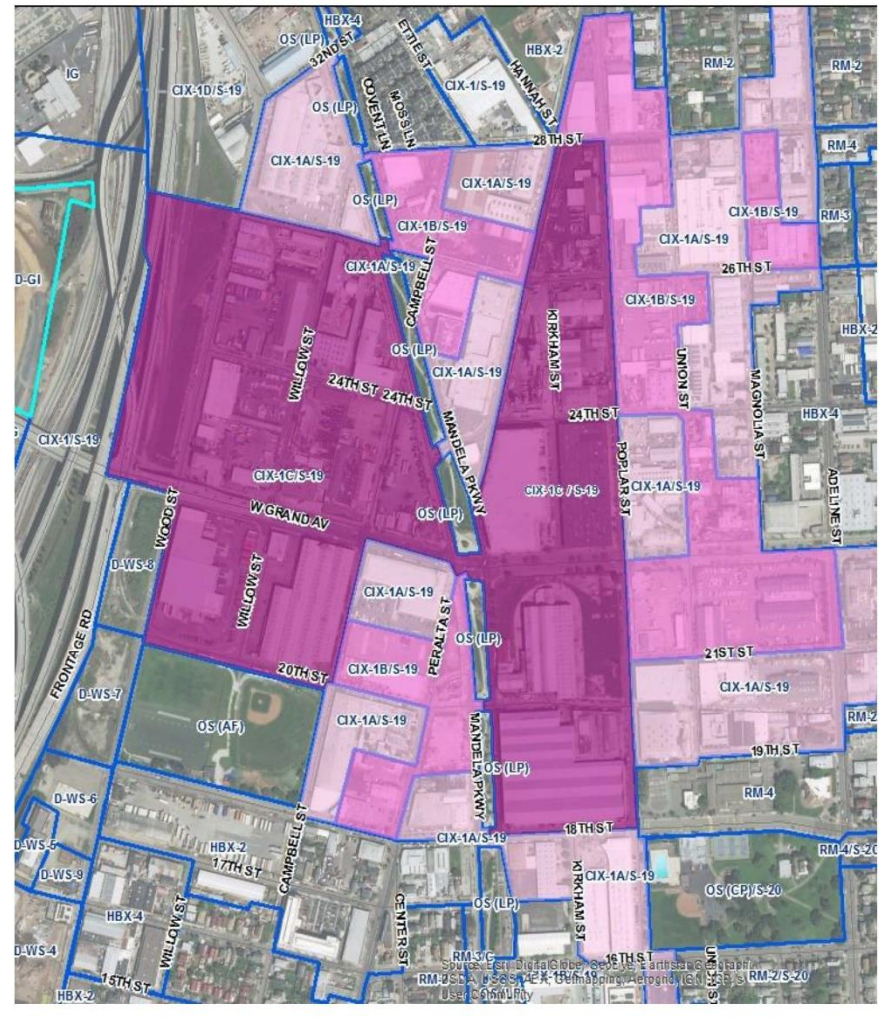
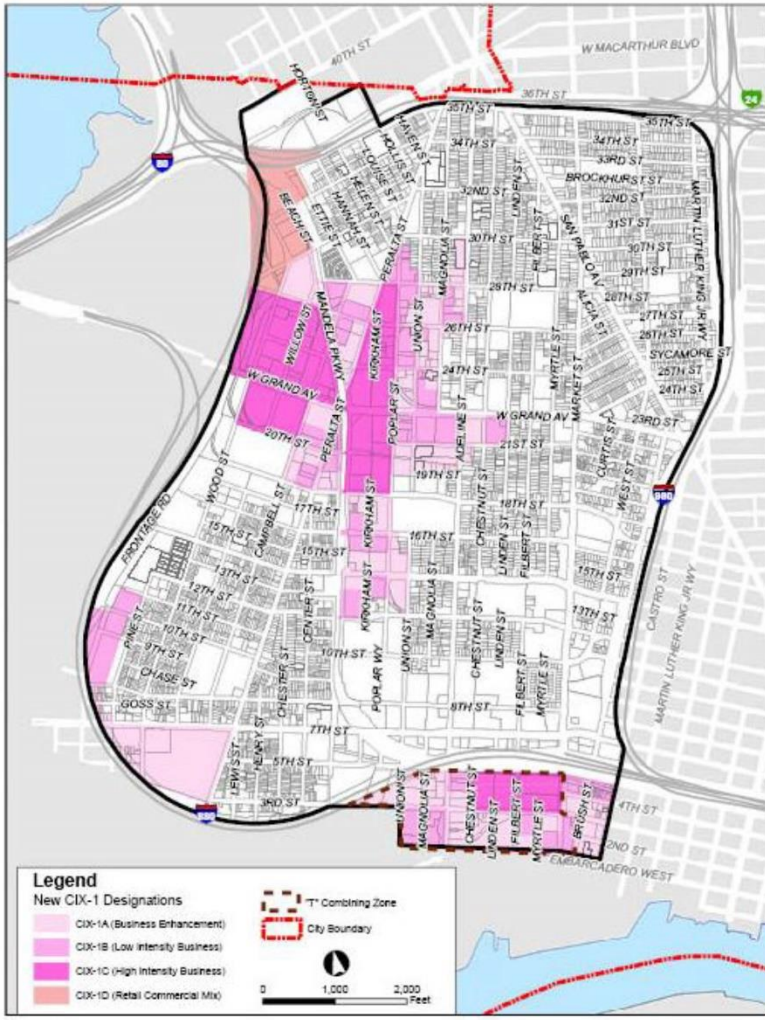
Activity Types	Zones									Additional Regulations
	CIX-1A	CIX-1B	CIX-1C	CIX-1D	CIX-1	CIX-2	IG	IO	T*	
Residential Activities										
Emergency Shelter	—	—	—	—	P(L1)	P(L1)	—	—	P(L1)	
All Other Residential Activities	All other Residential Activities prohibited in each zone									
Civic Activities										
Essential Service	P	P	P	P	P	P	P(L21)	P(L21)	P(L21)	
Limited Child-Care	C	C	C	C	—	—	—	—		
Community Assembly	P	P	P	P	P	C	—	C		
Recreational Assembly	P	P	P	P	P	C	—	C		

WEST OAKLAND SPECIFIC PLAN – JULY 2014

West Oakland Specific Plan

Land Use & Zoning – example of Industrial Area

Shows current zoning which reflects changes resulting from the West Oakland Specific Plan
Intent: to allow industrial uses while improving the transition from industrial to residential uses



ACTIVITIES IN WEST OAKLAND ZONING

Activity Types	Zones										Additional Regulations
	CIX-1A	CIX-1B	CIX-1C	CIX-1D	CIX-1	CIX-2	IG	IO	T*		
Animal Boarding	P(L5)	P(L5)	P(L5)	C	P(L5)	C	C	—			
Undertaking Service	C	C	C	—	P	C	C	—			
Industrial Activities											
Custom Manufacturing	P	P	P	P	P	P	P	P			
Light Manufacturing	P	P	P	P	P	P	P	P			
General Manufacturing	P(L4)	P(L4)	P(L4)	—	P(L4)	P(L4)	P	—	P(L4)		
Heavy/High Impact Manufacturing	—	—	—	—	—	—	C	—			
Research and Development	P	P	P	P	P	P	P	P			
Construction Operations	P(L19)	P(L19)	P(L19)	C	P(L4)	P(L4)	P(L4)	C	P(L4)		
Warehousing, Storage and Distribution-Related:											
A. General Warehousing, Storage and Distribution	P(L18)	P(L18)	P(L18)	C	P	P	P	P	P		
B. General Outdoor Storage	C	C	C	C	C	P(L4)	P	P			
C. Self- or Mini-Storage	—	—	—	—	C	C	—	C	C		
D. Container Storage	—	—	—	—	—	P(L4)	P	—			
E. Automotive Salvage and Junk Yards	—	—	—	—	—	—	P(L4)	—			

Activity Types	Zones										Additional Regulations
	CIX-1A	CIX-1B	CIX-1C	CIX-1D	CIX-1	CIX-2	IG	IO	T*		
Regional Freight Transportation-Related:											
A. Seaport	—	—	—	—	—	—	P	C			
B. Rail Yard	—	—	—	—	—	C	P	—			
Trucking and Truck-Related:											
A. Freight/Truck Terminal	—	—	—	—	P(L6)	P(L4)	P	—	P		
B. Truck Yard	—	—	—	—	P(L6)	C	P	C	P		
C. Truck Weigh Stations	—	—	—	—	—	P	P	—			
D. Truck and Other Heavy Vehicle Sales, Rental and Leasing	—	—	—	—	P(L7)	P	P	P	P		
E. Truck and Other Heavy Vehicle Service, Repair, and Refueling	—	—	—	—	P(L6)	P	P	—	P		
Recycling and Waste-Related:											
A. Satellite Recycling Collection Centers	C	C	C	C	C	C	C	C			
B. Primary Recycling Collection Centers	—	—	—	—	P(L11)	P(L11)	P(L12)	—	—	See Section 17.73.035	
Hazardous Materials Production, Storage & and Waste Management-Related:											
A. Small Scale Transfer and Storage	—	—	—	—	—	C	C	—		L12 - See also	

NONCONFORMING USES

There are existing recyclers, truck yards, gas stations, and truck repair shops in West Oakland that have been there for years. They would not be allowed new today. But are considered a nonconforming activity (use).

- Chapter 17.114 of Planning Code addresses requirements for Nonconforming Uses.
- These truck uses above are considered nonconforming activities because they are now prohibited in the CIX-1A through CIX-1D Zones.

NONCONFORMING USES, CONT'D

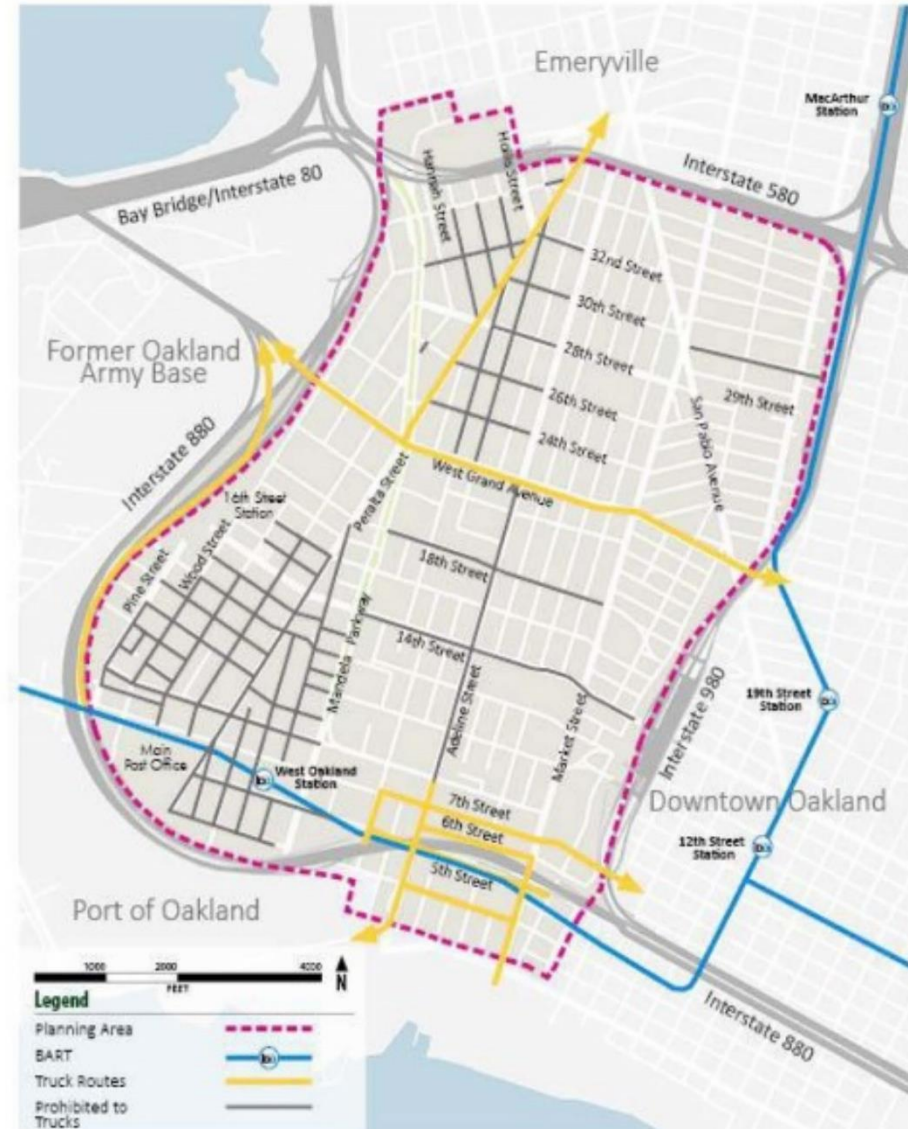
- Nonconforming activities can continue to operate as long as they remain active.
- Discontinuance of nonconforming activities:
 - In most areas of the City if they discontinue active operation for a continuous period of one (1) year and another operation with the same activity does not start up again until after the one year has past, this type of nonconforming activity cannot start up again unless a conditional use permit is granted.
 - As part of West Oakland Specific Plan and rezoning, this requirement was tightened for nonconforming Trucking and Truck-Related Industrial Activity or Recycling and Waste-Related Industrial Activity in the CIX-1A through CIX-1D Zones. If they discontinue active operation for ninety (90) days, instead of one (1) year, and another operation with the same activity does not start up again within the ninety (90) days, the activity cannot start up again unless a conditional use permit is granted.

POLICIES FOR TRUCK TRAFFIC

Policies for Truck Traffic from West Oakland Specific Plan

Intent is to reduce adverse effects of freight related truck traffic impacting West Oakland's residential neighborhoods.

Fig. 5.1.4: Truck Routes & Prohibitions



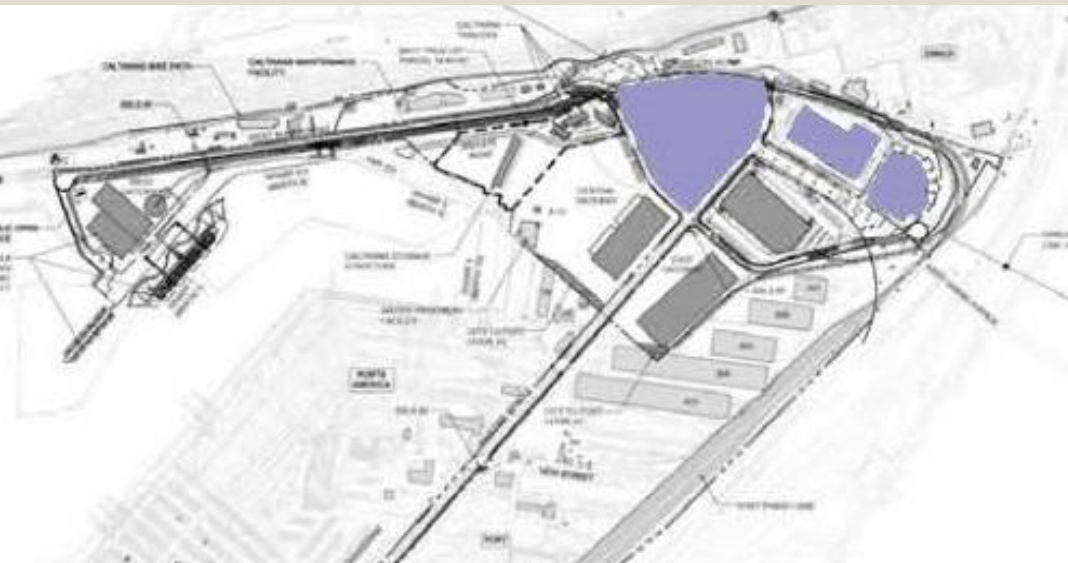
POLICIES FOR TRUCK TRAFFIC, CONT'D

- **Policy 1:** Maintain truck routes necessary to serve Port of Oakland activities, prohibit additional truck routes into West Oakland neighborhoods, and retain truck prohibited routes.
- **Policy 2:** Relocate truck parking and services from West Oakland to consolidated site in the Port/former Oakland Army Base.
- **Policy 3:** Implement traffic calming in residential neighborhoods to discourage truck traffic from entering residential areas.
- **Policy 4:** Enhance truck route enforcement.
 - a. Enforce truck parking laws
 - b. Increase police / parking enforcement staffing
 - c. Create a truck-sighting hot line
 - d. Increase and improve signs
 - e. Revise the City's Municipal Code pertaining to truck routes and truck parking
- **Policy 5:** Continue, expand and improve the Port's diesel truck replacement program.

IMPLEMENTATION ACTIONS RELATED TO TRUCKING

Implementation Actions from the West Oakland Specific Plan Related to Trucking

- Reduce land use conflicts between residential and industrial land uses.
- Soften the transition between residential and industrial land uses. The zoning for West Oakland included regulations for this.
- In process: working with CASS and CWS to relocate to the former Oakland Army Base.
- Revise the City's Municipal Code pertaining to no-parking of chassis on city streets.



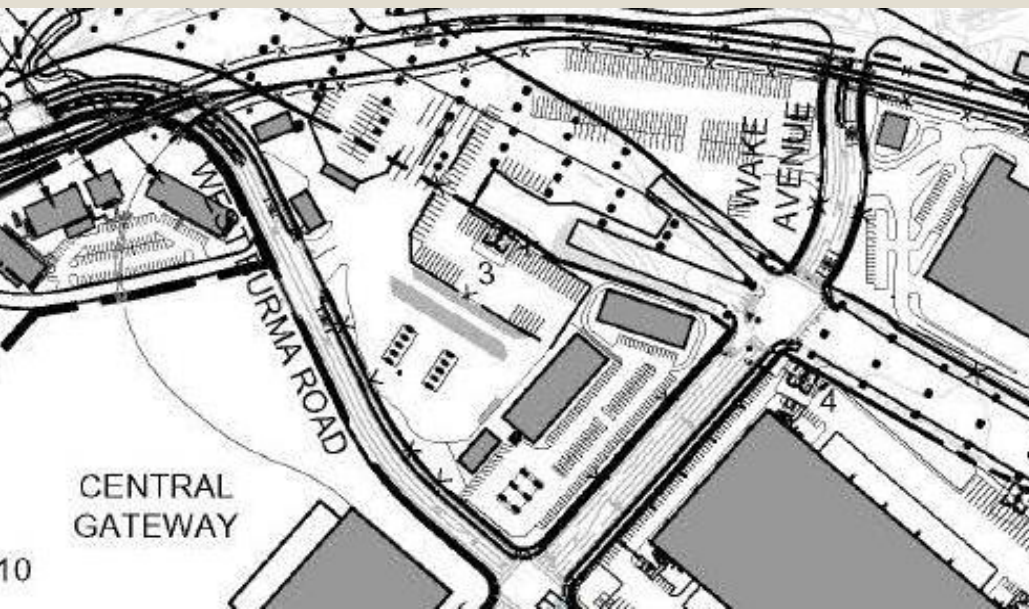
Reuse Plan for the City's Portion of the former Oakland Army Base.

This plan includes three sites, shown in blue, for relocation of existing businesses and trucking-related services from West Oakland to the former Oakland Army Base.

MASTER SITE PLAN FOR THE OAKLAND ARMY BASE



Draft Site Plan for CASS & CWS at the City's portion of the former Oakland Army Base.



Draft Site Plan of 15-acres of truck parking and truck services at the City's portion of the former Oakland Army Base

TRUCK MANAGEMENT PLAN (TMP)

West
Oakland

TRUCK MANAGEMENT PLAN

DRAFT

PLAN for PUBLIC REVIEW

November 16, 2018
to
January 4, 2019



An action-based plan
designed to reduce
the effects of transport
trucks on local streets
in West Oakland



CITY OF
OAKLAND



PORT OF OAKLAND

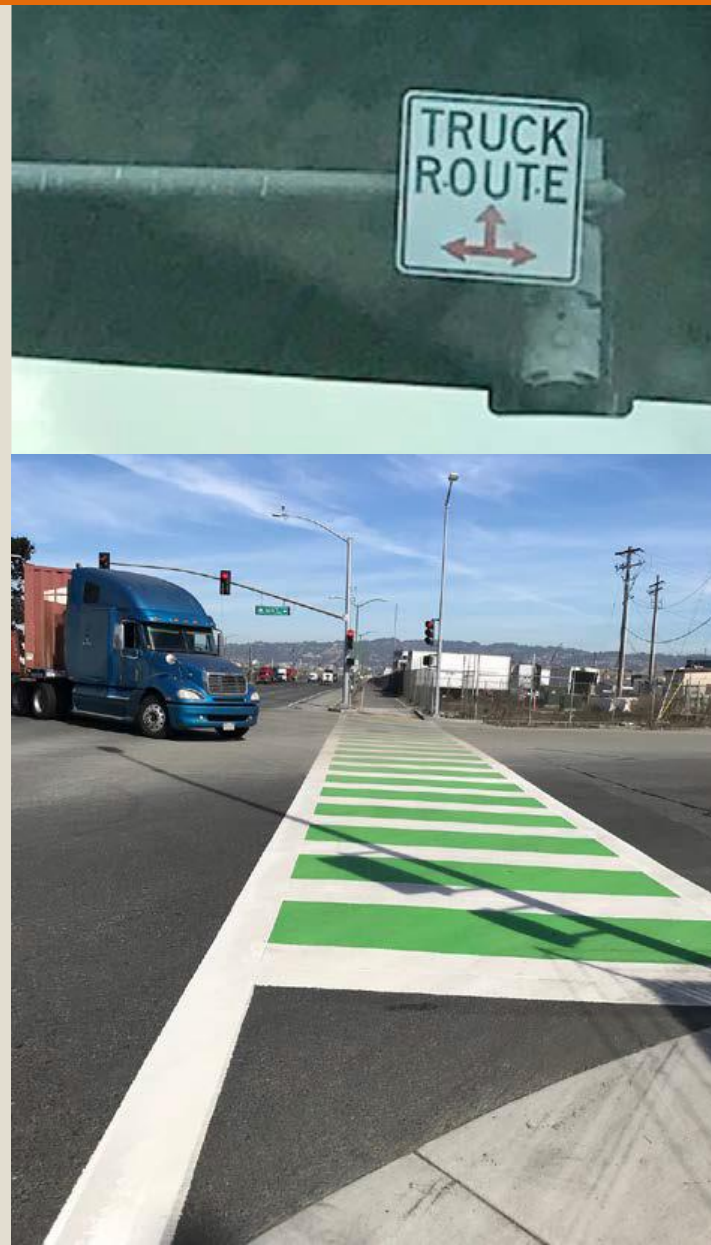
A joint plan by the City of Oakland and Port of Oakland

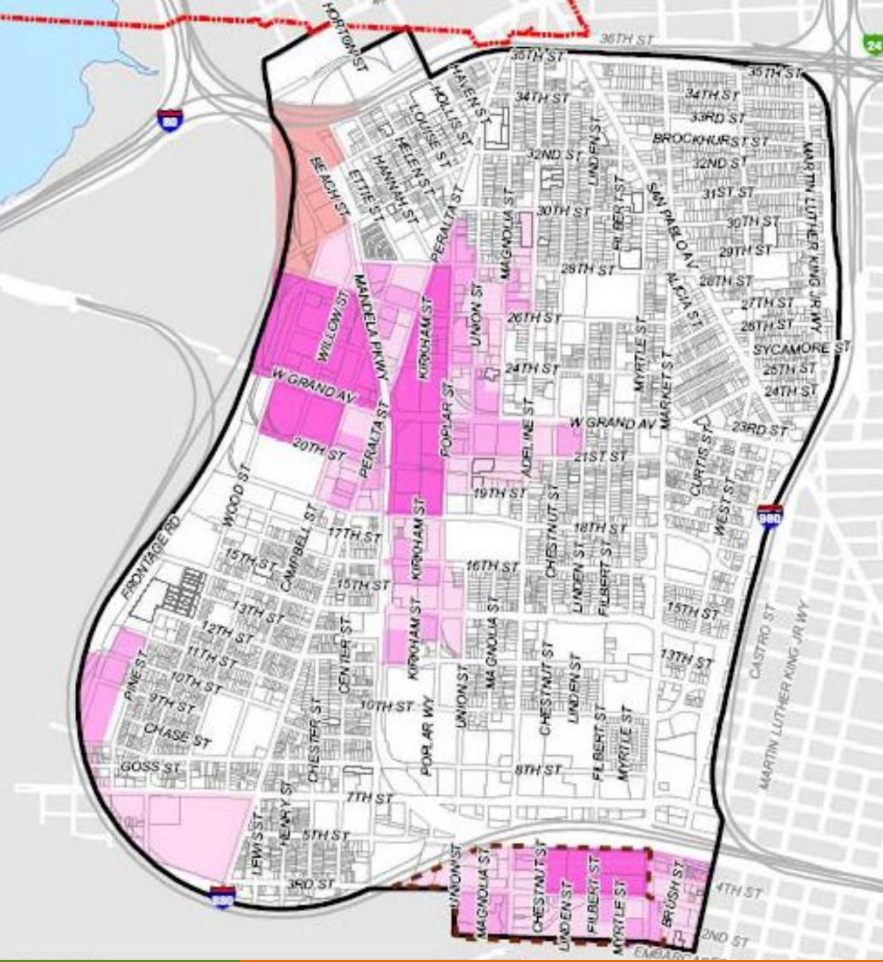


TRUCK MANAGEMENT PLAN (TMP)

TMP GOALS

- Reduce disruptions from truck circulation and truck parking on residents and businesses in West Oakland.
- Increase safety near designated truck routes.
- Have truck drivers know preferred routes to reach their destinations and know the City's parking restrictions.
- Monitor TMP implementation and modify implementation strategies to improve outcomes as needed.





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