

TO: City Planning Commission

DATE: January 21, 1998

FROM: Staff

CASE FILE NO.: ZT97-225
RZ97-226

SUBJECT: Consideration of amending the Oakland Planning Code to create the OS Open Space Zone, and to rezone approximately 2,770 acres of publicly-owned park and open space lands from various existing zones to the new OS Zone. (Environmental Determination: Exempt; Section 15061(b)(3), State CEQA Guidelines; "general rule", no possibility of significant effect on the environment.)
(Planning Area: Citywide)

INTRODUCTION

On December 17, 1997, the Planning Commission held a public hearing to consider amendments to the Oakland Planning Code which would establish a new open space zoning district for Oakland's parks and public open spaces. The item had previously been considered by the Parks and Recreation Advisory Commission (PRAC) on December 10, 1997. At their December 10 meeting, the PRAC had requested additional time to evaluate the lists of conditionally permitted uses contained within the ordinance. Accordingly, when the Planning Commission held its December 17 meeting, it deferred a decision on the proposed zoning revisions until a recommendation from the PRAC was received.

The PRAC met on January 14, 1998. Following additional discussion of the zoning amendments, the PRAC voted unanimously to recommend approval of the ordinance. A number of revisions, outlined in this report, were suggested and are being forwarded for the Planning Commission's consideration. Additional revisions have been recommended by Staff, based on comments from the public and Planning Commissioners at the December 17 public hearing.

REVISIONS MADE IN RESPONSE TO DECEMBER 17, 1997 PUBLIC COMMENTS

In response to Frances Farmer's letter to the Commission, the section on "No Net Loss Tracking" has been clarified to indicate that the City will prohibit a net loss of open space but allow a net gain (see Section 9260 on page 15 of Attachment A).

The other concerns raised in Ms. Farmer's letter (and in the oral testimony at the hearing provided by Ms. Farmer and Marina Carlson) related to the height limit in parks and a desire to reduce the amount of impervious surface already existing at Bella Vista Park. Revisions to the proposed ordinance in response to these comments

(SEE REVERSE SIDE)

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are not proposed. The requirement for a Conditional Use Permit means that findings relating to aesthetics and neighborhood compatibility must be made before a project is approved. This should provide sufficient assurance that the maximum height would not be allowed if nearby uses would be adversely impacted. The benefits of greening "schoolyard parks" like Bella Vista are acknowledged, but this is a policy matter rather than a regulatory matter. It is addressed in the OSCAR Element through Policy OS-2.2 and Action OS-2.2.1.

REVISIONS MADE IN RESPONSE TO COMMISSIONER COMMENTS

At the December 17 meeting, Commissioner Bytof asked that a broader notification process be used for projects in parks with larger service areas. Accordingly, the provisions of the ordinance describing the use permit procedure have been modified so that larger numbers of community groups are notified for projects in community, region-serving, and special use parks. Provisions for press releases for such projects have also been added (See Section 9253(c)(1) on page 13 of Attachment A).

REVISIONS MADE IN RESPONSE TO PRAC COMMENTS

The following adjustments are recommended in response to PRAC comments (see pages 4, 5, 7 and 13 of Attachment A):

1. Change the requirement for "fenced dog play areas" in the listed park types from a Major Conditional Use Permit to a Minor Conditional Use Permit. Allow fenced dog play areas with a Minor Conditional Use Permit in Neighborhood Parks.
2. Allow "parking for use within park" with a Minor Conditional Use Permit in Special Use Parks and Athletic Field Parks.
3. Change the requirements for "wading pools" in the listed park types from a Major Conditional Use Permit to a Minor Conditional Use Permit.
4. Change the requirements for "accessory buildings" in the listed park types from a Major Conditional Use Permit to a Minor Conditional Use Permit.
5. Change the period in which the PRAC must take action on an application from 30 days to 45 days. Since the PRAC sometimes meets just once a month, a 45 day period is necessary.

REVISIONS MADE IN RESPONSE TO PUBLIC COMMENTS AT THE PRAC MEETING

A representative of the Oakland Museum requested that the PRAC

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designate the riparian area along the Lake Merritt Channel as a Resource Conservation Area (RCA) rather than with the proposed designation of Linear Park (LP). Accordingly, Staff recommends a "split designation" for Channel Park and Peralta Park. Portions of these parks within the area protected by the City's creek ordinance would be zoned "OS-RCA"; the remainder of the parks would be zoned "OS-LP."

REMAINING ISSUES

The PRAC also recommended that the Use Permit fees typically charged to applicants be waived for City park projects, or that a separate fee schedule with reduced fees be adopted. This would require amending the Master Fee Schedule, which could be done as part of the rezoning ordinance. Staff recommends that the fee be waived, as is presently the case for Design Review of City landmarks.

RECOMMENDATIONS:

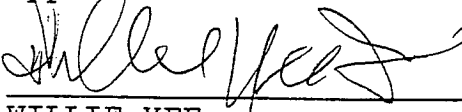
Recommend approval of the proposed zoning text amendments and rezoning by the City Council, with the changes identified in this staff report, and amendment of the Master Fee Schedule to waive application fees in the OS Zone.

Prepared by:



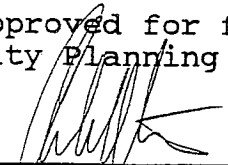
BARRY MILLER
Consultant

Approved:



WILLIE YEE
Zoning Administrator

Approved for forwarding to the
City Planning Commission:



ANDREW ALTMAN
Chief of Planning

January 21, 1998

- ATTACHMENTS:**
- A. Proposed Open Space Zone Text and Related Zoning Ordinance Amendments (as revised through January 21, 1998).
 - B. Proposed zoning designation of Oakland Parks.
 - C. Maps showing locations of Oakland parks.

F-Z307 2R97225A.BM

**PROPOSED OPEN SPACE ZONE TEXT AND RELATED ZONING
ORDINANCE AMENDMENTS**

(As revised through 1/21/98)

ATTACHMENT A

OS OPEN SPACE ZONING REGULATIONS

3100 TITLE, PURPOSE, AND APPLICABILITY

The provisions of Section 3100 through 3124, inclusive, 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.

3101 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 (SUP)
- Athletic Field Park (AFP)

Designation of each park on the Zoning Maps at Section 10000 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.

3102 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 3105 and 3108. These activities and facilities shall not be subject to the provisions of Section 7400 on NON-CONFORMING USES. Those existing activities and facilities that are not listed as conditionally permitted uses in Sections 3105 and 3108 shall be deemed legal non-conforming uses and shall be subject to the provisions of Section 7400.

3103 PERMITTED ACTIVITIES

The following activities, as described in the USE CLASSIFICATIONS at Section 2200, and as further restricted to certain park and open space categories and specific uses as set forth in Section 3105, are permitted:

- (a) Accessory Activities

3104 CONDITIONALLY PERMITTED ACTIVITIES

The following activities, as described in the USE CLASSIFICATIONS at Section 2200, and as further restricted to certain park and open space categories and specific uses as set forth in Section 3105, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200, subject to the SPECIAL DEFINITIONS FOR PROJECTS IN THE OPEN SPACE ZONE at Section 2131 and the USE PERMIT CRITERIA at Section 3111:

- (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

3105 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	SUP	RCA	AFP
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 9255), whether or not they are listed in this table.	☆	☆	☆	☆	☆	☆	☆	☆	☆
LIMITED CHILD CARE ACTIVITIES									
Child Care Centers for 12 or fewer children	⊛	⊛	⊛				⊛		

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); SUP (Special Use Park); RCA (Resource Conservation Area); AFP (Athletic Field Park)

USE/ PARK TYPE	RSP	CP	NP	AMP	PMP	LP	SUP	RCA	AFP
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 (SUP); Resource Conservation Area
(RCA); Athletic Field Park (AFP)

SHADED AREAS REPRESENT CHANGES FROM THE 12/17/97 VERSION OF THIS TABLE

USE/ PARK TYPE	RSP	CP	NP	AMP	PMP	LP	SUP	RCA	AFP
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); Active Mini-Park (AMP);
Passive Mini-Park (PMP); Linear Park (LP); Special Use Park (SUP); Resource Conservation Area (RCA);
Athletic Field Park (AFP)

SHADED AREAS REPRESENT CHANGES FROM THE 12/17/97 VERSION OF THIS TABLE

USE/ PARK TYPE	RSP	CP	NP	AMP	PMP	LP	SUP	RCA	AFP
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 (SUP); Resource Conservation Area
(RCA); Athletic Field Park (AFP)

USE/ PARK TYPE	RSP	CP	NP	AMP	PMP	LP	SUP	RCA	AFP
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	P
Fences, walls, or gates	☆	☆	☆	☆	☆	☆	☆	☆	☆
Irrigation Systems	P	P	P	P	P	P	P	P	P
Kiosks/ Map Boards	☆	☆	☆	☆	☆	☆	☆	☆	☆
Landscaping, including hedges	P	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 (SUP); Resource Conservation Area (RCA);
Athletic Field Park (AFP)

SHADED AREAS REPRESENT CHANGES FROM THE 12/17/97 VERSION OF THIS TABLE

3106 PERMITTED FACILITIES

The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, 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

3107 CONDITIONALLY PERMITTED FACILITIES

The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, and as further restricted to certain park and open space categories and specific uses as set forth in the following table, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200, subject to the SPECIAL DEFINITIONS FOR PROJECTS IN THE OPEN SPACE ZONE at Section 2131 and the USE PERMIT CRITERIA at Section 3111:

- (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

3108 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	SUP	RCA	AFP
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); AMP (Active Mini-Park);
 PMP (Passive Mini-Park); LP (Linear Park); SUP (Special Use Park); RCA (Resource Conservation Area);
 AFP (Athletic Field Park)*

3109 AMENDMENT OF SECTIONS 3105 and 3108

Pursuant to Section 2230, any activity or facility which is not expressly classified in Sections 3105 and 3108 shall be included in that category which most closely portrays it. In the event a use cannot be classified into an existing category, Sections 3105 and 3108 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 Section 9100. Any other changes to the text of the OS Zone shall be subject to the Rezoning and Law Change Procedure at Section 9500.

3111 USE PERMIT CRITERIA

A conditional use permit for any use under Sections 3105 or 3108 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 Section 9200 and the **NO NET LOSS** provisions of Section 9260.

3113 LIMITATION ON SIGNS

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

3118 MAXIMUM HEIGHT

(a) General. Except as otherwise provided in Sections 7071 and 7075, 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 AFP. 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 3120 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.

3120 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 3105 and 3108 for the specific development projects proposed in these parks.

3121 MAXIMUM IMPERVIOUS SURFACE

The following table sets forth the maximum permitted impervious surface standards, as defined in Section 2131. Exceedances of the Impervious Surface limits shall require a Minor Variance, as specified in Section 9601 (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 7546 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 %

3122 BUFFERING

All uses shall be subject to the applicable requirements of the BUFFERING REGULATIONS at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein.

3124 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 Section 7500, except that reduced parking requirements may be allowed by the Director of City Planning through the Conditional Use Permit Procedure required by Sections 3105 and 3108 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 7509.

(b) Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the NONCONFORMING USE REGULATIONS at Section 7400.

(c) General Provisions. Unless otherwise indicated, the general exceptions and other regulations set forth in Section 7000 through 7039, inclusive, shall apply in the OS Zone.

(ADDED TO SECTION 9200)

9250 SPECIAL USE PERMIT REVIEW PROCEDURE FOR THE OS ZONE

9250 TITLE, PURPOSE, AND APPLICABILITY

The provisions of Section 9250-9260, inclusive, 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 2131.

9251 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.

9253 PROCEDURE FOR CONSIDERATION

No change in use or improvement, as defined in Section 2131, 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 Community and Economic Development Agency (CEDA) (or its successor department), including a project description and cost estimate. The Community and Economic Development Agency 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 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 Sections 3105 and 3108, 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 9253(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 ~~30~~ 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 ~~30~~ 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 3111 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 9206.

2. Minor Conditional Use Permits

An application for a minor conditional use permit, as required by Sections 3105 and 3108, 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 3111 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 9205. 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 9205 and 9206. 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.

9254 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).

9255 SPECIAL REQUIREMENTS FOR PROJECTS CONSISTENT WITH PARK MASTER PLANS

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 3105, 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.

9260 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 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 ON PAGES 16-18 DO NOT REFLECT CHANGES TO THE 12-17-97 DRAFT ORDINANCE, BUT RATHER CHANGES TO EXISTING ZONING TEXT. NO CHANGES TO THIS SECTION HAVE BEEN MADE SINCE THE 12-17-97 SUBMITTAL.)

Amendment to 2211 *(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 2310 *(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 2314 *(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

(l) Picnic areas

Amendment to 2317 *(list of Non-Assembly Cultural Civic Activities):*

(b) Public, parochial, and private nonprofit libraries, conservatories, and observatories.

Amendment to 2322 (*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

Amend top of page 43 (*first page of the 3000 series R- Zone regulations*) to read "Regulations Applying in Individual Open Space and Residential Zones."
Amend Table of Contents accordingly.

Amendment to 7013 (*removal of dirt and minerals*):

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

Amendment to 7040 (*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 7071 (a): (*Different maximum height in certain situations*)

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

Amendment to 7110: (*Buffering regulations*)

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

Amendment to 7547: (*Screening and setback of parking/ loading*)

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

Amendment to 7548: (*Control of artificial illumination of parking/loading*)

Add "OS" to the first sentence

Amendment to 7812 (a), (b), and (d) 1 and 2: (*density bonuses*)

Add "OS" to the list of zones in which these activities/ facilities are not permitted

Amendment to 9201: (*Definition of major/ minor conditional use permit*)

(a) 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 3104 and 3106 of this Ordinance.

Amendment to 9202: (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 Section 9800. 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 9260, and any additional information deemed necessary by the City Planning Department.~~

Amendment to 9203 (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 (5) to both (a) and (b) indicating:

5. In the OS Zone. Applications for conditional use permits in the OS Zone shall be subject to the Special Permit Review Procedure for the OS Zone established in Section 9250.

Amendment to 9502: (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.

Amendment to 9504:

**REVIEW BY LANDMARKS BOARD OR PARKS AND RECREATION
ADVISORY COMMISSION IN CERTAIN CASES**

(Change 9504 as it currently reads to place all text under the heading "a" and add a heading "b" as follows:)

(b) 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.

2131 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 3105 and 3108.

(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 3105 and 3108.

(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) Caretaker's Quarters. A single living unit occupied on a weekly or 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.

PROPOSED ZONING DESIGNATION OF OAKLAND PARKS

ATTACHMENT B

PROPOSED ZONING DESIGNATIONS

PARK	ZONE	ACRES
25th Street Mini-Park	OS (AMP)	0.25
85th Ave Mini-Park	OS (AMP)	0.30
88th Ave Mini-Park	OS (AMP)	0.30
Adams	OS (SU)	2.96
Allendale	OS (NP)	3.24
Anthony Chabot Regional	OS (RCA)	116.00
Arroyo Viejo	OS (CP)	18.75
Athol Plaza	OS (NP)	1.40
Avenue Terrace	OS (NP)	0.93
Beaconsfield	OS (RCA)	5.00
Bella Vista	OS (NP)	1.03
Bertha Port	OS (AMP)	0.25
Brookdale	OS (CP)	4.66
Brookfield	OS (CP)	14.00
Burkhalter	OS (NP)	3.67
Bushrod	OS (CP)	10.12
Central Reservoir	OS (NP)	3.59
Chabot	OS (NP)	3.39
Chabot Golf Course	OS (SU)	182.00
Chabot Observatory	OS (SU)	6.00
Channel	OS (LP)	3.50
Channel	OS (RCA)	1.20
Chester Street	OS (AMP)	0.13
City Stables	OS (SU)	7.33
Claremont Canyon	OS (RCA)	227.00
Cleveland Cascade	OS (SU)	0.40
Clinton	OS (NP)	2.26
Colby	OS (PMP)	0.36
Coliseum Gardens	OS (NP)	5.40
Columbian Gardens	OS (NP)	1.60
Concordia	OS (NP)	3.06
Courtland Creek	OS (LP)	0.60
Davie Stadium	OS (SU)	5.00
DeFremery	OS (CP)	9.40
Dimond	OS (CP)	14.31
Dimond Canyon	OS (RCA)	41.00
Dunsmuir House	OS (SU)	47.50
Dunsmuir Ridge	OS(RCA)	131.00
Durant	OS (AMP)	0.30
Eastshore	OS (NP)	6.70
Elmhurst Plaza	OS (NP)	2.75
Ernest Robinson	OS (NP)	1.00
FM Smith	OS (NP)	1.66
Foothill Meadows	OS (NP)	1.60
Foothill Meadows Annex	OS (AMP)	0.36
Franklin	OS (NP)	2.05
Garber	OS (RCA)	13.00

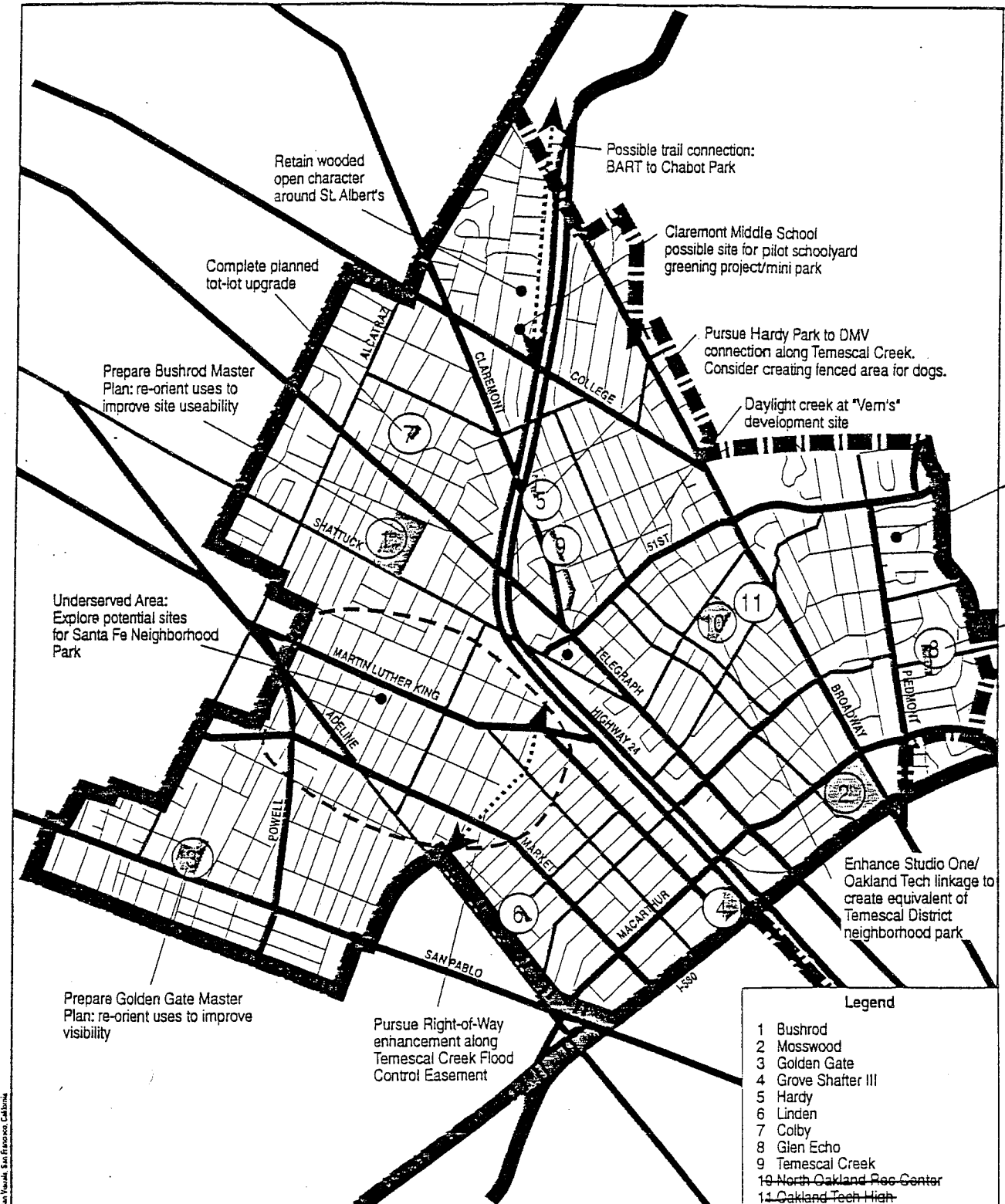
PARK	ZONE	ACRES
Garfield	OS (NP)	2.56
Glen Echo	OS (LP)	0.68
Golden Gate	OS (NP)	3.70
Greenman Field	OS (AF)	6.80
Grizzly Peak	OS (RCA)	57.60
Marcus Garvey	OS (NP)	5.46
Hardy	OS (NP)	1.68
Harrison (Chinese Garden)	OS (SU)	1.38
Hellman	OS (NP)	4.49
Holly Mini-Park	OS (AMP)	0.37
Jefferson Square	OS (NP)	1.51
Joaquin Miller	OS (RCA)	280.00
Joaquin Miller	OS (RSP)	140.00
Kennedy Tract	OS (AMP)	0.49
King Estates	OS (RCA)	75.00
Knowland	OS (RCA)	291.00
Knowland	OS (SU)	192.00
Lafayette	OS (SU)	1.36
Lake Temescal	OS (RCA)	20.00
Lake Temescal	OS (RSP)	28.00
Lakeside	OS (RSP)	75.00
Lazear	OS (AMP)	0.37
Leona Heights	OS (RCA)	50.00
Leona Open Space	OS (RCA)	293.00
Lincoln	OS (NP)	1.38
Linden	OS (AMP)	0.70
Lowell	OS (NP)	8.37
Madison	OS (SU)	1.38
Mandana Plaza	OS (PMP)	0.43
Mandela Parkway Median	OS (LP)	11.00
Marston Campbell	OS (NP)	2.90
Maxwell	OS (NP)	1.28
McClymonds	OS (AMP)	0.21
McCrea	OS (SU)	4.80
Montclair	OS (CP)	7.30
Montclair Golf Course	OS (SU)	10.00
Morcom Rose Garden	OS (SU)	7.56
Morgan Plaza	OS (AMP)	0.40
Mosswood	OS (CP)	11.00
Nicol	OS (AMP)	0.23
North Oakland Sports Ctr	OS (AF)	6.20
Oak Glen	OS (LP)	3.00
Oak Park	OS (AMP)	0.50
Ostrander	OS (LP)	2.00
Park Blvd Plaza	OS (PMP)	0.76
Peralta	OS (LP)	2.80
Peralta	OS (RCA)	1.00
Peralta Hacienda	OS (SU)	2.24
Pine Knoll	OS (SU)	1.15
Pinto/ Owen Jones	OS (NP)	3.38

PARK	ZONE	ACRES
Poplar	OS (NP)	2.50
Raimondi	OS (AF)	10.02
Rainbow	OS (NP)	2.44
Redwood	OS (RCA)	45.00
Redwood Heights	OS (NP)	2.93
Redwood-Roberts	OS (RSP)	8.00
Rockridge Blvd	OS (PMP)	0.24
San Antonio	OS (CP)	11.62
Sanborn	OS (NP)	1.91
Sheffield Village	OS (NP)	1.34
Shepherd Canyon	OS (NP)	4.00
Shepherd Canyon	OS (RCA)	25.00
Shepherd Canyon Bikeway	OS (LP)	13.00
Sibley	OS (RCA)	57.20
Snow	OS (NP)	4.14
Sobrante	OS (NP)	6.20
South Prescott (proposed)	OS (NP)	2.00
Stonehurst	OS (NP)	3.90
Sulfur Springs	OS (RCA)	2.00
Tassafaronga	OS (NP)	2.50
Temescal Creek	OS (LP)	1.16
Tilden	OS (RCA)	18.00
Tyrone Carney	OS (AMP)	0.60
Vantage Point	OS (PMP)	0.40
Verdese Carter	OS (NP)	3.36
Wade Johnson	OS (NP)	2.64
William Wood	OS (NP)	5.15
Willow Street	OS (NP)	0.90
TOTAL AREA		2770.88

MAPS SHOWING LOCATIONS OF OAKLAND PARKS

The following series of maps is photocopied directly from the OSCAR Element. The notations and recommendations on the maps were part of the adopted OSCAR Element and have no bearing on the proposed rezoning. The maps have been included solely to show the locations of the parks to be rezoned.

ATTACHMENT C



Plan View of San Francisco, California

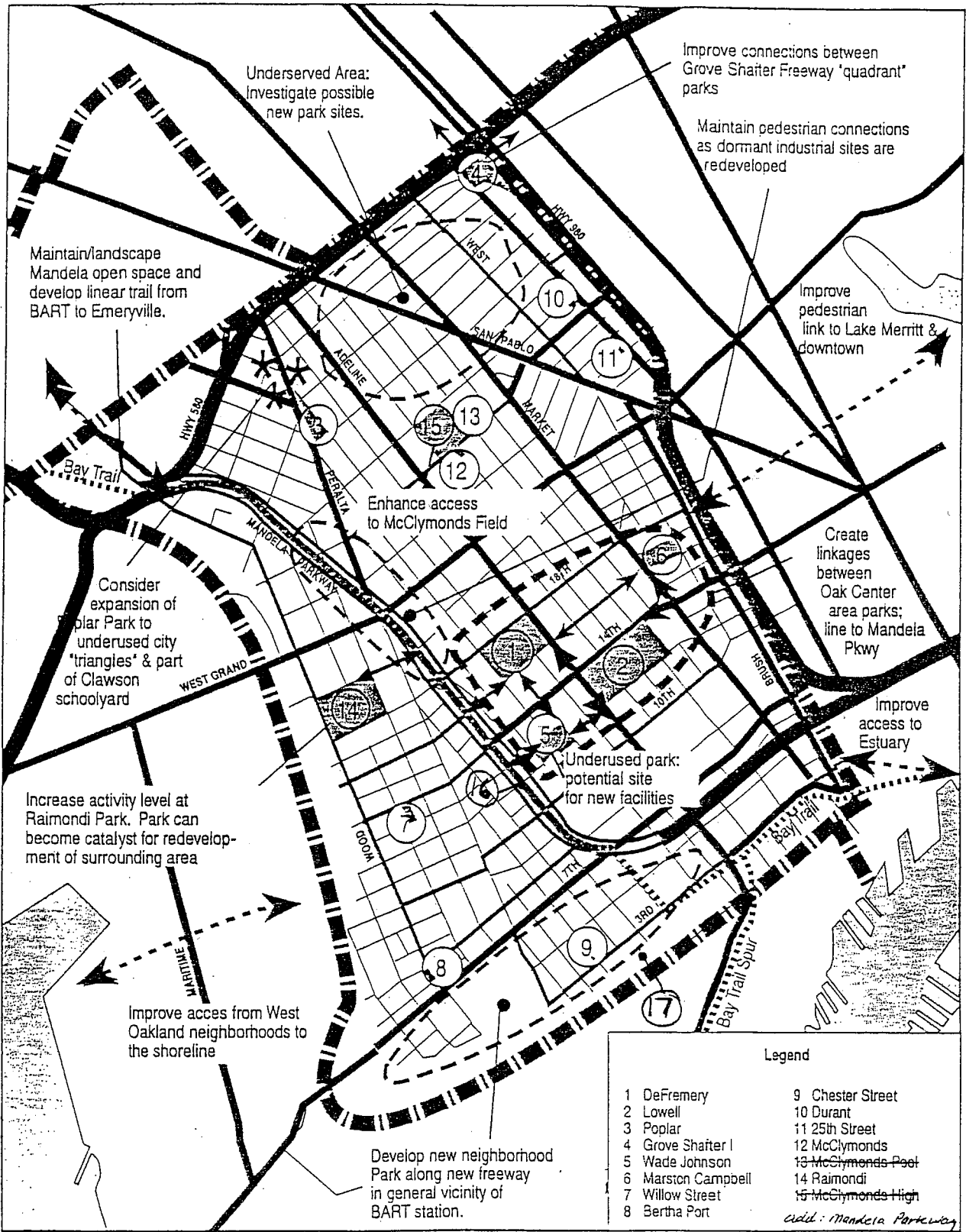


1/4 Mile

Legend	
1	Bushrod
2	Mosswood
3	Golden Gate
4	Grove Shafter III
5	Hardy
6	Linden
7	Colby
8	Glen Echo
9	Temescal Creek
10	North Oakland Rec Center
11	Oakland Tech High

City of Oakland
 Open Space, Conservation, & Recreation Element
**Figure 20: North Oakland
 Major Recommendations**

Source: Oakland Office of Planning & Building, 1995



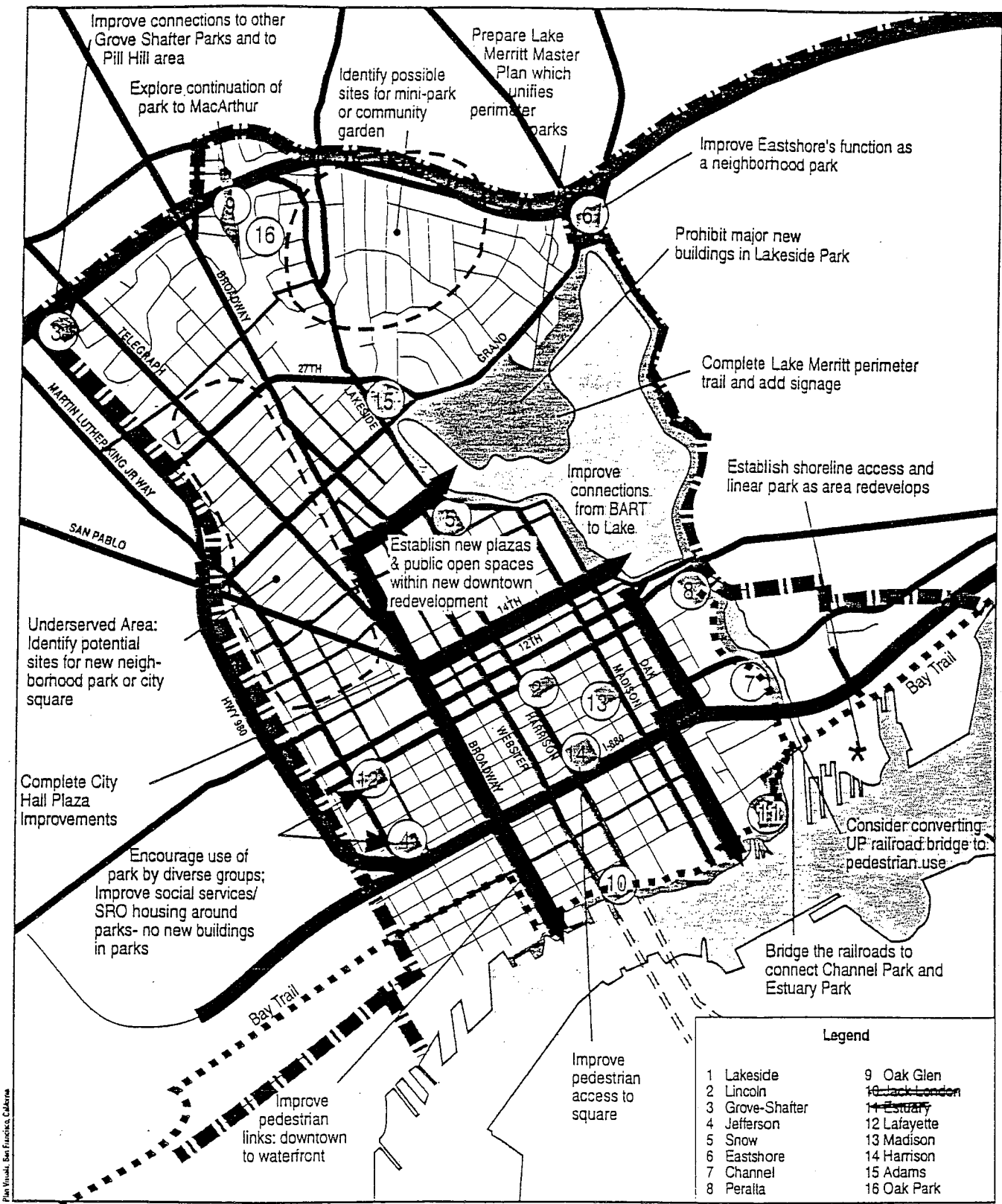
Pan Yuwei, San Francisco, California



1/4 Mile

City of Oakland
Open Space, Conservation, & Recreation Element
Figure 21: West Oakland:
Major Recommendations
Source: Oakland Office of Planning & Building, 1995

(16)
(17)

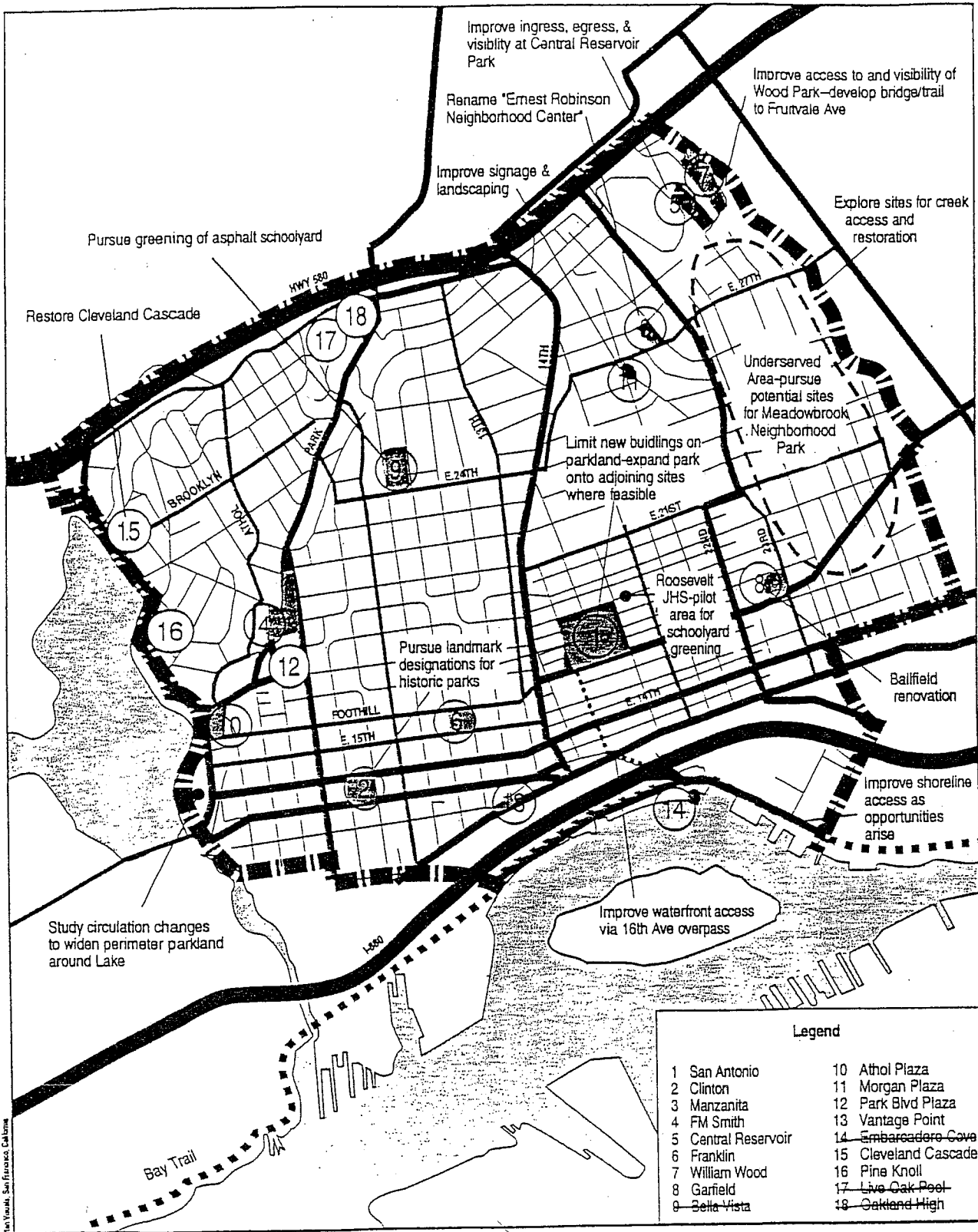


Plan Visual, San Francisco, California



1/4 Mile

City of Oakland
 Open Space, Conservation, & Recreation Element
Figure 22: Chinatown/Central
Major Recommendations
 Source: Oakland Office of Planning & Building, 1995

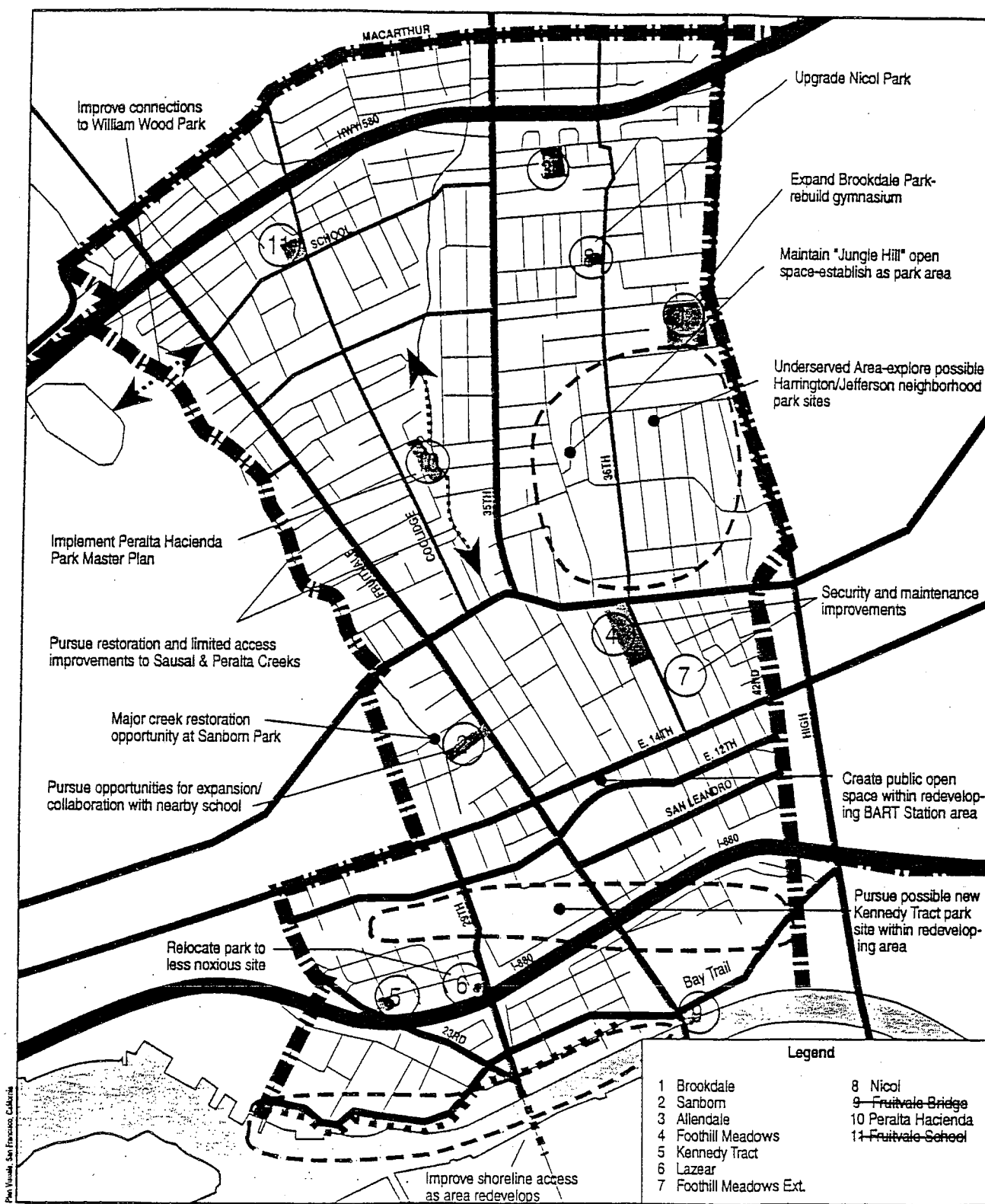


Don Young, San Francisco, California



1/4 Mile

City of Oakland
 General Plan Element
Figure 23: San Antonio
 Major Recommendations
 Source: Oakland Office of Planning & Building, 1995



Improve connections to William Wood Park

Upgrade Nicol Park

Expand Brookdale Park-rebuild gymnasium

Maintain "Jungle Hill" open space-establish as park area

Underserved Area-explore possible Harrington/Jefferson neighborhood park sites

Implement Peralta Hacienda Park Master Plan

Pursue restoration and limited access improvements to Sausal & Peralta Creeks

Major creek restoration opportunity at Sanborn Park

Pursue opportunities for expansion/collaboration with nearby school

Security and maintenance improvements

Create public open space within redeveloping BART Station area

Relocate park to less noxious site

Pursue possible new Kennedy Tract park site within redeveloping area

Improve shoreline access as area redevelops

Legend

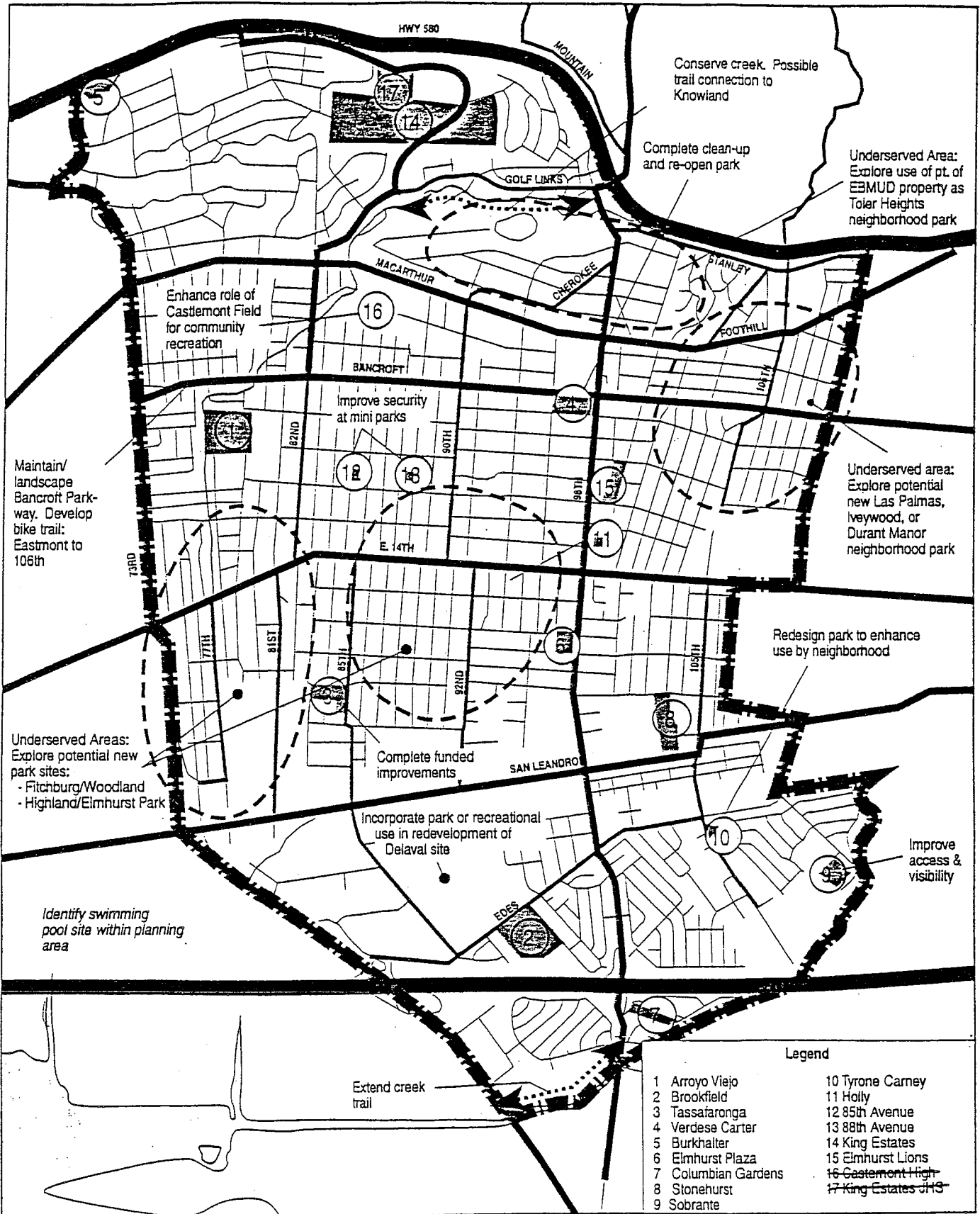
- 1 Brookdale
- 2 Sanborn
- 3 Allendale
- 4 Foothill Meadows
- 5 Kennedy Tract
- 6 Lazear
- 7 Foothill Meadows Ext.
- 8 Nicol
- 9 Fruitvale Bridge
- 10 Peralta Hacienda
- 11 Fruitvale School

Paw Yuank San Francisco California



1/4 Mile

City of Oakland
 General Plan Element
Figure 24: Fruitvale
 Major Recommendations
 Source: Oakland Office of Planning & Building, 1995

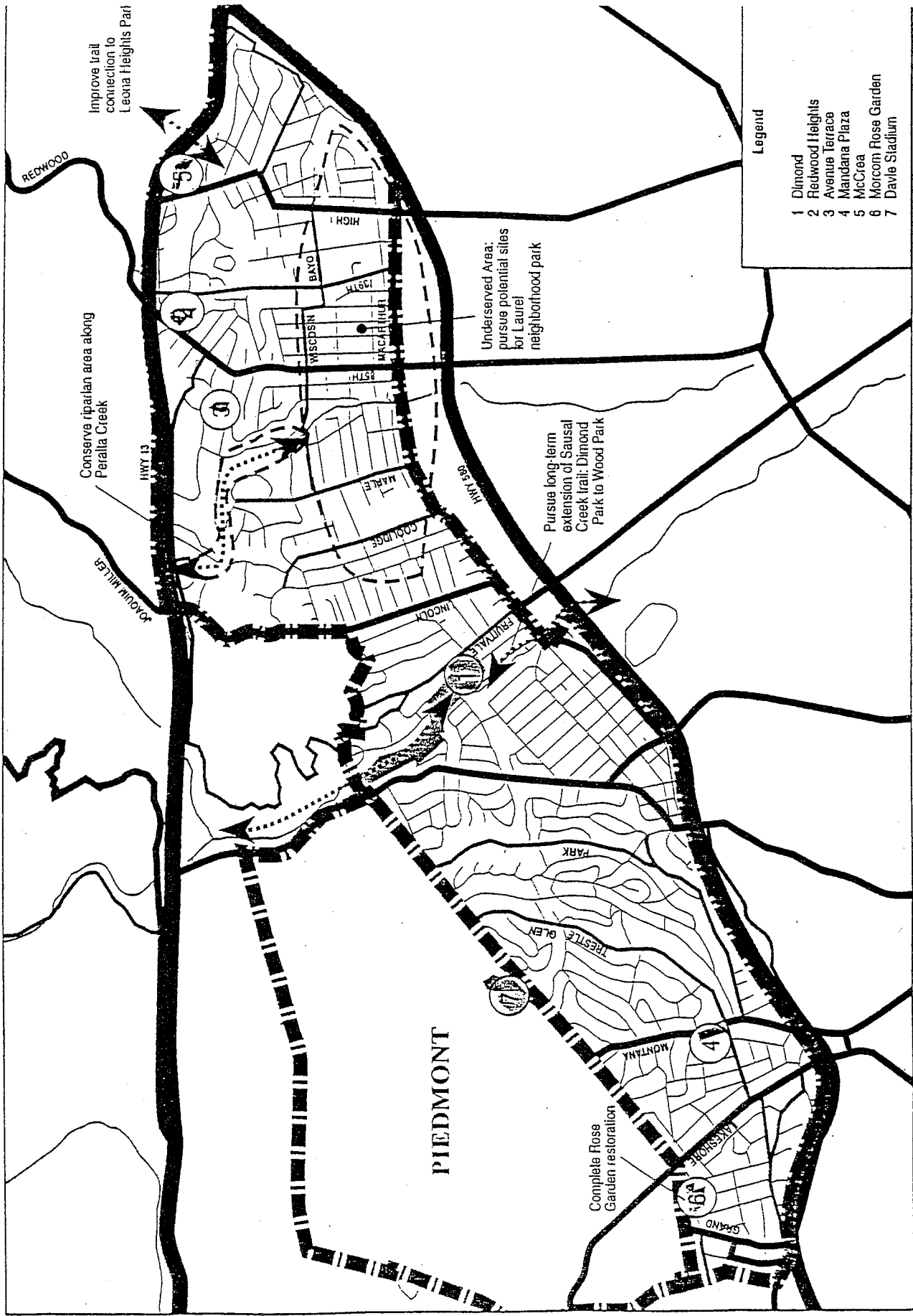


Pan Visual, San Francisco, California



1/4 Mile

City of Oakland
 Open Space, Conservation, & Recreation Element
Figure 26: Elmhurst
 Major Recommendations
 Source: Oakland Office of Planning & Building, 1995

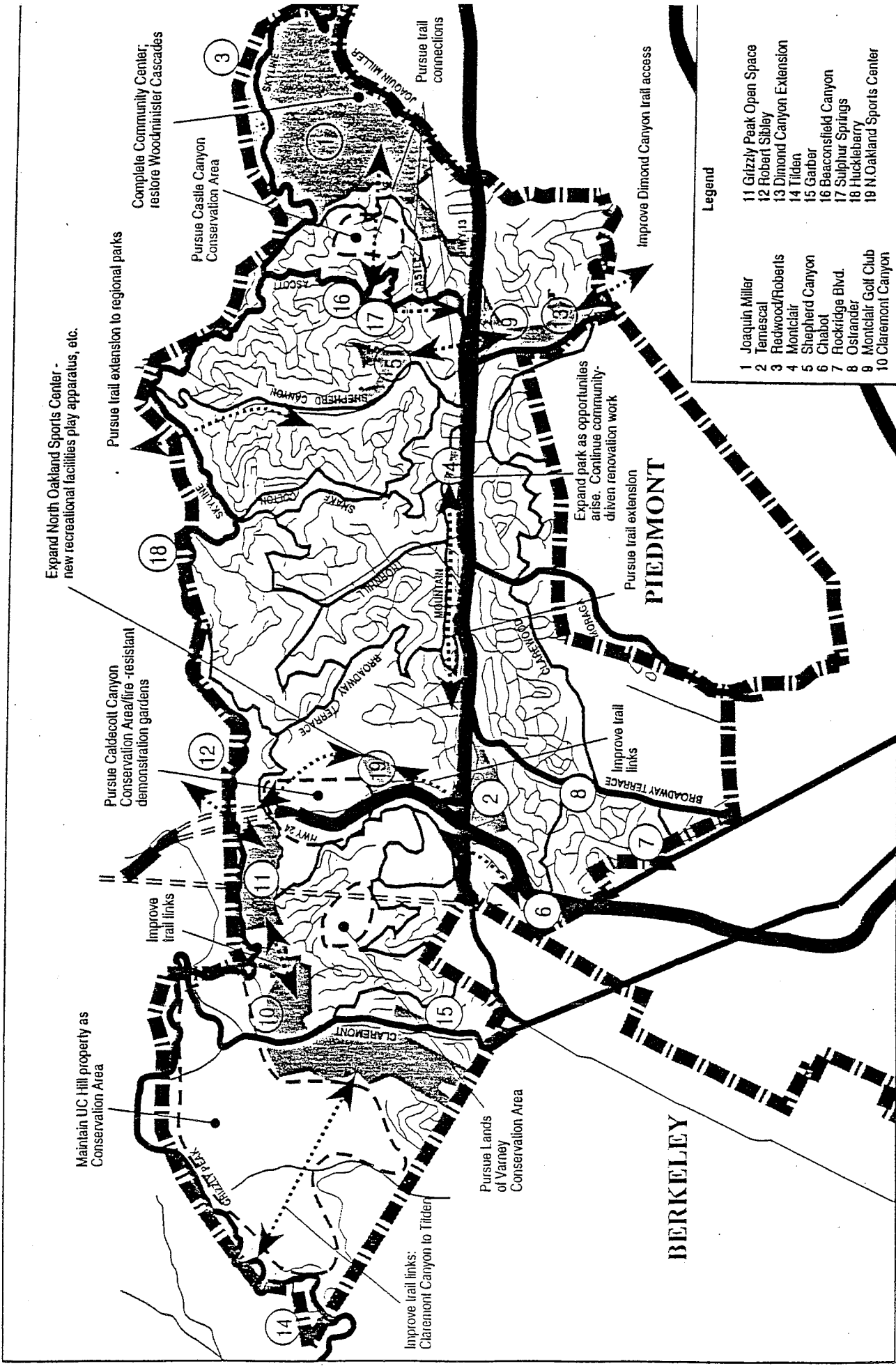


- Legend**
- 1 Dimond
 - 2 Redwood Heights
 - 3 Avenue Terrace
 - 4 Mandana Plaza
 - 5 McCrea
 - 6 Morcom Rose Garden
 - 7 Davie Stadium

City of Oakia
 Open Space, Conservation, & Recreation Element
Figure 27: Lower Hill
 Major Recommendation

Source: Oakland Office of Planning & Building, 1991





Legend

- | | | | |
|----|---------------------|----|-------------------------|
| 1 | Joaquin Miller | 11 | Grizzly Peak Open Space |
| 2 | Temescal | 12 | Robert Sibley |
| 3 | Redwood/Roberts | 13 | Dimond Canyon Extension |
| 4 | Montclair | 14 | Tilden |
| 5 | Shepherd Canyon | 15 | Garber |
| 6 | Chabot | 16 | Beaconsfield Canyon |
| 7 | Rockridge Blvd. | 17 | Sulphur Springs |
| 8 | Ostrand | 18 | Huckleberry |
| 9 | Montclair Golf Club | 19 | N.Oakland Sports Center |
| 10 | Claremont Canyon | | |



