

INTRODUCED BY COUNCILMEMBER _____

APPROVED AS TO FORM AND LEGALITY
Ralph Wheeler
CITY ATTORNEY

ORDINANCE No. 12073 C. M. S.

AN ORDINANCE AMENDING THE OAKLAND PLANNING CODE TO CREATE THE OS OPEN SPACE ZONE, AND TO REZONE APPROXIMATELY 2,800 ACRES OF PUBLICLY-OWNED PARK AND OPEN SPACE LANDS FROM VARIOUS EXISTING ZONES TO THE NEW OS ZONE.

WHEREAS, many of Oakland's parks and other open space lands are currently unzoned or are zoned with a variety of development-oriented categories; and

WHEREAS, the lack of zoning in some Oakland parks and the use of development-oriented zoning in other parks has led to past land use and development conflicts; and

WHEREAS, the lack of zoning in some Oakland parks has led to the approval of projects without a desirable level of community involvement and notification; and

WHEREAS, it is in the best interest of the City that clear standards be established to govern the implementation of General Plan policies regarding changes of use and improvements in such parklands;

WHEREAS, the City Council adopted Resolution 68807 C.M.S. on March 21, 1992 establishing interim land use controls for Oakland's parks with the stated intention of replacing these controls with permanent controls following the adoption of the Open Space, Conservation, and Recreation (OSCAR) Element; and

WHEREAS, the City Council adopted the updated OSCAR Element of the General Plan in June 1996; and

WHEREAS, OSCAR Actions OS-1.1.1 AND OS-2.1.1 direct the City to amend its zoning ordinance to include open space zoning provisions; and

WHEREAS, the City Council identified adoption of the Open Space Zone as one of the highest implementation priorities of the OSCAR Element; and

WHEREAS, the City retained a consultant to prepare the Open Space Zoning Ordinance, including revised maps, in 1996; and

WHEREAS, drafts of the proposed ordinance were prepared by the consultant, reviewed by Staff, and revised accordingly throughout 1997; and

WHEREAS, the proposed ordinance was presented to the Parks and Recreation Advisory Commission on December 10, 1997 and on January 10, 1998; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on December 17, 1997; and

WHEREAS, the Planning Commission identified revisions to the ordinance and recommended approval of the revised ordinance by the City Council at its meeting on January 21, 1998; and

WHEREAS, subsequent to this recommendation, the specific zoning map revisions to be made pursuant to the new ordinance were identified; and

WHEREAS, the requirements of the California Environmental Quality Act (CEQA) of 1970, the Guidelines as prescribed by the Secretary of Resources and the provisions of the Statement of Objectives, Criteria, and Procedures for Implementation of CEQA: City of Oakland, have been satisfied and, in accordance with Section 15061(b)(3), the actions on the part of the City Council to create the proposed Open Space Zone and rezone those areas identified in Attachment "A" have been determined to be exempt from CEQA; and

WHEREAS, the recommendations of the City Planning Commission came regularly for deliberation before the City Council Community and Economic Development Committee on June 30, 1998; and

WHEREAS, the City Council Community and Economic Development Committee considered the impacts of creating the Open Space Zone and amending the Zoning Maps included in Attachment "A"; and

WHEREAS, zoning amendments came on for hearing before the City Council on July 21, 1998 and for second reading on July 28, 1998; and

WHEREAS, the Council finds and determines that the public safety, health, convenience, comfort, prosperity, and general welfare will be furthered by the proposed ordinance; now therefore,

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds and determines the foregoing recitals to be true and correct and hereby makes them a part of this Ordinance.

SECTION 2. The City Council finds and determines that adoption of this Ordinance is exempt from the California Environmental Quality Act (CEQA) of 1970 under Section 15061(b)(3) of CEQA.

SECTION 3. Chapter 17.11, entitled OS OPEN SPACE ZONING REGULATIONS and as presented in Attachment "A", is hereby added to the Oakland Planning Code.

SECTION 4. Chapter 17.135, entitled SPECIAL USE PERMIT REVIEW PROCEDURE FOR THE OS ZONE and as presented in Attachment "A", is hereby added to the Oakland Planning Code.

SECTION 5. The following sections of Oakland Planning Code are hereby amended as indicated in Attachment "A": Section 17.10.040, Section 17.10.140, Section 17.10.170, Section 17.10.190, Section 17.10.240, Section 17.102.120, Section 17.104.010, Section 17.108.020(A), Section 17.110.020, Section 17.116.270, Section 17.116.280, Section 17.134.020(A), Section 17.134.030, 17.134.040(A)(1) and (B)(1), and Section 17.144.030.

SECTION 6. Section 17.144.055, entitled REVIEW BY PARKS AND RECREATION ADVISORY COMMISSION IN CERTAIN CASES and as presented in Attachment "A", is hereby added to the Oakland Planning Code.

SECTION 7. Section 17.04.050, entitled SPECIAL DEFINITIONS FOR PROJECTS IN THE OPEN SPACE (OS) ZONE and as presented in Attachment "A," is hereby added to the Oakland Planning Code.

SECTION 8. The designation and location of zones and zone boundaries on section maps 25, 31, 32, 35, 36, 40, 42, 45, 46, 47, 54, 56, 57, 58, 59, 65, 67, 68, 69, 70, 71, 78, 79, 81, 82, 83, 84, 89, 91, 93, 94, 95, 96, 99, 100, 102, 103, 104, 113, 117, 122, 123, 127, 128, 129, 133, 134, 135, 136, 140, 141, 150, 151, 153, 154, 157, 158, 159, 160, 166, 167, 168, 169, 170, 171, 173, 174, 175, 176, 177, 184, 185, 186, 187, 188, 189, 191, 192, 193, 200, 202, 203, 204, 205, 208, 210, 212, 218, 219, 220, 221, 222, 223, 226, 228, 229, 230, 235, 236, 238, 239, 240, 241, 243, 244, 245, 246, 247, 250, 251, 252, 253, 254, 255, 259, 260, 261, 266, 267, 268, 269, 270, 274, 275, 286, 290, 291, 292, 296, 298, 310, 312, 313, 315, 316, 318, 319, 320, 321, 322, 323, 324, 325, 326, 332, 333, 334, 335, 339, 341, 342, 343, 344, 345, 346, 347, 354, 355, 356, 358 at Chapter 17.154 of the Oakland Planning Code are hereby amended as indicated in Attachment "A" to rezone areas from a variety of zoning designations to the new OS Open Space zone.

SECTION 9. The City Council finds that park improvements may provide substantial public benefits and therefore determines that the fees ordinarily imposed for planning and zoning approvals should be waived for applications in the OS Zone. The Master Fee Schedule as set forth in Ordinance Number 9336 C.M.S., as amended, is hereby amended to include the clause "(No Fee in OS Zone)" immediately following lettered item "A. APPLICATIONS UNDER THE OAKLAND ZONING REGULATIONS (42511)."

SECTION 10. This Ordinance shall be reviewed by the City Planning Commission 12 months following the date of its adoption to determine whether it is successfully achieving the goals, objectives, and policies of the OSCAR Element and to determine if any modifications are necessary.

SECTION 11. This ordinance shall be effective upon adoption, subject to the provisions of Section 216 of the Charter of the City of Oakland, but shall not apply to permits already issued or to applications approved for which building permits have not yet been issued.

IN COUNCIL, OAKLAND, CALIFORNIA, JUL 28 1998, 19

PASSED BY THE FOLLOWING VOTE:

AYES- BRUNNER, CHANG, DE LA FUENTE, MILEY, NADEL, REID, RUSSO, SPEES AND
PRESIDENT HARRIS - 9

NOES- *None*

ABSENT- *None*

ABSTENTION- *None*

ATTEST:



CEDA FLOYD

City Clerk and Clerk of the Council
of the City of Oakland, California

**CHAPTER 17.11
OS OPEN SPACE
ZONING REGULATIONS**

17.11.010 TITLE, PURPOSE, AND APPLICABILITY

The provisions of this chapter shall be known as the OS Open Space Zone Regulations. The OS Zone is intended to create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of Oakland residents and to promote park uses which are compatible with surrounding land uses and the City's natural environment. The zone is typically appropriate in areas of public open space only. The following regulations shall apply in the OS Zone.

17.11.020 DESIGNATION AND MAPPING OF PARKS BY CATEGORY

All parks and public open space lands in the City of Oakland shall be classified using the categories listed below:

Resource Conservation Area (RCA)
Region-Serving Park (RSP)
Community Park (CP)
Neighborhood Park (NP)
Active Mini-Park (AMP)
Passive Mini-Park (PMP)
Linear Park (LP)
Special Use Park (SU)
Athletic Field Park (AF)

Designation of each park on the Zoning Maps at Chapter 17.154 shall be followed by the two or three letter abbreviation corresponding to each park type in parentheses.

If a new park is developed or acquired or if an existing park is to be changed to a new category, the Parks and Recreation Advisory Commission shall make a recommendation on the designation to the City Council, consistent with the park type definitions contained in the OSCAR Element of the Oakland General Plan. The City Council shall hold a noticed public hearing prior to making a decision on the recommendation.

17.11.030 ACTIVITIES AND FACILITIES DEEMED APPROVED OR LEGAL NON-CONFORMING

All activities and facilities that are existing or have been legally approved on the effective date of this Ordinance shall be deemed approved, provided

that they appear in the list of conditionally permitted uses in Sections 17.11.060 and 17.11.090. These activities and facilities shall not be subject to the provisions of Chapter 17.114 on NON-CONFORMING USES. Those existing activities and facilities that are not listed as conditionally permitted uses in Sections 17.11.060 and 17.11.090 shall be deemed legal non-conforming uses and shall be subject to the provisions of Chapter 17.114.

17.11.040 PERMITTED ACTIVITIES

The following activities, as described in the USE CLASSIFICATIONS at Chapter 17.10 and as further restricted to certain park and open space categories and specific uses as set forth in Section 17.11.060 are permitted:

A. Accessory Activities

17.11.050 CONDITIONALLY PERMITTED ACTIVITIES

The following activities, as described in the USE CLASSIFICATIONS at Chapter 17.10, and as further restricted to certain park and open space categories and specific uses as set forth in 17.11.060, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Chapter 17.134 and the SPECIAL USE PERMIT PROCEDURE FOR THE OS ZONE at Chapter 17.135, subject to the SPECIAL DEFINITIONS FOR PROJECTS IN THE OPEN SPACE ZONE at Section 17.04.050 and the USE PERMIT CRITERIA at Section 17.11.110:

A. Residential Activities

Permanent

B. Civic Activities

Essential Service

Limited Child Care

Community Assembly

Community Education

Non-Assembly Cultural

Administrative

Extensive Impact

C. Commercial Activities

Animal Care

General Food Sales

Alcoholic Beverage Sales (in restaurants only)

D. Agricultural and Extractive Activities

Plant Nursery

Crop and Agricultural Raising

E. Accessory Activities

17.11.060 SPECIAL PROVISIONS FOR PERMITTED AND CONDITIONALLY PERMITTED ACTIVITIES IN THE OS ZONE

The following table shall apply to those activities that are permitted and conditionally permitted within the OS Zone. The specified activities shall only be permitted or conditionally permitted in the types of parks indicated in the table. Permitted activities are noted with the letter "P." Uses requiring a minor conditional use permit are indicated with a star. Uses requiring a major conditional use permit are indicated with a solid circle and star. In the event that no letter or symbol appears in the matrix cell, the use is not permitted.

USE/ PARK TYPE	RSP	CP	NP	AMP	PMP	LP	SU	RCA	AF
ACTIVITY TYPES									
PERMANENT RESIDENTIAL ACTIVITIES									
Caretaker's Quarters	⊙	⊙	⊙			⊙	⊙		⊙
ESSENTIAL SERVICE CIVIC ACTIVITIES									
Botanical Gardens	☆	☆	☆	☆	☆	☆	☆		☆
Trails and Paths	☆	☆	☆	☆	☆	☆	☆	☆	☆
Electric, gas, and telephone distribution lines and poles	☆	☆	☆	☆	☆	☆	☆	☆	☆
Water, storm drainage, and sewer lines	☆	☆	☆	☆	☆	☆	☆	☆	☆
Park, recreational, and civic uses, consistent with a Master Plan adopted by the City Council (pursuant to Section 17.135.050), whether or not they are listed in this table.	☆	☆	☆	☆	☆	☆	☆	☆	☆
Park, recreational, and civic uses on land owned by the East Bay Regional Park District (EBRPD), consistent with a Master Plan adopted by the EBRPD Board (pursuant to Section 17.135.050), whether or not they are listed in this table.	P					P	P	P	

Legend: ⊙ = Major Conditional Use Permit Required ☆ = Minor Conditional Use Permit Required; P = Permitted; RSP (Region-Seeing Park); CP (Community Park); NP (Neighborhood Park); Active Mini-Park (AMP); Passive Mini-Park (PMP); Linear Park (LP); Special Use Park (SU); Resource Conservation Area (RCA); Athletic Field Park (AF)

USE/ PARK TYPE	RSP	CP	NP	AMP	PMP	LP	SU	RCA	AF
LIMITED CHILD CARE ACTIVITIES									
Child Care Centers for 12 or fewer children	⊙	⊙	⊙				⊙		
COMMUNITY ASSEMBLY CIVIC ACTIVITIES									
Athletic Fields	☆	☆	☆				☆		☆
Basketball Courts	☆	☆	☆	☆		☆	☆		☆
Boathouses	⊙					⊙	⊙		
Bocce Ball	☆	☆	☆				☆		
Carousels and Similar Amusement Rides	⊙						⊙		
Clubhouse, lodge, meeting hall	⊙	⊙	⊙				⊙		
Dog Play Area (fenced)	☆	☆	☆			☆	☆		
Fishing Ponds	☆	☆	☆				☆		
Food Service and Other Concessions	☆	☆	☆				☆		☆
Gymnasium	⊙	⊙	⊙				⊙		
Handball Courts	⊙	⊙	⊙				⊙		
Horseback Riding	⊙						⊙	⊙	
Horseshoe Pit	☆	☆	☆	☆			☆		
Lawn Bowling	☆	☆	☆				☆		
Miniature Golf	⊙	⊙					⊙		
Picnic Areas	☆	☆	☆	☆	☆	☆	☆	⊙	☆
Playgrounds/ Tot Lots/ Children's Play Equipment (more than 1,000 square feet)	☆	☆	☆	⊙		☆	☆		☆
Playgrounds/ Tot Lots/ Children's Play Equipment (less than 1,000 square feet)	☆	☆	☆	☆	☆	☆	☆	☆	☆
Recreation Center	⊙	⊙	⊙				⊙		

Legend: ⊙ = Major Conditional Use Permit Required ☆ = Minor Conditional Use Permit Required
RSP (Region-Seeing Park); CP (Community Park); NP (Neighborhood Park); Active Mini-Park (AMP);
Passive Mini-Park (PMP); Linear Park (LP); Special Use Park (SU); Resource Conservation Area (RCA);
Athletic Field Park (AF)

USE/ PARK TYPE	RSP	CP	NP	AMP	PMP	LP	SU	RCA	AF
COMMUNITY ASSEMBLY CIVIC ACTIVITIES (Continued)									
Skateboard Play Area	☆	☆	☆				☆		☆
Swim Centers (pools)	⊙	⊙	⊙				⊙		
Temporary Uses (i.e., fairs and carnivals)	☆	☆	☆	☆	☆	☆	☆		☆
Tennis Courts	☆	☆	☆				☆		☆
Wading Pools	☆	☆	☆	☆			☆		
Water Play Feature (water park)	⊙	⊙					⊙		
COMMUNITY EDUCATION CIVIC ACTIVITIES									
Child Care Centers (for 13 or more children)	⊙	⊙	⊙				⊙		
NON-ASSEMBLY CULTURAL CIVIC ACTIVITIES									
Conservatory	⊙	⊙					⊙		
Historic Residence Converted for Museum/ Recreational Purposes	⊙	⊙	⊙				⊙		
Museum	⊙	⊙					⊙		
Planetarium/ Observatory	⊙						⊙		
ADMINISTRATIVE CIVIC ACTIVITIES									
Park Offices	⊙	⊙	⊙				⊙		⊙
EXTENSIVE IMPACT CIVIC ACTIVITIES									
Auditoriums	⊙	⊙					⊙		
Bandstand	⊙	⊙					⊙		
Campsites (improved)	⊙						⊙		
Campsites (unimproved)	⊙						⊙	⊙	
Docks/ Wharves/ Piers	⊙					⊙	⊙	⊙	

Legend: ⊙ = Major Conditional Use Permit Required ☆ = Minor Conditional Use Permit Required
RSP (Region-Seeing Park); CP (Community Park); NP (Neighborhood Park); AMP (Active Mini-Park);
PMP (Passive Mini-Park); LP (Linear Park); SU (Special Use Park); RCA (Resource Conservation Area);
AF (Athletic Field Park)

USE/ PARK TYPE	RSP	CP	NP	AMP	PMP	LP	SU	RCA	AF
EXTENSIVE IMPACT CIVIC ACTIVITIES (continued)									
Driving Range	⊗						⊗		
Electric Transmission Lines	⊗						⊗	⊗	
Equestrian Arena	⊗						⊗		
Golf Course							⊗		
Outdoor Performance Area/ Stage/ Amphitheater	⊗	⊗	⊗				⊗		
Stadium or Sports Arena	⊗						⊗		
Stormwater Detention/ Water Quality Facilities	⊗	⊗				⊗	⊗		
Reservoirs and Water Supply Tanks	⊗	⊗	⊗			⊗	⊗	⊗	⊗
Wildlife Preserve	⊗	⊗					⊗	⊗	
Zoological Gardens (Zoos)	⊗						⊗		
ANIMAL CARE COMMERCIAL ACTIVITIES									
Horse Stables	⊗						⊗		
GENERAL FOOD SALES COMMERCIAL ACTIVITIES									
Full-service restaurant, within a publicly-owned building	⊗						⊗		
ALCOHOLIC BEVERAGE SALES									
Only in General Food Sales Commercial Activities that do not qualify as Full-Service Restaurants	⊗						⊗		
PLANT NURSERY AGRICULTURAL ACTIVITIES									
Nurseries (Botanical)	⊗						☆		

Legend: ⊗ = Major Conditional Use Permit Required ☆ = Minor Conditional Use Permit Required
RSP (Region-Seeing Park); CP (Community Park); NP (Neighborhood Park); Active Mini-Park (AMP);
Passive Mini-Park (PMP); Linear Park (LP); Special Use Park (SU); Resource Conservation Area (RCA);
Athletic Field Park (AF)

USE/ PARK TYPE	RSP	CP	NP	AMP	PMP	LP	SU	RCA	AF
CROP AND AGRICULTURAL RAISING ACTIVITIES									
Community Gardens	☆	☆	☆	☆	☆	☆	☆	☆	☆
ACCESSORY ACTIVITIES									
Accessory Buildings	☆	☆	☆	☆		☆	☆		☆
Benches and street furniture, the sum of which is more than 100 square feet	☆	☆	☆	☆	☆	☆	☆	☆	☆
Benches and street furniture, the sum of which is less than 100 square feet	P	P	P	P	P	P	P	☆	P
Fences, walls, or gates	☆	☆	☆	☆	☆	☆	☆	☆	☆
Irrigation Systems	P	P	P	P	P	P	P	☆	P
Kiosks/ Map Boards	☆	☆	☆	☆	☆	☆	☆	☆	☆
Landscaping, including hedges	P	P	P	P	P	P	P	☆	P
Lighting (Athletic Field)	⊙	⊙					⊙		⊙
Lighting (General)	☆	☆	☆	☆	☆	☆	☆		☆
Maintenance Sheds	☆	☆	☆			☆	☆	⊙	☆
Parking for use within park	☆	☆	☆			☆	☆	☆	☆
Public Art	☆	☆	☆	☆	☆	☆	☆	⊙	☆
Pullouts and Scenic Overlooks	P	P				P	P	P	
Rest Room Building	☆	☆	☆			☆	☆	⊙	☆

Legend: ⊙ = Major Conditional Use Permit Required ☆ = Minor Conditional Use Permit Required;
P = Permitted

RSP (Region-Seeing Park); CP (Community Park); NP (Neighborhood Park); Active Mini-Park (AMP);
Passive Mini-Park (PMP); Linear Park (LP); Special Use Park (SU); Resource Conservation Area (RCA);
Athletic Field Park (AF)

17.11.070 PERMITTED FACILITIES

The following facilities, as described in the USE CLASSIFICATIONS at Chapter 17.10, and as further restricted to certain park and open space categories and specific uses as set forth in the following table, are permitted:

- A. Accessory Facilities

17.11.080 CONDITIONALLY PERMITTED FACILITIES

The following facilities, as described in the USE CLASSIFICATIONS at Chapter 17.10, and as further restricted to certain park and open space categories and specific uses as set forth in Section 17.11.090, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Chapter 17.134 and the SPECIAL USE PERMIT PROCEDURE FOR THE OS ZONE at Chapter 17.135, subject to the SPECIAL DEFINITIONS FOR PROJECTS IN THE OPEN SPACE ZONE at Section 17.04.050 and the USE PERMIT CRITERIA at Section 17.11.110:

- A. Residential Facilities
 - One-Family Dwelling
- B. Non-Residential Facilities
 - Enclosed
 - Open
- C. Signs
 - Residential
 - Special
 - Civic
- D. Telecommunications Facilities
 - Mini
 - Micro
 - Macro
 - Monopole
- E. Accessory Facilities

17.11.090 SPECIAL PROVISIONS FOR PERMITTED AND CONDITIONALLY PERMITTED FACILITIES IN THE OS ZONE

The following table shall apply to certain classes of facilities that are permitted and conditionally permitted within the OS Zone. The specified facilities shall only be permitted or conditionally permitted in the types of parks indicated in the table. Permitted activities are noted with the letter "P." Uses requiring a minor conditional use permit are indicated with a star. Uses requiring a major conditional use permit are indicated with a solid circle and star. In the event that no letter or symbol appears in the matrix cell, the use is not permitted.

USE/ PARK TYPE	RSP	CP	NP	AMP	PMP	LP	SU	RCA	AF
FACILITY TYPES									
ONE-FAMILY RESIDENCE									
Caretaker's Quarters	⊙	⊙	⊙			⊙	⊙		⊙
TELECOMMUNICATION FACILITIES									
Mini	☆	☆	☆	☆	☆	☆	☆	☆	☆
Micro	☆	☆	☆	☆	☆	☆	☆	☆	☆
Macro	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙
Monopole	⊙	⊙	⊙			⊙	⊙	⊙	⊙
Lattice Tower									

Legend: ⊙ = Requires Major Conditional Use Permit; ☆ = Requires Minor Conditional Use Permit
 RSP (Region-Seeing Park); CP (Community Park); NP (Neighborhood Park); Active Mini-Park (AMP);
 Passive Mini-Park (PMP); Linear Park (LP); Special Use Park (SU); Resource Conservation Area (RCA);
 Athletic Field Park (AF)

17.11.100 AMENDMENT OF SECTIONS 17.11.060 and 17.11.090

Pursuant to Section 17.10.090, any activity or facility which is not expressly classified in Sections 17.11.060 and 17.11.090 shall be included in that category which most closely portrays it. In the event a use cannot be classified into an existing category, Sections 17.11.060 and 17.11.090 may be modified to establish a classification for said use, subject to the right of appeal from such determination pursuant to the ADMINISTRATIVE APPEAL PROCEDURE at Chapter 17.132. Any other changes to the text of the OS Zone shall be subject to the Rezoning and Law Change Procedure at Chapter 17.144.

17.11.110 USE PERMIT CRITERIA

A conditional use permit for any use under Sections 17.11.060 or 17.11.090 may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the **CONDITIONAL USE PERMIT PROCEDURE** at Chapter 17.134 and the **NO NET LOSS** provisions of Section 17.135.060.

17.11.120 LIMITATION ON SIGNS

All signs shall be subject to the applicable limitations set forth in Section 7042.

17.11.130 MAXIMUM HEIGHT

A. General. Except as otherwise provided in Sections 17.108.020 and 17.108.030, the maximum height of buildings and other facilities shall be 35 feet in parks classified as RCA, NP, AMP, PMP, or LP, and 45 feet in parks classified as RSP, CP, or AF. No general maximum height limit is prescribed for Special Use Parks.

B. Height Restrictions Along More Restrictive Zone Boundary. Where the OS Zone abuts a zone with a more restrictive height limit, the maximum height of buildings and other facilities shall not exceed the maximum height of the abutting zone unless each portion above that height is set back from the minimum yard required by Section 17.11.140 a minimum horizontal distance equal to two feet for each one foot by which it extends above said maximum height. This requirement shall apply at the property line in the event that no minimum yard is required in the abutting district.

17.11.140 MINIMUM YARDS

A. All Park Categories Except Special Use Parks. The minimum front, side, and rear yards shall be equal to the minimum yards required in the nearest adjacent zoning district. For parks abutting multiple zones, different minimum yard requirements may apply to different parts of the park.

B. Special Use Parks. No specific yard requirements shall apply in Special Use Parks. Appropriate yards in Special Use Parks are to be determined by the Director of City Planning through the Conditional Use Permit procedure required by Sections 17.11.060 and 17.11.090 for the specific development projects proposed in these parks.

17.11.150 MAXIMUM IMPERVIOUS SURFACE

The following table sets forth the maximum permitted impervious surface standards, as defined in Section 17.04.050. Exceedances of the Impervious Surface limits shall require a Minor Variance, as specified in Section 17.148.020(B).

Park Acreage	Maximum % Impervious Surface
Plazas and Active Mini-parks	No limit
Passive Mini Parks	10 %
Resource Conservation Areas	One percent of total park area or 2500 square feet, whichever is smaller, excluding parking areas which meet requirements in Section 17.116.260 for "durable, dustless, all-weather surface parking"
All other park classes	
Less than 1.0 acres	35%
1.0-5.0 acres	25%
5.0-10.0 acres	15%
Greater than 10.0 acres	10 %

17.11.160 BUFFERING

All uses shall be subject to the applicable requirements of the BUFFERING REGULATIONS at Chapter 17.110 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein.

17.11.170 OTHER ZONING PROVISIONS

A. **Parking and Loading.** Off-street parking and loading shall be provided as prescribed in the OFF-STREET PARKING AND LOADING REQUIREMENTS at Chapter 17.116, except that reduced parking requirements may be allowed by the Director of City Planning through the Conditional Use Permit Procedure required by Sections 17.11.060 and 17.11.090 for activities and facilities in either of the following instances:

1. The project's primary service area is one-quarter mile or less; or,
2. A portion of the project's parking demand is to be met through reciprocal agreements for shared parking on the same site or an adjacent site or sites.

In both cases, the extent of the reduction shall be determined by the Director of City Planning pursuant to Section 17.116.040.

B. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the NONCONFORMING USE REGULATIONS at Chapter 17.114.

C. General Provisions. Unless otherwise indicated, the general exceptions and other regulations set forth in Chapter 17.102 shall apply in the OS Zone.

CHAPTER 17.135 SPECIAL USE PERMIT REVIEW PROCEDURE FOR THE OS ZONE

17.135.010 TITLE, PURPOSE, AND APPLICABILITY

The provisions of this chapter shall be known as the Special Use Permit Review Procedures for the OS Zone. The purpose of these provisions is to prescribe the procedure for reviewing projects which are proposed in the OS Zone, including provisions for public participation. This procedure shall apply to all improvements or changes in use, as defined in Section 17.04.050.

17.135.020 EXEMPTIONS

Projects approved by the City Council in conjunction with the public art program, Measure AA (1989), Measure K (1990), and Measure I (1996) shall be exempt from these provisions.

17.135.030 PROCEDURE FOR CONSIDERATION

No change in use or improvement, as defined in Section 17.04.050, shall occur on land designated OS unless the following process has been followed:

A. Pre-development Neighborhood Meeting. At the discretion of the Director of Parks, Recreation, and Cultural Affairs, a neighborhood meeting may be convened in the vicinity of the park or open space land affected by the proposed change in use or improvement. If such a meeting is held, it shall be noticed via posting on the premises of the park or open space land and on utility poles within seventy-five feet (75') of said park or open space land. Notices shall also be mailed to neighborhood organizations and individuals who have expressed an interest in the subject park or project area.

B. Administrative Project Review. Once preliminary community feedback has been received and considered, the project sponsor shall submit a request to the Director of City Planning, including a project description and cost estimate. The Director shall coordinate preliminary review of the project with the project's operating department and any other

City department or agency likely to be interested or involved in the execution, operation, or maintenance of the project. These requirements shall include, but are not limited to, formal CEQA review of the proposed change in use or improvement. A written summary of comments shall be prepared prior to the scheduling of the public hearing.

C. Public Hearing. A public hearing shall be required for any change in use or improvement and shall be conducted and heard by the City Planning Commission and/ or the Parks and Recreation Advisory Commission, as provided by Clauses (1) and (2) below.

1. Major Conditional Use Permits.

An application for a major conditional use permit, as required by Chapters 17.11.060 17.11.090, shall be considered first by the Parks and Recreation Advisory Commission (PRAC) and second by the City Planning Commission. Each Commission shall conduct a public hearing on the application. Notice of the PRAC hearing shall follow the procedure outlined at Section 17.135.030(C)(2). Notice of the City Planning Commission hearing shall be given by posting notices within 300 feet of the property involved in the application; a substantially enlarged notice shall also be posted on the premises of the subject property. Notice of each hearing shall also be given by mail or delivery to all persons owning real property in the City of Oakland within 300 feet of the property involved. All such notices shall be given not less than 10 days prior to the date set for the hearing. Notice shall also be provided to those community or neighborhood groups included in the Planning Department data base that are within the service area radius of the impacted park. Additional outreach shall be provided through press releases and other notification as warranted by the size and location of the project.

The PRAC shall schedule its public hearing within 45 days after receiving the application for consideration. The PRAC shall make a recommendation to the Planning Commission at the conclusion of the hearing. In the event the PRAC has not acted on the application within 45 days, the project shall automatically be forwarded to the City Planning Commission.

The City Planning Commission shall determine whether the proposal conforms to the Use Permit criteria set forth in Section 17.11.110 and to other applicable criteria, and shall make a recommendation to grant or deny the application, or recommend such changes or impose such conditions of approval as are in its judgement necessary to ensure conformity to said criteria. The determination of the Commission shall

become final within 10 calendar days after the date of the decision unless appealed to the City Council in accordance with Section 17.134.070.

2. Minor Conditional Use Permits

An application for a minor conditional use permit, as required by Sections 17.11.060 and 17.11.090, shall be considered by the Parks and Recreation Advisory Commission prior to a final decision by the Director of City Planning. The Parks and Recreation Advisory Commission shall hold a noticed public hearing on the application and shall make a recommendation to grant or deny the application, or recommend such changes or conditions of approval as are in its judgement necessary. Notice of the public hearing shall be provided by posting on the premises of the park or open space land and on utility poles within seventy-five feet (75') of said park or open space land. Notices shall also be mailed to neighborhood organizations and individuals who have expressed an interest in the subject park or project area.

The Director of City Planning shall determine whether the proposal conforms to the Special Use Permit criteria set forth in Section 17.11.110 and to other applicable criteria and shall grant, deny, or conditionally grant the permit. The determination of the Director of City Planning shall become final within 10 calendar days after the date of the decision unless appealed to the City Planning Commission in accordance with Section 17.134.060. If no action is taken by the Director of City Planning within 30 days of the Parks and Recreation Advisory Commission's recommendation, the project shall be deemed approved.

D. Appeals. Any interested party may appeal a decision of the Director of City Planning or a decision of the City Planning Commission in accordance with the provisions outlined in the **CONDITIONAL USE PERMIT PROCEDURE** at Sections 17.134.060 and 17.134.070. In the event the last date of appeal falls on a weekend or holiday, the next date such offices are open for business shall be the last date of appeal.

17.135.040 REFERRAL TO LANDMARKS PRESERVATION ADVISORY BOARD

Any project in the OS Zone requiring a major or minor conditional use permit shall be subject to review by the Landmarks Preservation Advisory Board if that project is located:

A. Within the S-7 zone

- B. On a site that could potentially impact a structure, site, or feature that is listed on the State or National Registers, or that has been formally designated as an Oakland landmark

For projects requiring a minor conditional use permit, this review shall be made after the public hearing of the Parks and Recreation Advisory Commission and before the final decision of the Director of City Planning. For projects requiring a major conditional use permit, this review shall be made after the public hearing of the Parks and Recreation Advisory Commission and before the public hearing of the City Planning Commission. The Landmarks Preservation Advisory Board may recommend modifications to the project that it deems necessary to ensure that the historic value of the structure, site, or feature is not adversely impacted. If no action is taken by the Landmarks Preservation Advisory Board within 30 days of its receipt of the application, the project will be forwarded to the Planning Commission (for major conditional use permits) or Director of City Planning (for minor conditional use permits).

17.135.050 SPECIAL REQUIREMENTS FOR PROJECTS CONSISTENT WITH PARK MASTER PLANS

A. Projects in City-Owned Parks. Any improvement or change in use that is consistent with a Park Master Plan that has been adopted by the Oakland City Council shall be subject to these provisions. However, in accordance with Section 17.11.060, such projects shall be subject to the Minor Conditional Use Permit process only, even where they involve facilities or activities that would otherwise require Major Conditional Use Permits. Projects shall be eligible for this provision only if the Master Plan in question has been adopted within 10 years of the date of the application, or has been amended or updated with Council approval within 10 years of the date of the application. The determination that a project is consistent with a Park Master Plan shall be made by the Director of City Planning.

B. Projects in East Bay Regional Parks. Any improvement or change in use on land owned by the East Bay Regional Park District (EBRPD) shall be subject to the development standards contained in this Ordinance. However, in accordance with Section 17.11.060, such projects shall not require a conditional use permit if they are park, recreational, or civic uses that are consistent with a Park Land Use Plan or equivalent land use planning document adopted by the EBRPD Board. In the event a Land Use Plan or equivalent document does not exist or must be amended to accommodate the facility, preparation/amendment of such a Plan by the EBRPD will be required prior to issuance of a building permit for future improvements. Such Plans and Plan amendments shall require public notice to abutting property owners and to the Oakland Parks and Recreation Advisory Commission, City Planning Commission, and City Council at least 45 days prior to adoption by the Park Board in order to ensure opportunity for public comment from Oakland residents.

17.135.060 NO NET LOSS TRACKING

Beginning on the effective date of the OS Zone regulations, the Oakland City Manager's Office shall establish an open space tracking system. The tracking system shall be maintained in a publicly accessible format and shall be updated on a continuous basis as additions and subtractions are made to the City's park system. Beginning on the effective date of these regulations, all enclosed facilities in urban parks which exceed 100 square feet shall be tracked and recorded as "subtractions" from a baseline figure of zero. All acquisition of parkland or creation of new useable public open space shall be tracked and recorded as "additions." Only land which is improved or intended for improvement to urban park standards may be counted as "additions"; acquisition of Resource Conservation Area land is excluded. The City shall strongly encourage actions which result in a net gain of open space; in other words, a condition where the "additions" of open space in the tracking system exceed the "subtractions" resulting from new buildings and structure coverage.

Unless overriding considerations exist, approval of any increase in structure coverage within the OS Zone shall be contingent on a finding that there has been no net loss of urban parkland from the time of the baseline date. If this finding cannot be made, approval shall be conditioned upon provision of replacement open space of comparable value and of an area equal to or greater than the space covered which shall be made available concurrently. Land within the jurisdiction of the Port of Oakland is exempt from this requirement and shall be excluded from this calculation.

AMENDMENTS TO MISCELLANEOUS ZONING ORDINANCE SECTIONS (NOTE: OVERSTRIKING AND UNDERLINING REFLECT CHANGES TO THE EXISTING ZONING TEXT.)

Amendment to 17.10.040 (*list of Accessory Activities*):

L. Benches, street furniture, lighting, public art, sheds, and similar infrastructure associated with City and regional parks.

M. Public restrooms serving park and recreational facilities

Amendment to 17.10.140 (*list of Essential Service Civic Activities*):

B. Parks, Community and botanical gardens, ~~but excluding playgrounds, playing fields, bandstands, auditoriums, and similar assembly areas,~~

G. All activities not classified elsewhere in the use regulations that are conducted on City and regional parklands and which are specifically referenced in master plans which are adopted by the Oakland City Council.

Amendment to 17.10.170 (*list of Community Assembly Civic Activities*):

F. Basketball courts, tennis courts, handball courts, lawn bowling, and similar outdoor park and recreational facilities

G. Public, parochial, and private non-profit gymnasiums

H. Community swimming and wading pools, and other water play features

I. Picnic areas

Amendment to 17.10.190 (*list of Non-Assembly Cultural Civic Activities*):

B. Public, parochial, and private nonprofit libraries, conservatories, and observatories.

Amendment to 17.10.240 (*list of Extensive Impact Civic Activities*):

H. Golf courses and driving ranges.

S. Zoological gardens and wildlife preserves

V. Campgrounds

W. Stormwater detention ponds and facilities

Amendment to 17.102.120 (*removal of dirt and minerals*):

Add "OS" to the list of zones referenced in the heading and the first sentence.

Amendment to 17.104.010 (*General limitations on signs*):

Change to "General Limitations on Signs in Residential and OS Zones," and change the first sentence accordingly to reference the "OS" zone.

Amendment to 17.108.020(A): (*Different maximum height in certain situations*)

Add "OS" to the list of zones in which this provision applies.

Amendment to 17.110.020: (*Buffering regulations*)

Add "OS" to the list of zones in which these buffering requirements apply.

Amendment to 17.116.270: (*Screening and setback of parking/loading*)

Add "OS" to heading (A) and to the first sentence

Amendment to 17.116.280 (*Control of artificial illumination of parking/loading*)

Add "OS" to the first sentence

Add the following item to the list of projects requiring a major conditional use permit:

24. Any project listed as requiring a major conditional use permit in Sections 17.11.050 and 17.11.070 of this Ordinance.

Amendment to 17.134.030 (Conditional Use Permit Application)

~~In all zones except the S-14,~~ An application for a conditional use permit shall be made by the owner of the affected property, or his/her authorized agent, on a form prescribed by the City Planning Department and shall be filed with such Department. ~~In the S-14 Zone, the application shall be on a form prescribed by the Planning Official and shall be filed with the Planning Official.~~ The application shall be accompanied by such information including, but not limited to, site and building plans, drawings and elevations, and operational data, as may be required to enable the pertinent criteria to be applied to the proposal, and by the fee prescribed in the FEE SCHEDULE at Chapter 17.150. In the OS Zone, the application shall also include the most recent open space balance calculated pursuant to the NO NET LOSS Provisions at Section 17.135.060, and any additional information deemed necessary by the City Planning Department.

Amendment to 17.134.040(A)(1) and (B)(1): (Procedure for CUP consideration)

Add OS Zone to the list of zones in which these provisions do not apply.

Add subsection (6) to A. and (5) to B. indicating:

In the OS Zone. Applications for conditional use permits in the OS Zone shall be subject to the SPECIAL USE PERMIT REVIEW PROCEDURE FOR THE OS ZONE established in Chapter 17.135.

Amendment to 17.144.030: (Initiation of rezoning)

D. Parks and Recreation Advisory Commission (PRAC) Initiation. The PRAC may initiate action to rezone property to or from the OS Zone or to establish, amend, or delete the park category designation of any site. Such initiation shall be for the purpose of reviewing the merits of the proposal and shall not imply advocacy by the PRAC for the rezoning or other change.

Additional New Sections

17.144.055: REVIEW BY PARKS AND RECREATION ADVISORY COMMISSION IN CERTAIN CASES

Whenever an application or proposal, other than one initiated by the Parks and Recreation Advisory Commission (PRAC), is made to rezone property to or from the OS Zone or to establish, amend, or delete a park category designation, the City Planning Department shall promptly refer the application or proposal to the PRAC for its recommendations. The City Planning Commission shall not act on the proposal until it has heard

a report from the PRAC or until more than 30 days have elapsed since the proposal was sent to the PRAC, whichever is sooner. However, the 30-day period may be extended by agreement between the City Planning Commission or private party applicant, as the case may be, and the PRAC.

17.04.050: SPECIAL DEFINITIONS FOR PROJECTS IN THE OPEN SPACE (OS) ZONE

A. Change in use. Any activity which is not already established in the particular park or open space, or the significant expansion of any existing use. Changes in the ongoing, regularly-scheduled recreational programs offered by the City of Oakland, Regional Park District, and similar agencies shall not be considered "changes in use" unless they involve permanent structural changes to parks or park facilities. Conditionally permitted changes in use are listed in Sections 17.11.060 and 17.11.090.

B. Improvement. Any project which, if proposed by a private applicant, would require issuance of a building, grading, or demolition permit by the City of Oakland. Parking lots shall also be included. Routine building and grounds maintenance where there is no change in the size, height, or external appearance of structures or grounds; and routine landscaping and/or landscape improvements, including irrigation systems, are not included. Conditionally permitted improvements are listed in Sections 17.11.060 and 17.11.090.

C. Impervious Surface. Any surface through which water does not easily pass. Impervious surface specifically includes all structures; paving materials such as brick, concrete, asphalt, or stone; swimming pools; and patios and terraces. Impervious Surface does not include landscaping or furniture, play equipment, kiosks, or other individual articles used in conjunction with landscaping which individually do not cover more than ten (10) square feet and cumulatively do not cover more than one hundred (100) square feet.

D. Open Space of Comparable Value. Land acquired or improved by the City that is approximately equal in its potential for recreational use to land elsewhere in the City proposed for coverage by a structure or impervious surface. For the purposes of this definition, comparable value shall be based on slope, total area, dimensions, vegetation, and proximity to water features.

E. ~~Calculations~~
longer basis on public parkland where the primary occupant of the residence is employed to maintain the grounds and facilities of the associated park.

F. **Street Furniture.** Furnishings used to enhance the aesthetic and functional value of a park or open space, including benches, tables, planter boxes, flagpoles, water fountains, decorative trash bins, ornamental fixtures, and similar features. Map boards and kiosks are excluded. For zoning purposes, street furniture is classified into projects whose individual components sum to more than 100 square feet and those whose components sum to less than 100 square feet.

G. **No net loss.** A state in which the square footage of useable parkland added to the City's park inventory since (*insert adoption date*) is equal to or greater than the square footage of urban parkland covered by structures since that date. Lands within the jurisdiction of the Port of Oakland and lands classified as "Resource Conservation Areas" are excluded from this calculation. Structures smaller than 100 square feet shall also be exempt from this calculation.

H. **Urban parkland.** Any parkland in the City of Oakland that is not designated a "Resource Conservation Area," excluding those lands within the jurisdiction of the Port of Oakland.

ATTACHMENT "B"

AS REVISED THROUGH 7/21/98

LIST OF PARKS PROPOSED FOR REZONING

PARK	ZONE	ACRES	MAP SHEETS
25th Street Mini-Park	OS (AMP)	0.25	238
88th Ave Mini-Park	OS (AMP)	0.30	79
Adams	OS (SU)	2.96	222, 239
Allendale	OS (NP)	3.24	154, 171
Anthony Chabot Regional	OS (RCA)	116.00	35, 36, 46, 47, 59, 160, 176, 177
Arroyo Viejo	OS (CP)	18.75	91, 102
Athol Plaza	OS (NP)	1.40	185, 204
Avenue Terrace	OS (NP)	0.93	191, 210
Beaconsfield	OS (RCA)	5.00	275
Bella Vista	OS (NP)	1.03	187
Bertha Port	OS (AMP)	0.25	218
Brookdale	OS (CP)	4.66	135
Brookfield	OS (CP)	14.00	40
Burkhalter	OS (NP)	3.67	127
Bushrod	OS (CP)	10.12	319, 320
Central Reservoir	OS (NP)	3.59	188, 189
Chabot	OS (NP)	3.39	332
Chabot Golf Course	OS (SU)	182.00	36, 46, 47, 58, 59, 71
Chabot Observatory	OS (SU)	6.00	157
Channel	OS (LP)	3.50	166, 185
Channel	OS (RCA)	1.20	166, 185
Chester Street	OS (AMP)	0.13	200
City Hall Plaza	OS (SU)	1.30	203, 221
City Stables	OS (SU)	7.33	160
Claremont Canyon	OS (RCA)	227.00	341, 342, 343, 344, 345, 346, 347
Cleveland Cascade	OS (SU)	0.40	223
Clinton	OS (NP)	2.26	166, 185, 186
Colby	OS (PMP)	0.36	320
Coliseum Gardens	OS (NP)	2.20	89
Columbian Gardens	OS (NP)	1.60	31
Concordia	OS (NP)	3.06	113
Courtland Creek	OS (LP)	0.60	123, 135
DeFremery	OS (CP)	9.40	236
Dimond	OS (CP)	14.31	208, 226
Dimond Canyon	OS (RCA)	41.00	226, 243, 244, 259
Dunsmuir House	OS (SU)	47.50	45, 57
Dunsmuir Ridge	OS (RCA)	131.00	35, 45, 46, 47, 58
Durant	OS (AMP)	0.30	253
Eastshore	OS (NP)	6.70	223, 240
Elmhurst Plaza	OS (NP)	2.75	54
Ernest Robinson	OS (NP)	1.00	169
Eula Brinson Mini-Park	OS (AMP)	0.30	79
FM Smith	OS (NP)	1.66	205
Foothill Meadows	OS (NP)	1.60	134
Foothill Meadows Annex	OS (AMP)	0.36	122
Franklin	OS (NP)	2.05	167
Fruitvale Field (CurtFlood)	OS (AF)	3.50	189

Garber	OS (RCA)	13.00	342
Garfield	OS (NP)	2.56	151
Marcus Garvey	OS (NP)	5.46	268
Gateway Gardens	OS (SU)	9.30	333, 334
Glen Echo	OS (LP)	0.68	270
Golden Gate	OS (NP)	3.70	318
Greenman Field	OS (AF)	6.80	89
Grizzly Peak	OS (RCA)	57.60	334, 339, 343, 344
Hardy	OS (NP)	1.68	310
Harrison (Chinese Garden)	OS (SU)	1.38	184
Hellman	OS (NP)	4.49	57
Highway 24 remnant sites	OS (SU)	0.90	321, 322
Holly Mini-Park	OS (AMP)	0.37	54
Huckleberry Regional	OS (RCA)	1.50	316, 326
Jefferson Square	OS (NP)	1.51	202
Joaquin Miller	OS (RCA)	280.00	212, 228, 229, 230, 244, 245, 246, 247, 261
Joaquin Miller	OS (RSP)	140.00	228, 229, 230, 244, 245, 246, 247, 261
Jungle Hill	OS (RCA)	0.60	134
King Estate (Glen Daniels)	OS (RCA)	75.00	93, 103, 104
Knowland	OS (RCA)	291.00	70, 82, 83, 84, 94, 95, 96
Knowland	OS (SU)	192.00	56, 68, 69, 70, 81, 82
Lafayette	OS (SU)	1.36	202
Lake Temescal	OS (RCA)	20.00	313, 322, 323
Lake Temescal	OS (RSP)	28.00	313, 322, 323
Lakeside	OS (RSP)	75.00	185, 204, 205, 221, 222, 223, 239
Leona Heights	OS (RCA)	50.00	157, 173, 174, 175
Leona Open Space	OS (RCA)	293.00	117, 128, 129, 140, 141, 158, 159
Lincoln	OS (NP)	1.38	203
Linden	OS (AMP)	0.70	296
Lowell	OS (NP)	8.37	219, 220
Madison	OS (SU)	1.38	184
Mandana Plaza	OS (PMP)	0.43	241
Mandela Parkway Median	OS (LP)	11.00	219, 236, 251, 266
Marston Campbell	OS (NP)	2.90	220
Maxwell	OS (NP)	1.28	135, 136
McClymonds	OS (AMP)	0.21	252
McCrea	OS (SU)	4.80	173
Montclair	OS (CP)	7.30	274, 290, 291
Montclair Golf Course	OS (SU)	10.00	259
Morcom Rose Garden	OS (SU)	7.56	255
Morgan Plaza	OS (AMP)	0.40	169
Mosswood	OS (CP)	11.00	269
Nicol	OS (AMP)	0.23	170
North Oakland Sports Ctr	OS (AF)	6.20	324, 334
North Oakland Sports Ctr	OS (RCA)	43.80	323, 324, 334
Oak Glen	OS (LP)	3.00	254
Oak Park	OS (AMP)	0.50	254
Ostrander	OS (LP)	2.00	312
Park Blvd Plaza	OS (PMP)	0.76	205
Peralta	OS (LP)	2.80	185

PAR	ZONE	ACRES	LOT SIZE
Peralta	OS (RCA)	1.00	185
Peralta Hacienda	OS (SU)	2.24	153
Pine Knoll	OS (SU)	1.15	204
Pinto/ Owen Jones	OS (NP)	3.38	193
Poplar	OS (NP)	2.50	266, 267
Raimondi	OS (AF)	10.02	236, 250, 251
Rainbow	OS (NP)	2.44	99, 100
Redwood	OS (RCA)	45.00	212
Redwood Heights	OS (NP)	2.93	192
Redwood-Roberts	OS (RSP)	8.00	230, 247
Rockridge Blvd	OS (PMP)	0.24	321
San Antonio	OS (CP)	11.62	151, 167, 168
Sanborn	OS (NP)	1.91	133
Sheffield Village	OS (NP)	1.34	35
Shepherd Canyon	OS (NP)	4.00	274, 275
Shepherd Canyon	OS (RCA)	25.00	274, 275, 292
Shepherd Canyon Bikeway	OS (LP)	13.00	274, 291, 292
Sibley	OS (RCA)	57.20	315, 325, 326, 335
Snow	OS (NP)	4.14	221
Sobrante	OS (NP)	6.20	25
South Prescott (proposed)	OS (NP)	2.00	200
Stonehurst	OS (NP)	3.90	42
Sulfur Springs	OS (RCA)	2.00	260
Studio One	OS (SU)	1.25	286, 298
Tassafaronga	OS (NP)	2.50	65, 78
Temescal Creek	OS (LP)	1.16	310
Temescal Pool	OS (SU)	1.70	286, 298
Tilden	OS (RCA)	18.00	354, 355, 356, 358
Tyrone Carney	OS (AMP)	0.60	32
Vantage Point	OS (PMP)	0.40	150, 167
Verdese Carter	OS (NP)	3.36	67
Wade Johnson	OS (NP)	2.64	219
William Wood	OS (NP)	5.15	189
Willow Street	OS (NP)	0.90	235
TOTAL AREA		2825.67	

R-30 TO OS (RCA)

R-30 TO OS (SU)

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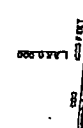
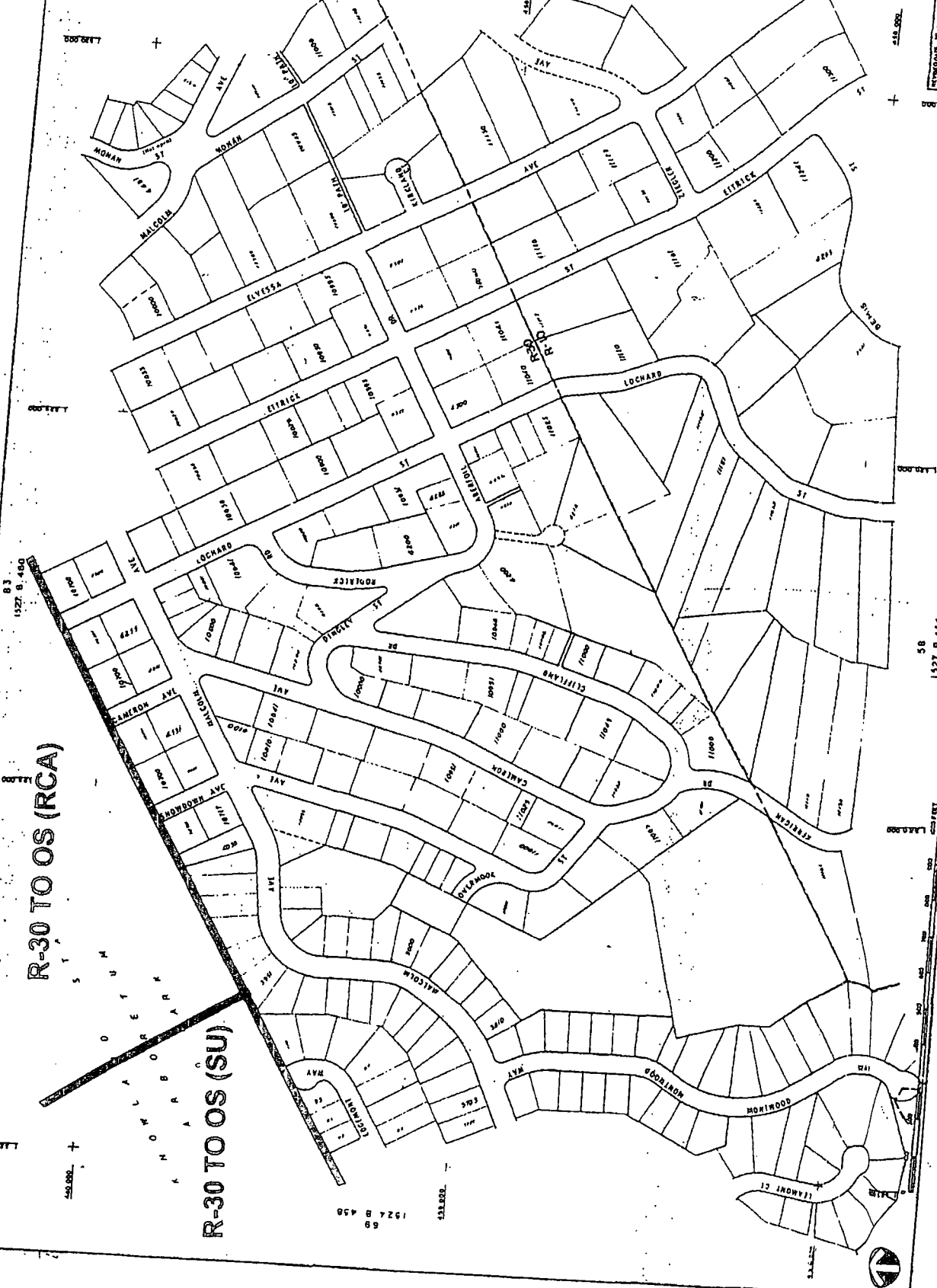
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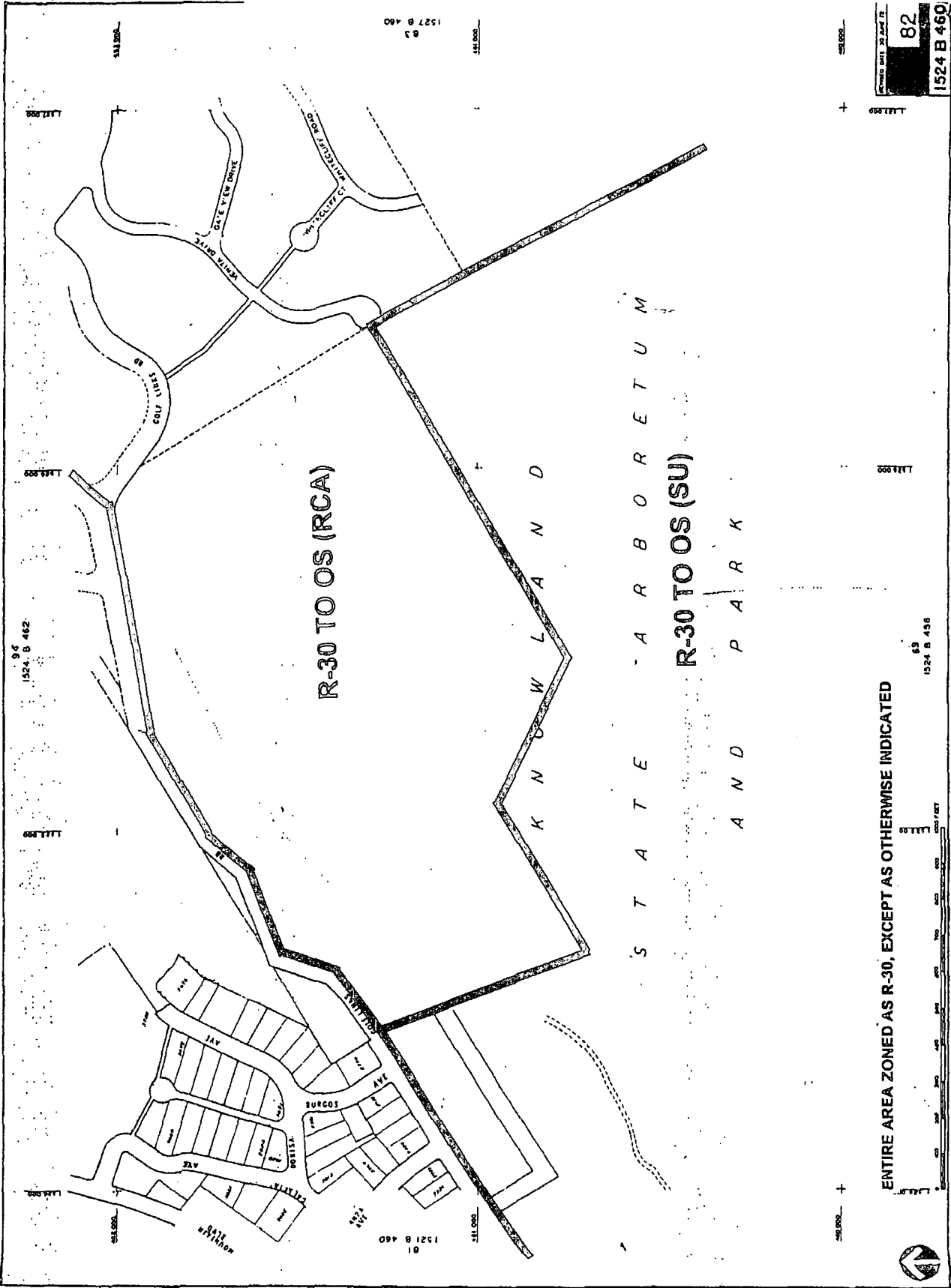
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R-30 TO OS (RCA)

R-30 TO OS (SU)

KNOWLAND

STATE ARBOR ETUM
AND PARK

ENTIRE AREA ZONED AS R-30, EXCEPT AS OTHERWISE INDICATED



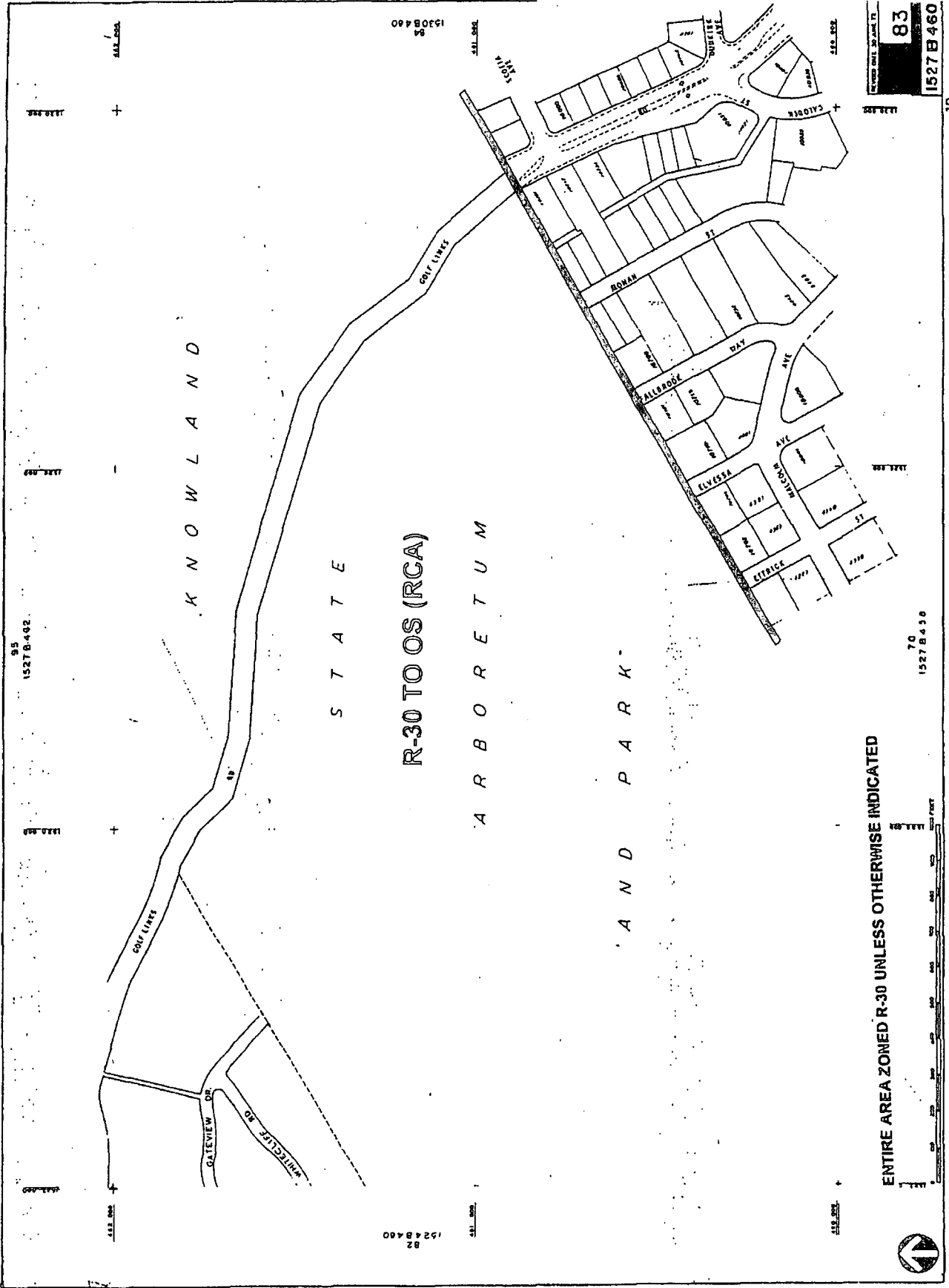
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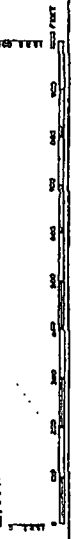
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ENTIRE AREA ZONED R-30 UNLESS OTHERWISE INDICATED



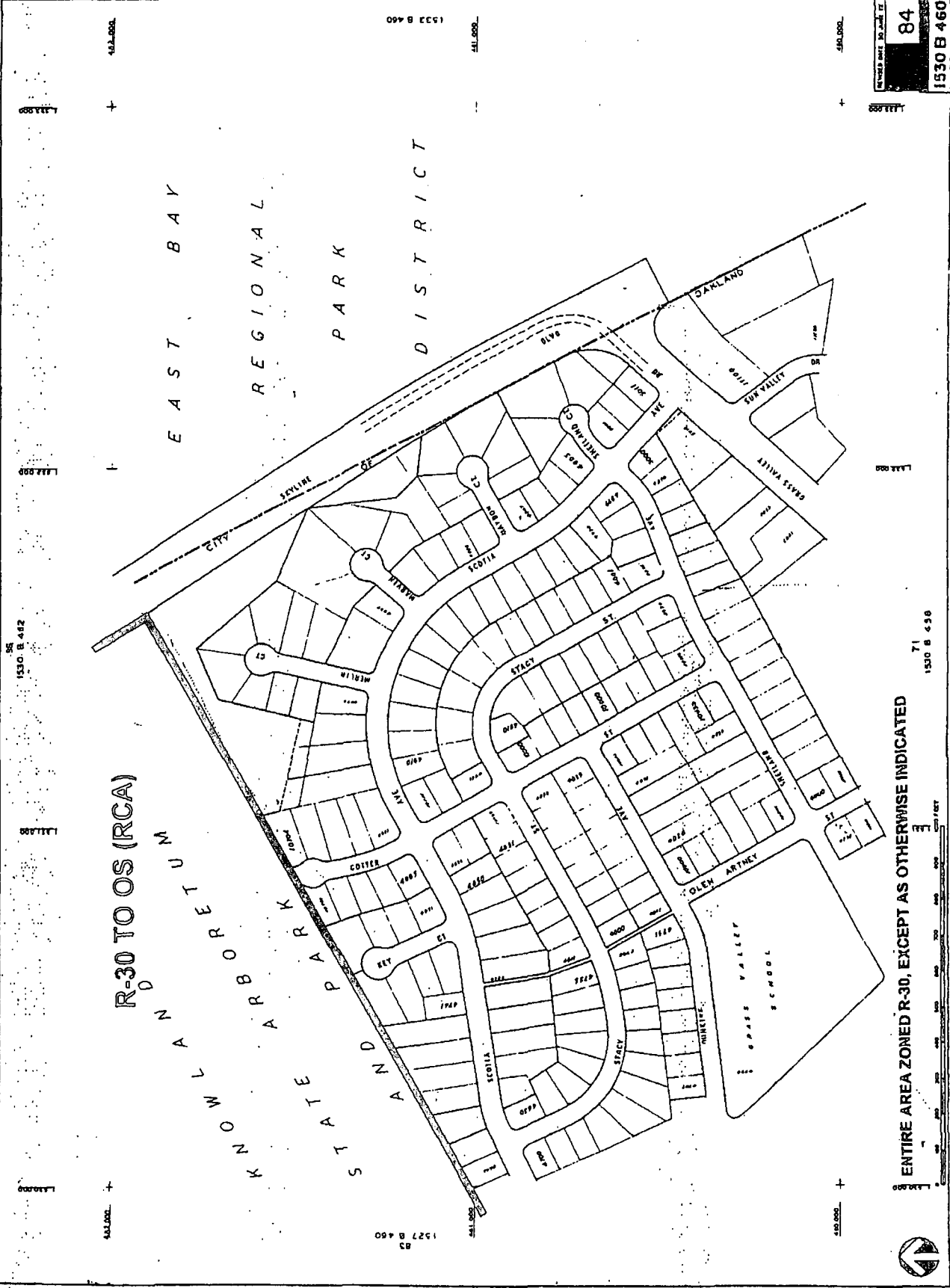
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R-30 TO OS (RCA)

KNOWLTON STATE
 ARBORRETUM AND PARK



R-30 TO OS (RCA)

MONTELEONE
 STATE PARK DRIVE
 EAST BAY REGIONAL PARK DISTRICT

ENTIRE AREA ZONED R-30, EXCEPT AS OTHERWISE INDICATED



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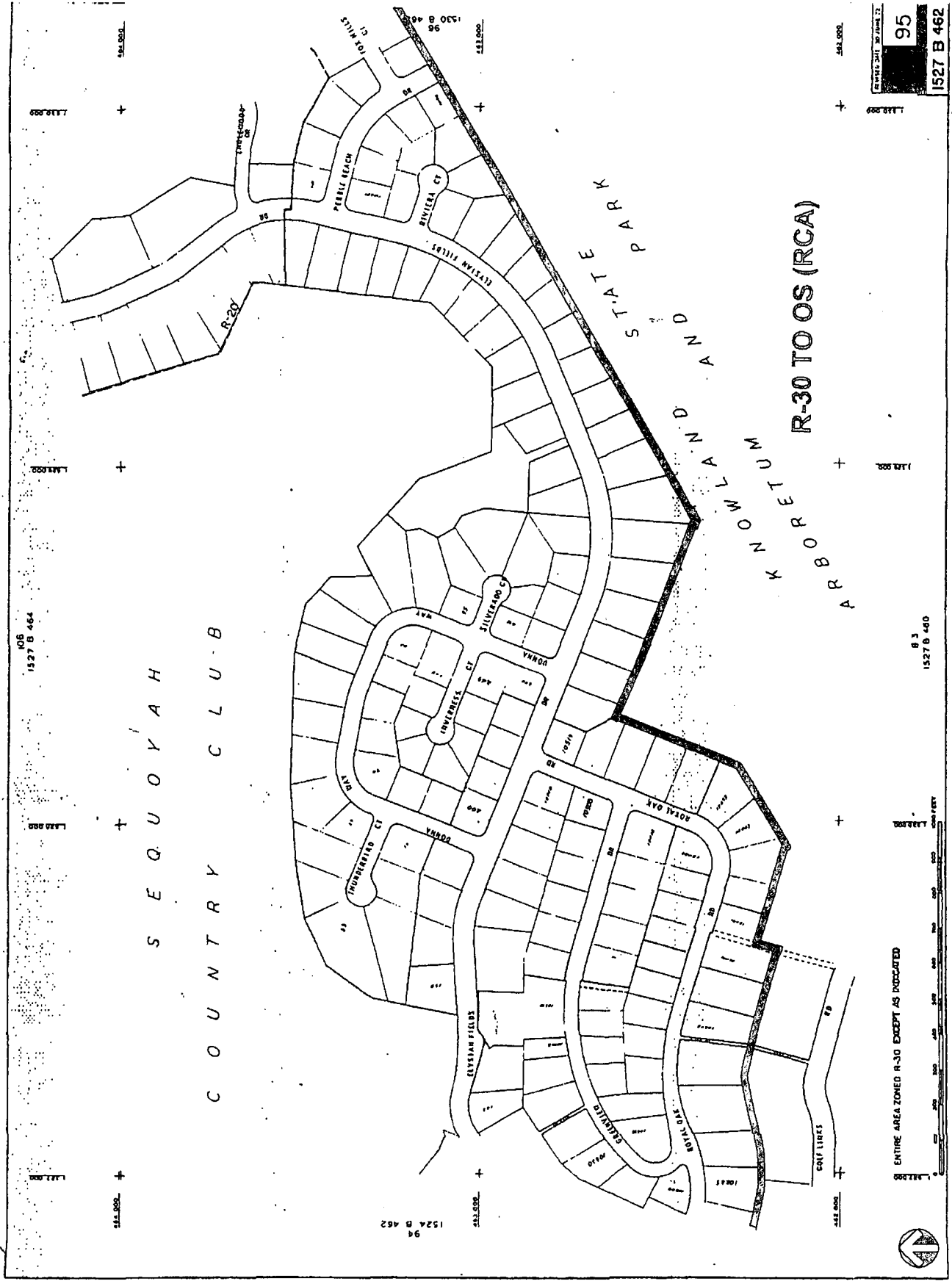
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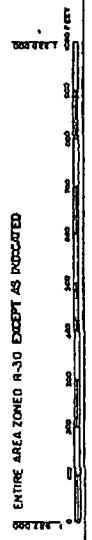
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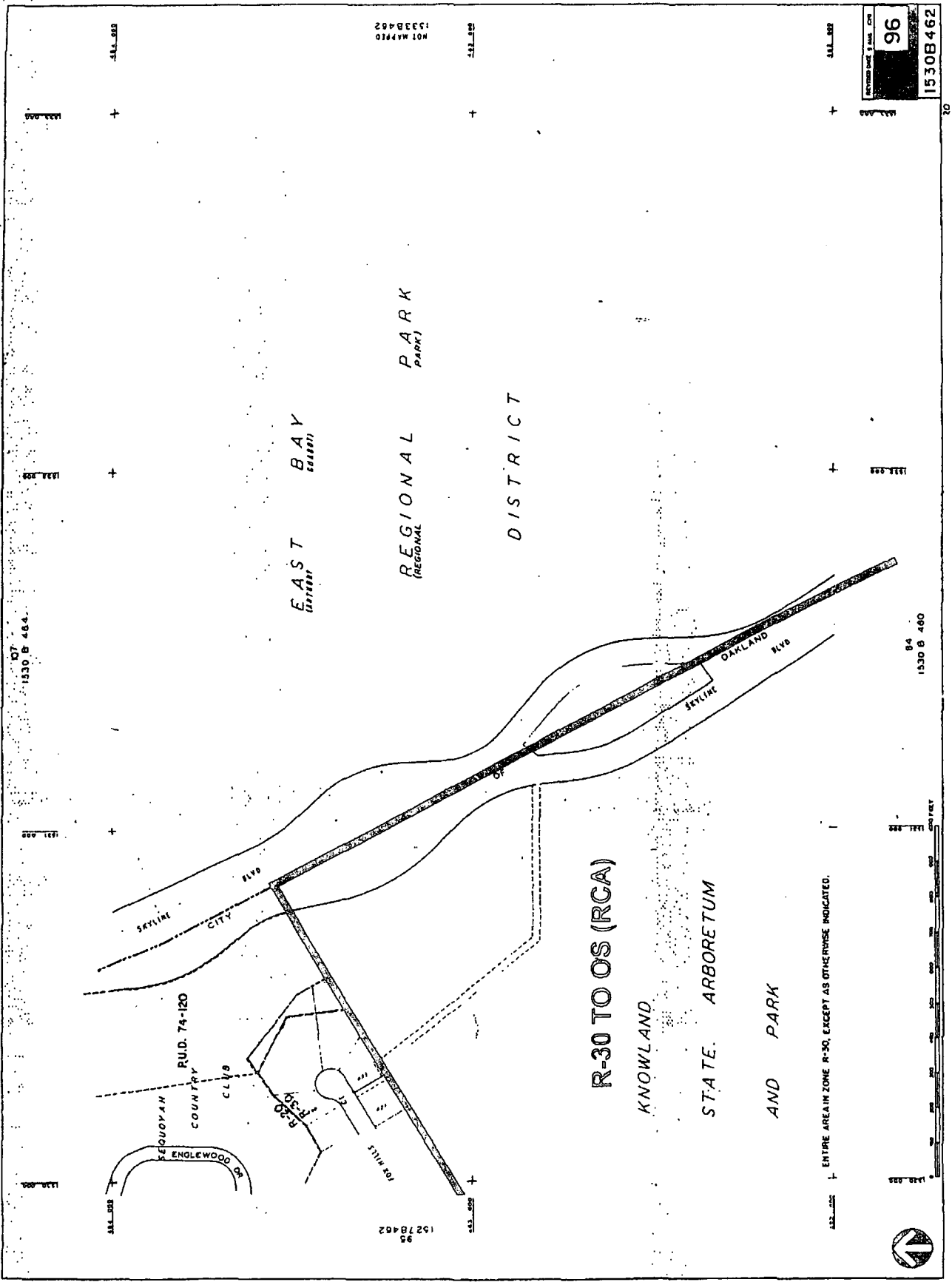


ENTIRE AREA ZONED R-30 EXCEPT AS INDICATED



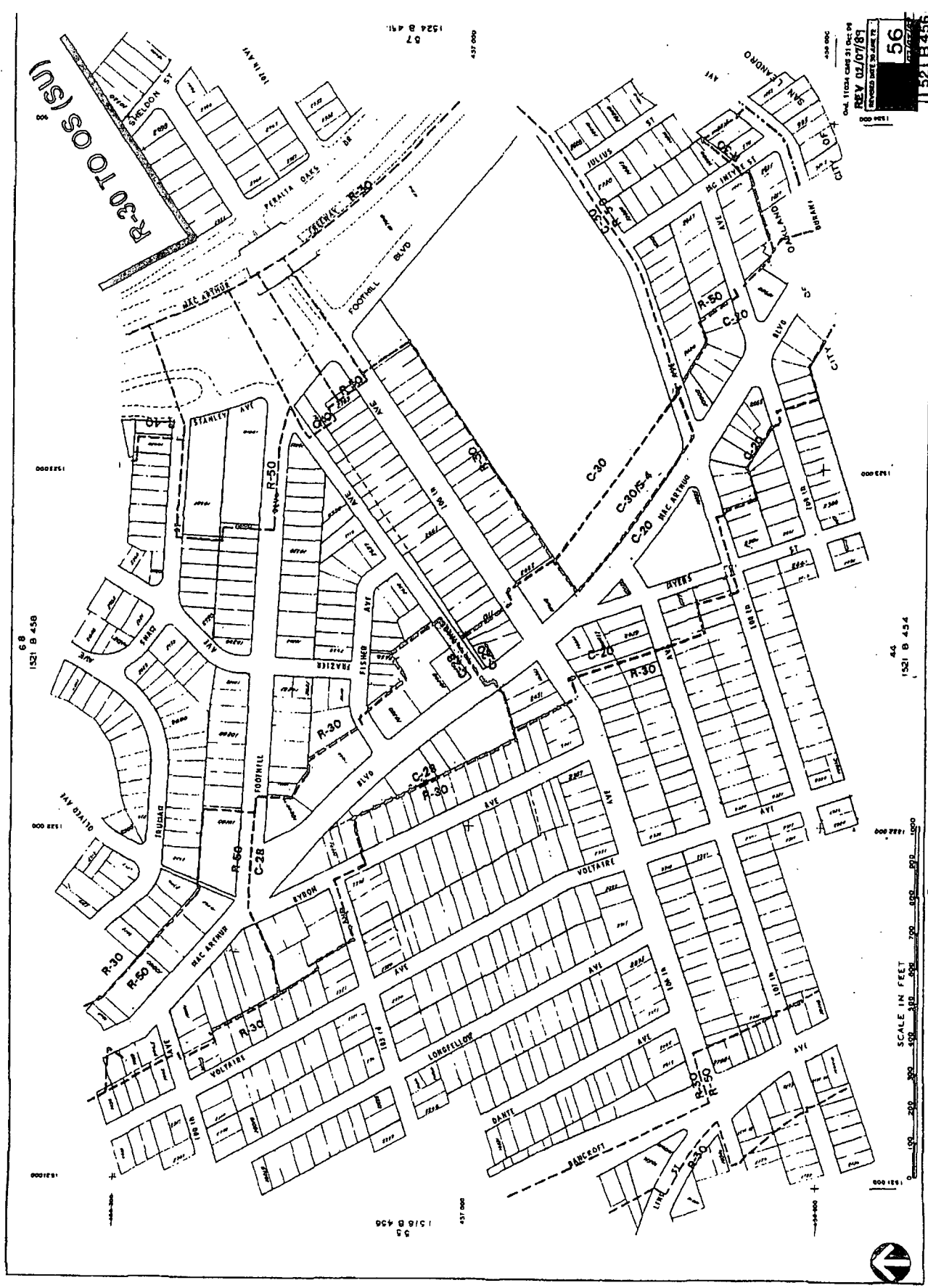
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OX B-81



ENTIRE AREA IN ZONE R-30, EXCEPT AS OTHERWISE INDICATED.





R-30 TO OS (SU)

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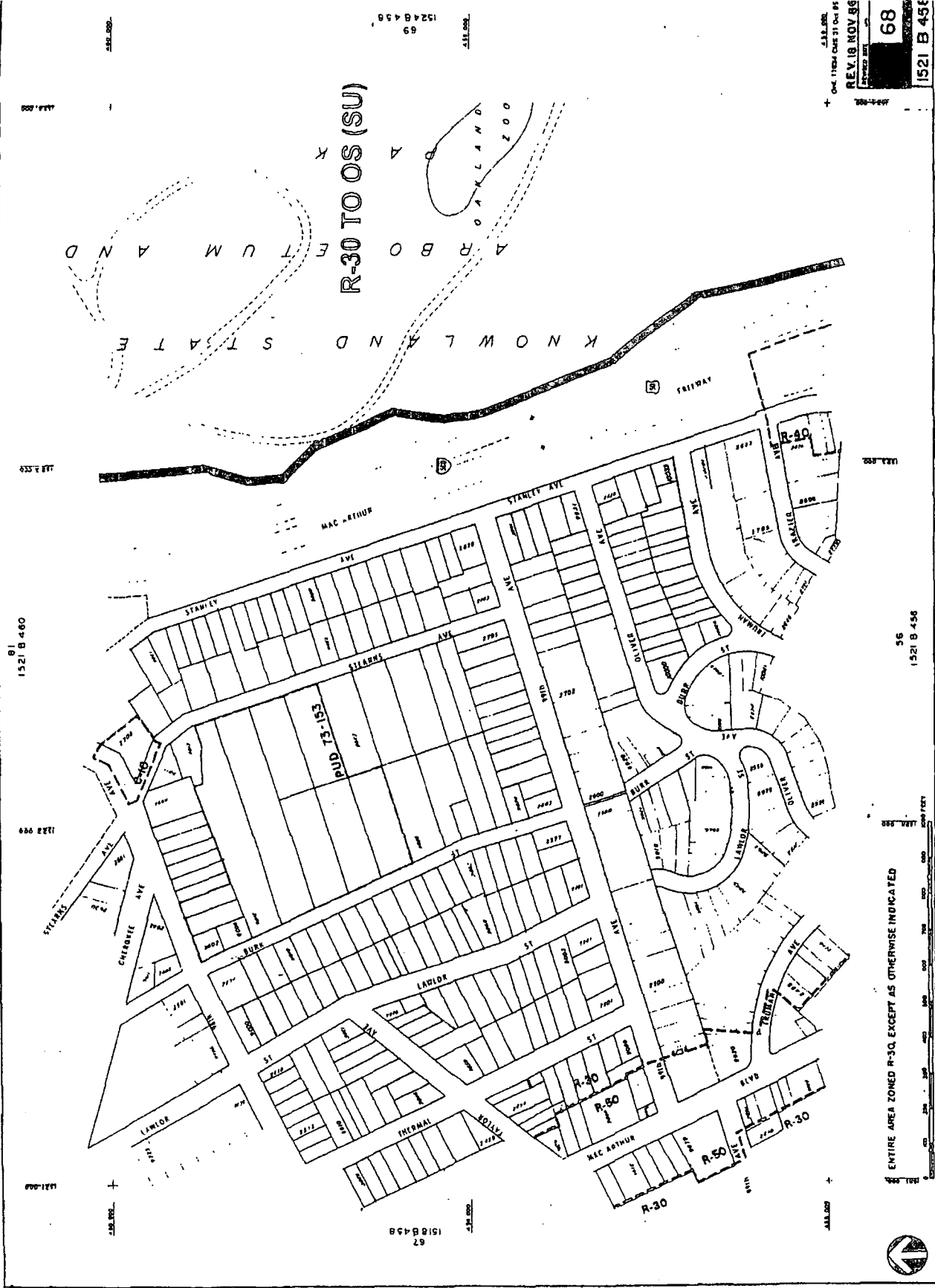
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SCALE IN FEET
 0 100 200 300 400 500 600 700 800 900 1000





R-30 TO OS (SU)

KNOWLTON ST
 ARBOR STATM
 OAKLAND ZOO

1521 B 460

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69 1521 B 458

REV. 10 NOV. 56
 68
 1521 B 456

ENTIRE AREA ZONED R-30, EXCEPT AS OTHERWISE INDICATED



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415,000

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K N O W L A N D

S T A T E A R B O R E T U M
R-30 TO OS (SU)

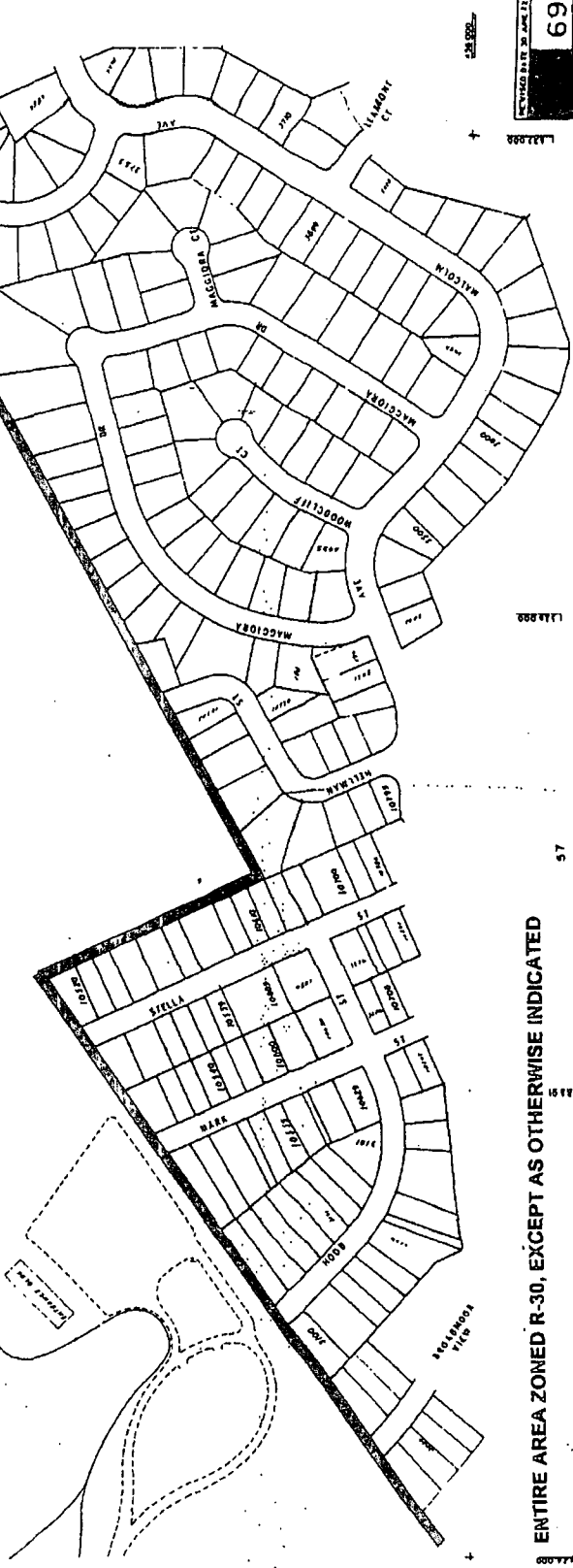
A N D P A R K

O A K L A N D

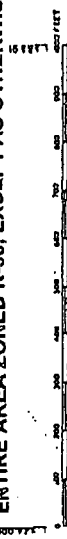
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ENTIRE AREA ZONED R-30, EXCEPT AS OTHERWISE INDICATED



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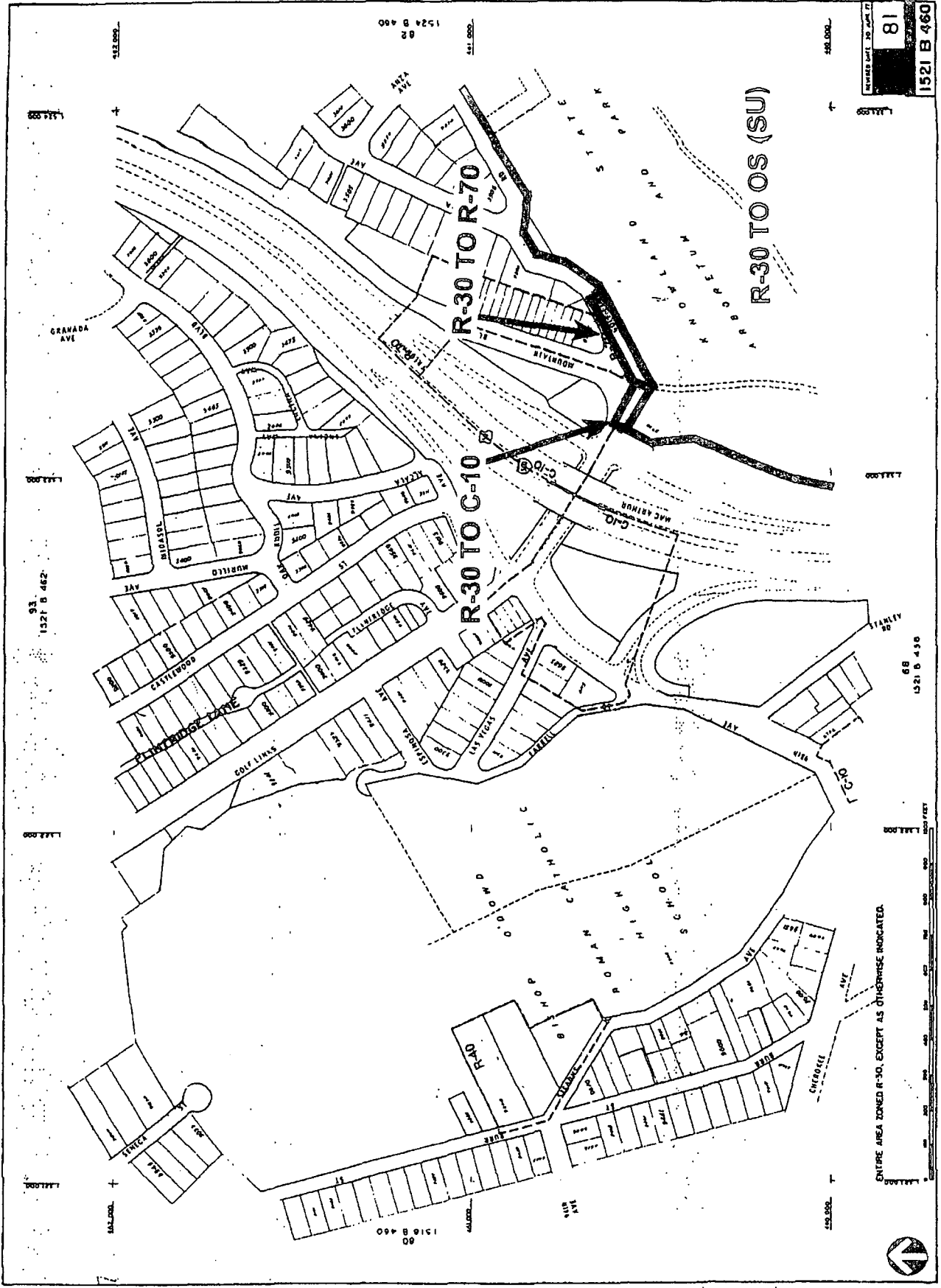
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RECORDED
INDEXED
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ENTIRE AREA ZONED R-30, EXCEPT AS OTHERWISE INDICATED.



Plimbridge Co. R.5714-3-28-78
PK. 0-01