

Location:	Citywide
Proposal:	Planning Code Amendment to include Temporary Conditional Use Permit regulations
Project sponsor(s):	Planning Commission
Owner(s):	NA
Case File Number(s):	ZT100007
Planning Permits Required:	Planning Code Amendment
General Plan:	All
Zoning:	All
Environmental Determination:	The proposal relies on the previously certified Environmental Impact Report (EIR) for the Land Use and Transportation Element of the General Plan (1998); the EIR for the 1998 Amendment to the Historic Preservation Element of the General Plan; the Housing Element Update Initial Study/Mitigated Negative Declaration (2004); and CEQA Guidelines Section 15183, "Projects Consistent with a Community Plan, General Plan or Zoning"; and <u>CEQA Guidelines Section 15061(b)(3), "Review for Exemption"</u> .
Historic Status:	All, including Areas of Primary Importance (APIs), Areas of Secondary Importance (ASIs), landmark properties, and other historically rated properties.
Service Delivery District:	All
City Council District:	All
Status:	Proposal forwarded to the Planning Commission without ZUC recommendation
Action to be Taken:	Consider recommendation to City Council
Finality of Decision:	Decision by City Council
For further information:	Contact case planner Catherine Payne at (510) 238-6168 or by email at cpayne@oaklandnet.com

SUMMARY

The proposed Planning Code amendment addressed in this report would provide a trial program for the City of Oakland to consider conditional use permits for temporary land uses throughout the city. The Planning Commission voted to continue this item from the October 20, 2010 Planning Commission agenda to the January 19, 2011 Planning Commission agenda and requested additional information. At this time, staff recommends the Planning Commission consider a trial program that would allow Temporary Conditional Use Permit (TCUP) applications to be considered for a period of eighteen (18) months, and permits issued during that trial period would be valid for up to three (3) years. The trial program would include the possibility of a one-time, one-year extension for each temporary use permit. The trial program would therefore run for a maximum duration of six years allow applications to be processed for 18 months from adoption, with those applications approved at the latter part of that trial period extending out for up to four years (three years plus a one-year extension). Therefore, the duration of TCUPs as a whole would run for a period of 5.5 years from adoption. proposal for

~~a trial program to consider Temporary Conditional Use Permits (TCUPs) throughout the city for a period of eighteen months, which could permit temporary uses for a period of up to three years. Limiting the time period for TCUPs would allow the City to evaluate the success of the program and determine the appropriateness of the program into the future. The Planning Commission is asked to make a recommendation to the City Council regarding the proposed Temporary Conditional Use Permit regulations (TCUP) trial program.~~

This report combines the January 19, 2011 staff report with current revisions (indicated throughout the report in redline and strikeout).

PROJECT SITE AND SURROUNDING AREA

The proposed TCUP trial program would apply citywide. Staff previously outlined variants of the proposal for Planning Commission consideration that included limiting the applicability of the proposed regulations to the Central Business District; however, staff currently recommends adoption of a limited timeframe citywide TCUP trial program.

BACKGROUND

During this current economic downturn, Oakland land owners with vacant or underutilized parcels are interested in maintaining the economic viability of the land and yet are not able to finance permanent development of the highest and best use. Oakland hosts a large inventory of vacant or underutilized lots with no current entitlements as well as lots that are entitled for permanent development yet are not able to secure development. In order to reduce the blight Temporary Conditional Use Permits and promote economic development in this challenging economic climate, staff proposes consideration of regulations that would allow short-term uses of vacant and underutilized properties with relaxed standards to reduce blight and promote economic development in a realistic manner.

Zoning Update Committee

The Zoning Update Committee of the Planning Commission (ZUC) reviewed the TCUP proposal twice, on February 17 and April 21, 2010. Although the ZUC forwarded the proposal to the Planning Commission for consideration, the ZUC did not, as a body, support the proposal. In summary, the ZUC expressed concerns about diluting recently adopted zoning regulations in the Central Business District, hindering development of higher and better uses of affected parcels, and the ability to enforce the regulations. A complete list and analysis of ZUC concerns is provided in the "Key Issues and Impacts" section of this report.

Planning Commission

The Planning Commission reviewed an earlier TCUP proposal on October 20, 2010. The Planning Commission requested additional information and was undecided on the proposal. In general, the Planning Commission expressed many of the same concerns expressed by the ZUC. A complete list and analysis of Planning Commission concerns is provided in the “Key Issues and Impacts” section of this report.

Community Input

Community members voiced their opinions regarding the proposed TCUP regulations at both the February 17 and April 21, 2010 ZUC hearings, as well as at the October 20, 2010 Planning Commission hearing. In summary, community members expressed opinions both for and against the proposed regulations. A complete list and analysis of community opinions expressed to date is provided in the “Key Issues and Impacts” section of this report.

PROJECT DESCRIPTION

The proposed project is a temporary, trial program to amend the Planning Code to define and regulate the application of temporary conditional use permits in Oakland. The trial program would apply citywide and allow currently permitted and conditionally permitted activities on a site, with relaxed limitations and standards and without affecting underlying entitlements. Applications would be considered by the Planning Commission. The trial program would run for a total of six years, allowing consideration (and issuance) of permits during the first eighteen-month period of the program (i.e., eighteen months from the effective date of the ordinance). Permits issued during that year would expire three years after issuance, with the possibility of a one-time, one-year extension.

The amendment includes the following key components:

1. *Trial period:* The trial program would allow TCUP applications to be considered for a period of eighteen months, and permits issued during that trial period would be valid for up to three years. The program would include the possibility of a one-time, one-year extension for each permit. The program would therefore run for a maximum duration of six years. During this time, City decision-makers could review and evaluate the success and viability of the program during or after the trial program, and decide whether or not to extend the program.
2. *Limited duration:* The amendment includes a permit life of up to three years from the approval date. The regulations allow a one-time, one year extension with no other options for extending the life of the original permit. In summary, a permit could have a maximum active life of up to four years, including the one-time extension. It is not contemplated that applicants that obtain a permit during the trial

program would be allowed to seek further extensions even if the program is extended.

3. *Relaxation of Planning Code "Limitations" and "Additional Criteria"*: The amendment would generally require that the proposed land use be permitted or conditionally permitted in the underlying zoning district (with a few exceptions, as noted below); however, the amendment would authorize a temporary CUP to relax limitations and criteria that apply to the proposed land use in the underlying zoning district. This would protect the compatibility of land uses in the underlying zoning district while allowing flexibility to allow use locations and design that are viable in an economically challenging climate on a temporary basis. In some cases, where a permitted use would otherwise require a minor variance to waive "limitations" and "additional criteria", the use could be processed through the TCUP process as a temporary use, and would thereby allow a use that otherwise would not be contemplated by the Planning Code.
4. *Provisions for removal of use upon permit expiration*: The proposed amendment includes requirements for a site restoration plan, financial security, and a recorded agreement to ensure termination of any permitted use or improvement upon permit expiration. The proposed amendment also would require that any improvements be of a temporary nature, as determined by the City. The proposed regulations additionally cite the City's existing ability to penalize any violations of the terms of a temporary conditional use permit.
5. *No effect on existing land use entitlements*: Any permit granted under the amendment would not terminate or otherwise affect any existing land use entitlements. In this way, a site can host a temporary use while maintaining any existing entitlement for a higher and better use in the future.
6. *Included Activities and Facilities*: The following uses could be considered under the proposed regulations, regardless of whether or not they are currently permitted or conditionally permitted in the underlying zoning district: Active Mini-Park; Passive Mini-Park; Special Use Park; Nonassembly Cultural Civic; Recreational Assembly Civic; Crop and Animal Raising; and Plant Nursery Agricultural. These uses are generally beneficial and community-serving uses that do not necessarily require extensive improvements or result in substantial impacts to the community.
7. *Excluded Activities or Facilities*: Alcoholic Beverage Sales Commercial, Tobacco-oriented Uses, Adult Entertainment, and Check Cashier and Check Cashing Activity are excluded under the proposed regulations. These activities typically involve substantial impacts to the communities in which they are located and are not consistent with the nature of the TCUP proposal.

Minor and Major Permit Procedures

The current proposal includes a two-tiered procedure to process both major and minor temporary conditional use permit applications (based on the major and minor conditional use permit definitions included in Planning Code Section 17.134.020). In the proposed regulations, uses that are outright permitted but require a temporary CUP to relax limitations and criteria that apply to the proposed land use in the underlying zoning district, or are subject to a minor conditional use permit procedure would be subject to the minor procedure (staff-level approval with notice but with no required public hearing, appealable to the Planning Commission); uses that are subject to a major conditional use permit procedure would continue to be subject to a major permit procedure (with notice and subject to a public hearing before the Planning Commission, appealable to the City Council). This approach would ensure broader public participation and scrutiny in the review of more extensive temporary use proposals, but would also potentially take a longer time to complete review than would specifying that all temporary CUPs are processed as minor CUPs.

Design standards that would potentially trigger a minor or major variance (such as “limitations” or “additional criteria” that require a use to be enclosed, located above the ground floor or located below grade) would not affect whether a TCUP application is considered major or minor.

Hypothetical Examples

Examples of uses that could be considered under the proposed TCUP trial program include:

- *Expansion of retail use:* An existing retail use for second-hand children’s clothing may be thriving in this economic downturn and may want to take advantage of a nearby vacant lot to handle overflow stock and expand sales during daytime hours. If the proposed use is in a zoning district that allows the “General Retail Sales Commercial Activity”, this proposal could be considered under the TCUP trial program.
- *Community assistance:* A community assistance organization might wish to provide pro-bono legal services to people affected by the economic downturn. The organization might propose providing these services from a shipping container or other portable structure. If the proposed use is located in a zoning district that allows the “Administrative Commercial Activity”, this proposal could be considered under the TCUP trial program.
- *Edible garden:* A neighborhood group might want to use a vacant lot to develop a community garden, with raised planter boxes and sheds, as well as amenities such as benches and landscaping. This “Crop and Animal Raising” use could be considered under the TCUP trial program in any zoning district (whether or not permitted or conditionally permitted), per the proposed regulations.
- *Auto-fee parking:* As noted elsewhere in this report, the primary interest in the TCUP has been for auto-fee parking. Owners of vacant parcels, currently unable to fund development of higher and better land uses, are interested in auto-fee parking to

generate enough profit to offset losses related to the current inability to develop. If a proposed auto-fee parking lot is proposed in a zoning district that allows the “Auto Fee Parking Commercial Activity”, the proposal could be considered under the TCUP trial program.

GENERAL PLAN ANALYSIS

The proposed Planning Code amendment would be consistent with the General Plan in that it would generally require that the proposed land use be permitted or conditionally permitted in the underlying zoning district, with the exception of the following generally beneficial and community-serving uses that could be considered under the proposed regulations, regardless of whether or not they are currently permitted or conditionally permitted in the underlying zoning district: Active Mini-Park; Passive Mini-Park; Special Use Park; Nonassembly Cultural Civic; Recreational Assembly Civic; Crop and Animal Raising; and Plant Nursery Agricultural. ~~only allow uses currently permitted or conditionally permitted in the underlying zoning districts.~~ Therefore, this amendment would not conflict with any goals or objectives of the General Plan. It might be argued that allowing temporary uses that are not the highest and best use of a site would potentially hamper or slow achievement of General Plan goals and objectives. On the other hand, the proposal would allow productive use of vacant or underutilized sites during times of economic hardship, and the proposal would allow development with the highest and best land use following the termination of any temporary use permit-. The Conditional Use Permit process provides for an assessment of visual and other physical impacts with each proposed use, and appropriate conditions and limitations can be placed for aesthetics and control of impacts.

ZONING ANALYSIS

The proposed Planning Code amendment would be consistent with the Planning Code (except in limited circumstances, described below in *Key Issues and Impacts: Prohibition on Temporary Conditional Use Permit Activities* and *Key Issues and Impacts: Community Benefits*) in that it would generally ~~only~~ allow only those uses currently permitted or conditionally permitted in the underlying zoning districts. However, the amendment also would allow the relaxation of development standards that might otherwise apply to a proposed use. An example of this is surface parking lots in the Central Business District (CBD). Although “auto-fee parking” is a conditionally permitted use in the CBD, “limitations” and “additional criteria” require the use to be enclosed in a three-story (minimum) structure or located below-grade, thereby requiring a variance from said “limitations”. Under the proposed amendment, surface auto-fee parking, otherwise not allowed in the CBD by the Planning Code, could be permitted on a temporary basis. Although the design of the proposed land use conflicts with the Planning Code, it would be allowed on a short-term basis with issuance of a temporary CUP

under this proposal. The site would again be subject to the base (existing) Planning Code regulations precluding surface auto-fee parking upon termination of any temporary permit.

ENVIRONMENTAL REVIEW

The proposal relies on the previously certified Environmental Impact Report (EIR) for the Land Use and Transportation Element of the General Plan (1998); the EIR for the 1998 Amendment to the Historic Preservation Element of the General Plan; the Housing Element Update Initial Study/Mitigated Negative Declaration (2004); and CEQA Guidelines Section 15183, "Projects Consistent with a Community Plan, General Plan or Zoning". In addition, the proposal is exempt from environmental review under CEQA Guidelines Section 15061(b)(3): The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. No further environmental review is required.

KEY ISSUES AND IMPACTS

Community Comments

The ZUC considered the proposed regulations and received public testimony at their regularly scheduled meetings on February 17 and April 21, 2010. The Planning Commission considered the proposal on October 20, 2010. The ZUC, Planning Commission and community members made comments regarding the proposal at the meetings. The following is a summary of the comments and staff response and/or analysis (in indented italics below each comment):

ZUC Comments

- The ZUC forwards this proposal to the Planning Commission without a recommendation.
 - *The ZUC met twice to consider the TCUP regulation proposal and did not come to consensus regarding a recommendation. ZUC opinions range from support for establishing a procedure to consider temporary uses to concerns about temporary uses either becoming permanent or hindering permanent development of higher and better uses.*
- Include penalties to provide applicant incentive to remove use upon termination of permit.
 - *The Oakland Municipal Code (OMC Chapter 1.12) authorizes assessment and penalties for violations of the Planning Code (OMC Title 17), including fines and liens. In addition to the proposed deed restrictions, improvement security and signed and notarized acknowledgement of temporary permit, existing*

penalties should ensure a high degree of self-enforcement of the proposed regulations. In addition, the proposal includes a requirement for project signage indicating the temporary nature of the permit and expiration date, informing neighbors and visitors of the terms of the permit and supporting the identification of any violations.

- Do we want surface auto-fee parking in downtown when it is currently not permitted? Even on temporary basis?
 - *The only active interest in the proposed regulations thus far has been from applicants interested in conducting surface parking. Accordingly, staff recommends including this use. The Planning Commission has the option of recommending a trial period for the regulations to determine the benefits and disadvantages based on actual experience.*
- The proposal goes against current regulations (specifically, the newly adopted Central Business District regulations do not allow surface parking, and the proposed regulations would allow surface parking on a temporary basis).
 - *This is the intent of the regulations:*
 - (a) ~~only~~ To temporary allow land uses that are currently ~~outright or~~ conditionally permitted;*
 - (b) To temporary allow land uses that are not currently allowed, but involve one of a list of generally beneficial and community-serving uses that could be considered under the proposed regulations, regardless of whether or not they are currently permitted or conditionally permitted in the underlying zoning district; and*
 - (c) To temporary allow land uses that are currently permitted outright, but have limitations that would need to be relaxed to ~~but relax development standards to~~ allow for the use to exist on a temporary basis.*

The Planning Code currently has no option for considering temporary permits; therefore, by definition, the proposal will contradict existing standards that require permanent improvements.
- This proposal allows land owners to continue to own land purchased at too high a value; this land will be difficult to develop at the inflated value. If the land remains vacant, then the owners may be forced to sell at a lower (current) value; at a lower value, new owners may be able to develop the highest and best use.
 - *This viewpoint supports the option to recommend no action regarding temporary conditional use permits. With this option, the City would have no legally defensible method or established standards for addressing desirable temporary uses.*
- Alcoholic beverage sales should be included in the proposal.
 - *It is recommended that the following activities be excluded from the TCUP provisions: alcoholic beverage sales, tobacco-oriented uses, adult entertainment, check cashier and check cashing. These uses have characteristics that would generally make them unsuitable for temporary periods, or otherwise would have adverse impacts.*

- The security amount should be determined by cost-benefit analysis to ensure that it is fair and achieves the goal of limiting use to approved timeframe.
 - *The purpose of the security is to enable the City to ensure (or, if the permittee fails to undertake) removal of the use/improvements upon permit expiration; that is the nexus that needs to be made. The City's financial benefit from the use comes from business, property and other taxes and not from fee or the security amount required to ensure removal of the temporary improvements. In addition, the required deed restriction, agreement to the terms of the permit, and established violation process are designed to ensure the removal of the use upon permit termination.*
- It will be difficult to remove community-serving uses (such as community gardens and public art installations) upon permit expiration. People will fight to keep these uses.
 - *Although people may argue to keep temporary uses beyond the life of the permit, the regulations are drafted to both ensure compliance with the established time limits and alert the public to the temporary nature of the use (the proposed regulations include a requirement for site signage indicating that the use is temporary and that the use shall be removed by a date certain). There should be no misunderstanding about the temporary life of the use under the proposed regulations; however, the regulations cannot control any desire there may be to extend the use.*
- Would this proposal comply with Senate Bill (SB) 375? (Greenhouse Gas Reduction)
 - *This proposal does not directly relate to SB375. However, it could be argued that increasing parking possibilities in downtown ~~Oakland and thereby temporarily limiting housing and office development opportunities~~ directly encourages driving, and indirectly supports sprawl. At the same time, it should be noted that where the proposed regulations would allow surface parking, auto fee parking is already permitted or conditionally permitted on a permanent basis.*
- Tier application fees so that more lucrative uses pay higher fees than more financially modest and/or community-serving uses.
 - *The City can set different fees by permit type but cannot charge different fees based on proposed land use or potential value of use. The City establishes fees based on the reasonable cost of providing the permitting services and cannot charge based on the profitability of the use that is the subject of the permit.*
- Consider allowing a one-time, one-year extension with no option to renew the permit.
 - *Staff agrees that this would be an effective way to help ensure that temporary uses remain temporary. The proposed regulations reflect this comment.*
- Consider limiting the number of cars allowed for surface parking and/or portable lifts.
 - *There are currently no restrictions on portable car lifts in the City of Oakland. The Planning Commission could consider limiting parking to 49 or fewer parking spaces, consistent with the threshold for minor conditional use permits.*
- Consider a trial period to test regulations.

- *This staff report includes an optional proposal for a trial period in order to determine the benefits and disadvantages of temporary permits based on actual experience.*

Planning Commission Comments (October 20, 2010 -public hearing and January 19, 2011 Planning Commission Meeting)

The following are additional comments made by the Planning Commission (the Planning Commission made many of the same comments made previously by the ZUC):

- Options should be narrowed for Planning Commission consideration.
 - *Previously, staff offered the Planning Commission multiple options for consideration with no specific recommendation. At this time, staff specifically recommends a citywide trial program.*
- How has the Development Agreement (DA) approach worked in San Francisco, and is this a viable option for Oakland to consider?
 - *As of this writing, San Francisco has not yet entered into DAs with any existing property owners or developers to provide community benefit uses in exchange for extending land use entitlements. Staff believes that the DA approach is potentially viable in San Francisco because of the high economic value of entitlements in that city. Developers in San Francisco have a vested interest in extending their entitlements and are therefore willing to provide unprofitable land uses in exchange for that privilege. The current interest in Oakland for vacant properties (not necessarily entitled) is generally for profitable uses such as auto-fee parking. Accordingly, the DA approach may not garner much interest in this community at this time.*

It should be noted that, whether or not the City of Oakland adopts any specific policy, the City has the ability, on a case-by-case basis, to adopt DAs to extend the life of existing land use entitlements in exchange for the placement of desirable temporary land uses on entitled sites during the interim period. This approach would be specific to currently entitled properties and would require Planning Commission review recommendation and City Council consideration on a case-by-case basis. The City can dictate the appropriate interim uses and the extent and quality of improvements, accessibility and other design features, as the approach would be incentive-based.

- Extinguish the program by a date certain.
 - *The proposal is revised to include a limited duration application consideration period of eighteen months. The entire life of the trial program would be six years, including the actual life of the permit and any extensions.*
- Exclude surface parking from consideration.
 - *Staff has retained surface parking in the proposal as this is the primary interest expressed by interested parties for the TCUP process. However, staff previously provided the Planning Commission with various options for consideration.*

including a Trial TCUP program excluding surface parking. The Planning Commission could consider a motion to recommend the proposal to the City Council and eliminate auto-fee parking as an allowable use.

Public Testimony (At ZUC public hearings on February 17 and April 21, 2010, respectively, and at the Planning Commission public hearing on October 20, 2010))

- The Temporary Conditional Use Permit concept is acceptable for community-serving uses; however, some seasonal sales currently operate without any permit--this permit process, including the security requirement, would be prohibitive for these short-term uses (3-4 months per year);
 - Outdoor seasonal sales are currently allowed in zoning designations that outright permit both General Retail Sales activities and Open facilities; and the operator has first obtained a zoning clearance from the Planning Department, an Oakland business license, and a special event permit from the City Administrator's office. The proposed TCUP permit process could be used to provide approval of an expanded area for seasonal temporary uses throughout the life of the permit. For example, a land owner could submit an application for seasonal sales from September through December every year for three years.
- Temporary Conditional Use Permits should be minor and not major permits.
 - The current proposal is for applications to be processed with a two-track approach, similar to how conditional use permits are currently processed. Applications for projects that fit the minor or administrative definition would be subject to a minor permit process. Applications for projects that fit the major definition would be subject to a major permit process.

Commentors expressed concern about providing procedural transparency and ensuring Planning Commission oversight of the proposed regulations. It should be noted that requiring a major conditional use permit under the proposed regulations where currently a minor conditional use permit would be required would be increasingly onerous. Staff recommends maintaining the current two-track approach to provide consistency with current procedures, consistent with Planning Code section 17.134.

- Allow temporary uses that would otherwise require a variance.
 - The purpose of the TCUP proposal is to allow on a temporary basis: (a) land uses that are currently conditionally permitted; (b) land uses that are currently permitted outright, but have regulatory limitations that would need to be relaxed to allow for the use to exist on a temporary basis; and (c) land uses that are not currently allowed, but involve one of a list of generally beneficial and community-serving uses that could be considered under the proposed regulations, regardless of whether or not they are currently permitted or conditionally permitted in the underlying zoning district. A TCUP conforming to item (c) above would, in some cases, allow temporary uses that would otherwise

require a variance. Staff recommends keeping the current proposal narrow to monitor the success of the regulations. In the future, should there continue to be interest in allowing other uses that would otherwise require a variance, the City could consider expanding the regulations.

~~○ This is an option that would facilitate increased use of currently vacant properties in the near term; the proposal would allow only permitted and conditionally permitted uses, and would relax the zoning "limitations" and "additional criteria" that require permanent or unrealistic design and improvements for a temporary use. Staff recommends keeping the current proposal narrow to monitor the success of the regulations. In the future, should there continue to be interest in allowing uses that would otherwise require a variance, the City could consider expanding the regulations.~~

- How would vehicular food vendors be addressed by this proposal?
 - ~~M~~The obile food vending activities, including vehicular food vendors, are is currently considered within the "fast food" classification and, as such, would could be considered permitted under the proposed TCUP regulations wherever "fast food" is currently permitted or conditionally permitted.
- The lack of current investment in Oakland necessitates permitting land uses that are not ideal.
 - This viewpoint supports an option to adopt the proposed regulations or a trial program, and to include both permitted and conditionally permitted uses (without limitation), as well as certain designated land uses that are not currently allowed in some zoning designations, but involve one of a list of generally beneficial and community-serving uses that could be considered under the proposed regulations.
- Vacant lots can be a nuisance; there is current parking demand in CBD, and such activity would generate revenue for the City.
 - This viewpoint supports an option to adopt the proposed regulations or a trial program, and to include permitted and conditionally permitted uses (without limitation), as well as certain designated land uses that are not currently allowed in some zoning designations, but involve one of a list of generally beneficial and community-serving uses that could be considered under the proposed regulations.
 - ~~○ This viewpoint supports an option to adopt the proposed regulations or a trial, and to include both the permitted and conditionally permitted uses (without limitation).~~
- The proposal weakens the Planning Code by allowing uses that were never intended to be permitted (surface parking in CBD).
 - The proposal would allow on a temporary basis: (a) land uses that are currently conditionally permitted; (b) land uses that are currently permitted outright, but have regulatory limitations that would need to be relaxed to allow for the use to exist on a temporary basis; and (c) land uses that are not currently allowed, but involve one of a list of generally beneficial and community-serving uses that

~~could be considered under the proposed regulations, regardless of whether or not they are currently permitted or conditionally permitted in the underlying zoning district. only allow land uses that are currently permitted or conditionally permitted in the underlying zoning district. However, the proposal would relax development standards to allow for the use to exist on a temporary basis. The Planning Code currently has no option for temporary permits; therefore, by definition, the proposal will contradict existing standards that require permanent improvements.~~

- Surface parking is ugly, and causes hazards for pedestrians and bicyclists.
 - *This is an argument to exclude surface parking from any recommendation to move the proposed regulations forward. However, it should be noted wherever ~~a temporary use permit could be applied for surface parking would be permitted~~ as part of this proposal, auto fee parking is already permitted or conditionally permitted. Surface and above-grade auto-fee parking generally have the same access and egress conditions in terms of number of driveways.*

Testimony Submitted in Writing

- The life of the permit should be four years (rather than three).
 - *The current life of a land use entitlement in Oakland is two years and an additional one year extension. The proposed three-year (plus an additional extension year) timeline for the Temporary Conditional Use Permit is generally consistent with current practice.*
- There should be no limit on the number of permit renewals.
 - *The proposed maximum four-year time period is generally consistent with the current life of a land use entitlement in Oakland. This approach ensures that temporary uses are, in fact, temporary and do not become long-term or permanent.*
- The security should be reduced to \$20,000.
 - *The purpose of the security is for removal of any improvements upon permit expiration should the property owner not comply with the terms of the permit. The proposed regulations generally require up to \$40,000 for the security (more or less at the discretion of the Planning Department); however, some proposed uses with minimal improvements may have a much lower security requirement. It should be noted that that the proposed \$40,000 security would include any required demolition permit fee and the actual costs of removing improvements (such as temporary fencing, planters, and other temporary structures).*
- Surface parking should include a landscaping or public art buffer, or combination thereof.
 - *Staff supports this recommendation, and the proposed regulations are revised accordingly.*
- Surface parking should incorporate storm water runoff diversion to protect Lake Merritt and the San Francisco Bay.

- *The proposed regulations require all improvements to be temporary. For those projects that would be required to meet existing storm water runoff requirements, they would need to demonstrate that they could do so with only temporary improvements; otherwise, such proposals would be denied.*

San Francisco's Approach

The City of San Francisco is currently working with owners of entitled properties to allow temporary uses. The approach in San Francisco is to use the Development Agreement (DA) process to extend the life of existing land use entitlements in exchange for the placement of community benefit uses on entitled sites during the interim period. Through the DA process, San Francisco will allow community benefit uses such as gardens, parks and public art displays on a temporary basis. In addition, San Francisco will require extensive (although temporary) improvements, maintenance, insurance and other features designed to allow public access and ensure high quality projects. Again, the incentive to land owners is extending valuable land use entitlements. This approach is specific to currently entitled properties and would not allow surface parking.

The City of San Francisco currently permits temporary uses on non-entitled properties through the Conditional Use Permit process, with specific conditions of approval controlling the temporary timeline and features of the proposal. In addition, the City of San Francisco generally restricts new proposals for surface parking.

Although San Francisco has a very different economic and development climate than Oakland (fewer vacant lots and parcels with more valuable and complex entitlements, for example), the DA approach provides advantages for Oakland, as well. This approach applies to limited properties (those with land use entitlements) and ensures a beneficial use until such time as development is feasible. In addition, the DA can control the quality of improvements and removal of the use based on the incentive of extended entitlements. This is an option for Oakland to consider in developing an approach to permitting temporary uses.

Surface Parking

In Oakland, the only current, active interest in temporary permits is for surface parking. Surface parking may be considered an undesirable land use, even on a temporary basis. However, the demand for the use should trigger a meaningful discussion about the appropriateness of the use in certain cases: Is surface parking acceptable on a short-term, and not long-term, basis? Is the use acceptable in certain areas of the city but not in others? ~~near the West Oakland BART station but not in the Central Business District?~~ The Planning Commission could consider taking a position on surface parking in Oakland. Any temporary use regulation proposal would be informed by such direction.

At this time, actual interest in temporary permits for surface parking includes four permit applications for a total of over 200 spaces, including sites in West Oakland, the Central Business District, and near the Oakland International Airport. In addition, one potential applicant has contacted staff regarding the possibility of temporary surface parking in the Fruitvale District of Oakland.

~~It should be noted that the Oakland Redevelopment Agency (ORA) owns 2159 auto-fee parking spaces (surface and structured) throughout Oakland. The City of Oakland conducted a comprehensive parking analysis of the downtown in 2003 to determine the existing supply and demand and the factors that drive supply and demand (*Draft Transportation and Parking Plan*). The draft study found 20,680 off-street parking spaces in the area generally bounded by MLK, Jr. Way to the west, 27th Street to the north, Lake Merritt and Fallon Street to the east, and the Oakland Inner Harbor to the south (including but not limited to auto-fee parking, and including both surface and structured lots). The Planning Commission has requested more information about existing auto-fee parking in the downtown area. Staff is not able, given existing resources, to provide additional analysis of existing surface parking and/or parking demand in downtown; however, the purpose of including the land use in this discussion is to address the viability and appropriateness of the land use and not the potential financial viability of the land use. If parking is not financially viable, operators will presumably not seek permits.~~

Other Potential Land Uses

Recently, staff, at City Council direction, has studied the concept of mobile “food pods” whereby sites could be utilized for groupings of food vendors at commercial activity nodes. While the discussion of this concept is at an early stage, this concept may be appropriate for a temporary use permit.

Prohibition on Temporary Conditional Use Permit Activities

It is recommended that the following activities be excluded from the TCUP provisions: (a) alcoholic beverage sales, (b) tobacco-oriented uses, (c) adult entertainment, and (d) check cashier and check cashing. These uses have characteristics that would generally make them unsuitable for temporary periods, or otherwise would have adverse impacts.

Community Benefit Uses

At the previous ZUC meetings where temporary permits were considered, the ZUC expressed concern about temporary community benefit uses becoming permanent due to community and possible political will. This same question might apply to any use for which there is support. The revised proposal includes measures designed to ensure that uses remain temporary and do not become permanent. Revisions include limitations on permit extension and the required site signage to inform the public about the temporary nature of the use.

The specific community benefit uses that would be permitted under the trial TCUP program include:

Mini-Park, Passive Mini-Park, Special Use Park: This use includes small and limited-focus parks that may only include one recreation feature, such as a bench or a play structure. A skate park is an example of a Special Use Park.

Nonassembly Cultural Civic: This use includes art galleries, sculpture gardens and plant conservatories.

Recreational Assembly Civic: This use includes playing courts, wading pools, picnic areas that are not necessarily part of a larger park.

Crop and Animal Raising: This use would include edible gardens and raising ~~poultry~~ livestock.


Plant Nursery Agricultural: This use would include cultivating flowers or other non-edible plants.

RECOMMENDATION

Staff believes that the proposed trial program regulations are appropriate and responsive to the issues that have been raised throughout the review process. The proposed regulations, on a trial basis, would provide a process for regulating temporary uses. The proposed regulations are not in conflict with the General Plan. Thus, staff recommends that the Planning Commission:

- 1) Hold a public hearing and receive public testimony regarding the proposed project;
- 2) Affirm staff's environmental determination; and
- 3) Recommend adoption of a Planning Code Amendment to the City Council based on the attached findings.

Prepared by:



Catherine Payne, Planner III

Approved for forwarding to the
City Planning Commission by:



SCOTT MILLER
ZONING MANAGER



ERIC ANGSTADT
DEPUTY DIRECTOR, CEDA

ATTACHMENTS:

- A. Proposed Planning Code Amendment
- B. Draft City Council Ordinance
- C. Planning Commission Report dated October 20, 2010, inclusive

Planning Commission Action on Commission or Landmarks Board Proposal (Planning Code Section 17.144.080)

~~The existing Conditional Use Permit regulations do not currently contain procedures for considering temporary uses, for which there is currently increased interest due to the weak economy. Therefore, the existing zone or regulations are inadequate or otherwise contrary to the public interest. The existing Conditional Use Permit regulations do not currently contain procedures for considering temporary uses, for which there is currently increased interest due to the weak economy.~~

The proposed Temporary Conditional Use Permit (TCUP) regulations would allow approved and conditionally approvable land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary and would provide the City of Oakland with procedures for controlling temporary uses. This would be consistent with the regulations contained in the Planning Code and would reduce the quantity of vacant and blighted properties in Oakland.

Planning Code Amendment (Rezone) Findings (Planning Code Section 17.07.030):

A. To promote the achievement of the proposals of the Oakland Comprehensive (General) Plan. The proposed ~~Temporary Conditional Use Permit (TCUP)~~TCUP regulations would allow on a temporary basis: (a) land uses that are currently conditionally permitted; (b) land uses that are currently permitted outright, but have regulatory limitations that would need to be relaxed to allow for the use to exist on a temporary basis; and (c) land uses that are not currently allowed, but involve one of a list of generally beneficial and community-serving uses that could be considered under the proposed regulations, regardless of whether or not they are currently permitted or conditionally permitted in the underlying zoning district. The existing zoning regulations do not currently contain procedures for considering temporary uses, for which there is currently increased interest due to the weak economy. The proposed TCUP regulations would promote the public interest, and therefore, promote the achievement of the proposals of the Oakland Comprehensive (General) Plan.

~~A. approved and conditionally approved land uses on vacant properties on a temporary basis. This would be consistent with the regulations contained in the Planning Code and would reduce the quantity of vacant and blighted properties in Oakland.~~

B. To advance Oakland's position as a regional center of commerce, industry, recreation and culture. NA.

C. To protect residential, commercial, industrial, and civic areas from the intrusion of incompatible uses, and to provide opportunities for

establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services. The proposed TCUP regulations would allow temporary land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary, and would provide the City of Oakland with procedures for controlling temporary uses. This would be consistent with the intent of the regulations contained in the Planning Code, and would reduce the quantity of vacant and blighted properties in Oakland.

B.D. To provide for desirable, appropriately located living areas in a variety of dwelling types and at a wide range of population densities, with adequate provision for sunlight, fresh air, and usable open space. The proposed TCUP regulations would allow temporary land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary, and would provide the City of Oakland with procedures for controlling temporary uses. ~~The proposed TCUP regulations would only allow approved and conditionally approved land uses.~~ In addition, approvals would be ~~temporary and~~ allow an affected property to be developed permanently with a higher and better use following the temporary use.

C.E. To provide for desirable, appropriately located living areas in a variety of dwelling types and at a wide range of population densities, with adequate provision for sunlight, fresh air, and usable open space. NA.

D.F. To ensure preservation of adequate space for commercial, industrial, and other activities necessary for a healthy economy. The proposed TCUP regulations would allow temporary land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary, and would provide the City of Oakland with procedures for controlling temporary uses. ~~The proposed TCUP regulations would only allow approved and conditionally approved land uses and~~ would not impact development of economically viable land uses.

E.G. To promote safe, fast, and efficient movement of people and goods, and the provision of adequate off-street parking and loading. NA.

F.H. To achieve excellence and originality of design in all future developments and to preserve the natural beauty of Oakland's setting. The proposed TCUP regulations would allow temporary land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary, and would provide the City of Oakland with procedures for controlling temporary uses. ~~The proposed TCUP regulations would only allow approved and conditionally approved land uses and~~ would not impact permanent design and aesthetics in Oakland.

G.I. To promote the growth of productivity of the Oakland economy. The proposed TCUP regulations would affect vacant and underutilized properties, allowing those sites to contribute to growth and productivity during times when permanent, higher and better development is not viable.

H.J. To stabilize expectations regarding future development of Oakland, thereby providing a basis for wise decisions with respect to such development. The proposed TCUP regulations would allow temporary land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary, and would provide the City of Oakland with procedures for controlling temporary uses. ~~The proposed TCUP regulations would affect vacant and underutilized properties on a temporary basis.~~ The regulations would allow present-time use of a site (generally consistent with Planning Code allowances) until such time as permanent development fully meeting the expectations laid out in the General Plan and Planning Code could occur. The proposed regulations would not conflict with current long-term expectations for land use development as prescribed by the General Plan and Planning Code.

I.K. To secure equity among individuals in the utilization of their property. One of the objectives of the proposed TCUP regulations is to allow use of private property during economic hardship.

J.L. To promote an attractive urban environment which will enhance the city's economic potential and encourage decisions to make investments, do business, shop, and live in Oakland. The proposed TCUP regulations would allow temporary land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary, and would provide the City of Oakland with procedures for controlling temporary uses. ~~The proposed TCUP regulations would affect vacant and underutilized properties on a temporary basis.~~ The regulations would allow present-time temporary use of a site (generally consistent with Planning Code allowances) until such time as permanent development fully meeting the expectations laid out in the General Plan and Planning Code could occur. The proposed regulations would not conflict with current long-term expectations for land use development as prescribed by the General Plan and Planning Code. Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.

K.M. To especially protect and improve the appearance and orderliness of major trafficways and transit lines and views there from, thereby increasing the enjoyment of travel, reducing traffic hazards, and enhancing the image of Oakland derived by residents, businesspeople, commuters, visitors, and

potential investors. Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.

L.N. **To protect the very substantial public investment in, and the character and dignity of, public buildings, open spaces, thoroughfares, and rapid transit lines.** The proposed TCUP regulations would allow temporary land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary, and would provide the City of Oakland with procedures for controlling temporary uses. ~~The proposed TCUP regulations would affect vacant and underutilized properties on a temporary basis.~~ The regulations would allow ~~present time temporary~~ use of a site (generally consistent with Planning Code allowances) until such time as permanent development fully meeting the expectations laid out in the General Plan and Planning Code could occur. The proposed regulations would not conflict with current long-term expectations for land use development as prescribed by the General Plan and Planning Code. Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.

M.O. **To encourage a maximum of planting and other amenities, and a minimum of excessively intrusive signs, overhead utility lines, and other environmental clutter.** Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.

N.P. **To encourage Signs which are in scale and harmony with surrounding uses, which are visually subordinate to the on-site and nearby buildings, which are themselves well designed, and which have good spacing and design relationships to other Signs.** Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.

O.O. **To prevent the unnecessary destruction or impairment of structures, other physical features, sites, and areas of special character or special historical, cultural, educational, architectural, aesthetic, or environmental interest or value and to achieve the following purposes:**

- 1. The protection, enhancement, perpetuation, and use of structures and other physical features, sites, and areas that are reminders of past eras, events, and persons important in local, state, or national history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide**

- for this and future generations examples of the physical surroundings in which past generations lived;
2. **The development and maintenance of appropriate settings and environment for such structures, and other physical features, on such sites, and in such areas.**
 3. **The enhancement of property values, the stabilization of neighborhoods and area of the city, the increase of economic and financial benefits to the city and its inhabitants, and the promotion of tourist trade and interest.**
 4. **The preservation and encouragement of a city of varied architectural styles, reflecting the distinct phases of its cultural, social, economic, political, and architectural history.**
 5. **The enrichment of human life in its educational and cultural dimensions in order to serve spiritual as well as material needs, by fostering knowledge of the living heritage of the past.**

The proposed TCUP regulations would affect vacant and underutilized properties on a temporary basis and, in-as-much, would generally not physically affect properties of major cultural or other importance to Oakland. In order to ensure the uses remain temporary, major property investment, including development and demolition, would be strictly limited. Demolition of structures that are Potentially Designated Historic Properties (PDHPs) or contribute to an Area of Primary Importance (API) or Area of Secondary Importance (ASI) would not be authorized. The regulations would allow ~~present time temporary~~ use of a site (generally consistent with Planning Code allowances) until such time as permanent development fully meeting the expectations laid out in the General Plan and Planning Code could occur. The proposed regulations would not conflict with current long-term expectations for land use development as prescribed by the General Plan and Planning Code. Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.

Attachment A: Proposed Planning Code Amendment

(Highlighted and ~~strikeout~~ text indicate changes from the October 20, 2010 proposal considered by the Planning Commission)

Chapter 17.133**TEMPORARY CONDITIONAL USE PERMIT PROCEDURE****Sections:**

- 17.133.010 Title, purpose, and applicability.**
- 17.133.020 Definition of temporary conditional use permits.**
- 17.133.030 Application.**
- 17.133.040 Procedures for consideration.**
- 17.133.050 General temporary conditional use permit criteria.**
- 17.133.060 Appeal to Planning Commission.**
- 17.133.070 Expiration of temporary conditional use permits.**
- 17.133.080 Security for Improvements.**
- 17.133.090 Extension of temporary conditional use permits.**
- 17.133.100 Reinstatement of temporary conditional use permits.**
- 17.133.110 Adherence to approved plans.**
- 17.133.120 Limitation on resubmission.**

17.133.010 Title, purpose, and applicability.

A. The provisions of this chapter shall be known as the temporary conditional use permit procedure. The purpose of these provisions is to prescribe the procedure for the accommodation of temporary uses with special considerations, such as site or design requirements, operating characteristics, or potential adverse effects on surroundings, through review and, where necessary or appropriate, the imposition of special conditions of approval. This procedure shall apply to proposals for limited duration activities or facilities as specified in this chapter; or limited duration activities or facilities that are otherwise permitted or conditionally permitted as permanent land uses in the applicable zoning district. This procedure shall not apply to limited duration uses addressed elsewhere in the Oakland Municipal Code.

B. This chapter shall be in effect for ~~six (6) five and one-half (5.5)~~ years from the effective date, as follows:-

1. Complete applications shall be accepted and considered up until eighteen (18) months after the effective date. No approvals may be issued after 18 months from the date of adoption.
2. Permits shall be effective for up to three (3) years from the date of approval, and can be extended for one year as specified in Section 17.133.090.

17.133.020 Definition of temporary conditional use permits.

A temporary conditional use permit allows for the operation of specified activities or facilities on private property for limited time duration.

A. Temporary Conditional Use Classifications.

1. A temporary conditional use permit may be issued for any conditionally permitted activity or facility in the applicable zoning district, with the following exceptions (for which a temporary conditional use permit may not be issued):

- a. Alcoholic Beverage Sales Commercial;
- b. Tobacco-oriented Uses;
- c. Adult Entertainment;
- d. Check Cashier and Check Cashing.

2. A temporary conditional use permit may also be issued for the following additional activities or facilities, whether or not permitted or conditionally permitted in the applicable zoning district: Active Mini-Park; Passive Mini-Park; Special Use Park; Nonassembly Cultural Civic; Recreational Assembly Civic; Crop and Animal Raising; and Plant Nursery Agricultural.

B. Definition of major and minor temporary conditional use permits. Whether an application is for a major or minor temporary conditional use permit shall be determined according to the definitions provided in Planning Code Section 17.134.020 Definition of Major and Minor Conditional Use Permits.

C. Limited Duration. A temporary conditional use permit generally has a limited duration of a maximum of three (3) years from the effective date of final decision to the date of permit expiration unless otherwise specified.

D. Relief of Zoning Limitations and Application of Additional Criteria. A temporary conditional use permit may relieve limitations and additional criteria relating to the activity or facility otherwise required in the applicable zoning district. Such relief may only be afforded for permitted or conditionally permitted uses in such zoning district, except as specified in 17.133.020A(1), or for uses specified in 17.133.020A(2). Consistent with all other requirements in this Chapter, a temporary conditional use permit may relieve limitations and additional criteria only upon making the following additional finding: Activity and facility limitations and additional criteria otherwise required in the Planning Code or applicable zoning district would prohibit the proposed temporary land use, and relief from such limitations or additional criteria would not undermine or compromise health or safety.

E. Temporary Improvements. All proposed site improvements shall be temporary in nature and design, as required by Section 17.133.050.E. Any proposed demolition would be subject to the regulations contained in OMC Section 15.36, Chapter 17.136, and any other applicable regulations.

F. Demolition of Existing Structures. A temporary conditional use permit generally shall not be issued for a use that would require demolition or removal of any existing, on-site facilities. The City Planning Department, at its discretion, may allow demolition of accessory structures that are neither Potentially Designated Historic Properties nor contribute to an Area of Primary or Secondary Importance (as defined in the Oakland General Plan Historic Preservation Element Appendix A: Definitions).

G. Issuance of a temporary conditional use permit shall not restrict or otherwise invalidate, extend, or alter any land use entitlements for the subject property valid at the time of permit issuance.

17.133.030 Application.

An application for a temporary conditional use permit shall be made by the owner of the affected property, or his or her authorized agent, on a form prescribed by the City Planning Department and shall be filed with such Department.

A. The application shall be accompanied by such information including, but not limited to, site and improvement plans, drawings and elevations, and operational data, as may be required to enable the pertinent criteria to be applied to the proposal, and the fee prescribed in the fee schedule in Chapter 17.150 for a minor permit. In the OS zone, the application shall also include the most recent open space balance calculated pursuant to the no net loss provisions in Section 17.135.060, and any additional information deemed necessary by the City Planning Department.

1. Plans shall indicate all existing site features proposed to remain, existing features proposed to be demolished, and all proposed improvements. Plans shall demonstrate that all improvements are temporary in nature and design.

2. Plans shall include design and accommodation of a sign to be posted on the front property line throughout the life of the permit, with a minimum size of three (3) feet wide by three (3) feet tall, indicating the permit case file number and termination date of the permit.

3. Plans for any surface parking proposal shall indicate a three (3)-foot wide landscape or public art buffer along the public frontage of the site. Plans shall include the design of the landscape or public art feature and demonstrate that the features can be installed on a temporary basis (e.g., raised planter boxes).

B. The application shall be accompanied by plans for restoration of the affected site to its original condition. The restoration plan shall include a schedule for restoration that demonstrates the applicant will be able to completely restore the original condition of site (including a schedule for obtaining any necessary permits necessary to restore the site) no later than the date of the expiration of the permit. Such plans shall be submitted prior to permit issuance and are subject to review and consideration by the Planning Director or Planning Commission, as applicable.

C. The application shall be accompanied by an agreement, on a form prescribed by the City of Oakland and signed by the land owner, and to be recorded against the property upon permit issuance, acknowledging the temporary nature of the permit, agreeing to only improve the site with temporary furnishings and to limit investment into the property, agreeing to removal of the approved land use(s) and related improvements upon permit expiration, and agreeing that the permit, and the right to continue the uses authorized by the permit shall be extinguished immediately and automatically upon expiration of the permit and shall not be subject to any requirement for further notice, public hearing or appeal. The agreement shall further specify that the applicant (including any heirs, successors or assigns) waives any right to such notice or hearing.

D. Permit issuance shall generally be subject to a bond or other financial security, as required under Section 17.133.080, to ensure removal of the permitted use(s) and improvements upon permit termination.

17.133.040 Procedures for consideration.

Procedures for considering minor and major temporary conditional use permit applications shall rely upon the procedures for minor and major Conditional Use Permits contained in Planning Code ~~Chapter~~Section 17.134.

17.133.050 Temporary conditional use permit criteria.

In addition to any criteria prescribed elsewhere in the zoning regulations, a temporary conditional use permit shall be granted only if the proposal conforms to all of the following temporary conditional use permit criteria, as well as to any and all other applicable additional use permit criteria:

A. That the location, size, design, and operating characteristics of the proposed temporary use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

B. That the location, design, and site planning of the proposed temporary use will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the proposed use and its location and setting warrant;

C. That the proposed temporary use will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Planning Code Section 17.136.050 with consideration given to the temporary nature of the proposal;

E. That all proposed improvements are temporary and/or removable; ~~with no permanent alterations to the existing site;~~

F. That the benefits of temporarily allowing the proposal outweigh the benefits of allowing the parcel to remain vacant or underutilized awaiting a potential permanent use that conforms to the limitations set forth in the applicable zone;

G. That the economic climate, either in general or pertaining to the affected site specifically, is adverse and the proposed temporary use and/or relaxation of Planning Code standards would contribute to economic and land use vitality in Oakland; and

H. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council. ~~That the proposal conforms in all significant respects to the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.~~

I. That the proposed use and site improvements generally do not require or result in substantial impairment or demolition of any Potentially Designated Historic Properties or otherwise negatively affect an Area of Primary or Secondary Importance, consistent with Planning Code Section 17.133.030.E.

17.133.060 Appeal to Planning Commission—Temporary conditional use permits.

Appeals for minor and major applications shall be considered and processed according to the procedures for minor and major Conditional Use Permits contained in Planning Code Section Chapter 17.134.

17.133.070 Expiration of Temporary conditional use permits

A temporary conditional use permit shall ~~generally~~ expire three (3) years from the effective date of approval of such permit unless otherwise specified. The use activity permitted by such Temporary conditional use permit shall terminate on or prior to this date.

1. An application for a new temporary conditional use permit for essentially the same use that was authorized under an expired temporary conditional permit on the same property shall not be approved.

2. Any violation of the terms of a temporary conditional use permit shall be subject to all rights and remedies provided in the Oakland Municipal Code, including without limitation, assessment and penalties, as specified in OMC Chapter 1.12 and/or permit revocation as specified in OMC 17.152. The failure of an owner to comply fully with a provision of this Chapter shall be a separate violation which shall be immediately subject to enforcement, penalty, and collection actions provided in the Oakland Municipal Code, including, without limitation, OMC Chapter 1.12.

17.133.080 Security for Improvements

A. Issuance of a temporary conditional use permit shall generally be accompanied by the approved and signed agreement required under Section 17.133.030.C, and a bond (or other financial security acceptable to the City of Oakland) for the value of any proposed improvements, as determined by the City, or for \$40,000 (whichever is greater) to ensure removal of the permitted use(s) and improvements upon permit termination. This requirement may be waived if the applicant can demonstrate that the proposed use will not generate any financial profit and will provide a benefit communitywide. In addition, the City of Oakland can decrease or increase the amount of security required if the City determines that the actual cost to remove all improvements and fully restore the site would be less than or would exceed \$40,000.

B. Only upon expiration of the permit and timely termination of the approved use activity in accordance with all the terms and conditions specified in the permit and the requirements of this Chapter, shall any amount of security that is unused shall be returned to the applicant.

C. Should the approved use activity not be terminated in accordance with all the terms and conditions specified in the permit and the requirements of this Chapter, the City of Oakland may, in its discretion, use said security for the purpose of terminating the uses authorized by the temporary conditional use permit, restoring the site or pursuing other such remedies as may be necessary or appropriate.

17.133.090 Extension of Temporary conditional use permits

A temporary conditional use permit is valid for up to three (3) years from the time of permit issuance and can generally be extended one time, only, for one (1) year from the termination date of the initial permit. The maximum life of a temporary conditional use permit, including an extension, is four (4) years.

17.133.100 Reinstatement of Temporary conditional use permits

~~———— A temporary conditional use permit generally cannot be reinstated. However, the City Planning Department may, at its' discretion, reinstate a temporary conditional use permit upon demonstration of full compliance with the Oakland Planning Code and with the conditions of approval for said permit.~~

17.133.110. Adherence to approved plans.

A temporary conditional use permit shall be subject to the plans and other conditions upon the basis of which it was granted. Unless a different termination date is prescribed, the permit shall terminate three (3) years from the effective date of its granting.

17.133.120 Limitation on resubmission.

Whenever an application for a temporary conditional use permit has been denied by the Director of City Planning or Planning Commission, and the applicant fails to file a timely appeal, no such application for essentially the same proposal affecting the same property, or any portion thereof, shall be filed within one (1) year after the date of denial. This section shall not apply in instances where the applicant can show, on the face of any subsequent application, changed circumstances sufficient to justify a rehearing. Applications for hearing pursuant to this section shall be considered by the Director of City Planning. A determination by the Director shall become final ten (10) calendar days after the date of decision unless appealed to the City Planning Commission. In event the last date of appeal falls on a weekend or holiday when city offices are closed, the next date such offices are open for business shall be the last date of appeal. Any such decision by the City Planning Commission shall be final.

ATTACHMENT B: DRAFT CITY COUNCIL ORDINANCE

APPROVED AS TO FORM AND LEGALITY

INTRODUCED BY COUNCILMEMBER

City Attorney

OAKLAND CITY COUNCIL

ORDINANCE NO. _____ C.M.S.

AN ORDINANCE ADOPTING A PLANNING CODE TEXT AMENDMENT, TO REMAIN IN EFFECT FOR A PERIOD OF SIX YEARS, TO REGULATE TEMPORARY LAND USES TO BE CALLED: CHAPTER 17.133 TEMPORARY CONDITIONAL USE PERMIT PROCEDURE.

WHEREAS, during this current economic downturn, Oakland land owners with vacant or underutilized parcels are interested in maintaining economic viability of the land and yet are not able to finance permanent development of the highest and best use; and

WHEREAS, regulations that would allow short-term uses of vacant and underutilized properties with relaxed standards would reduce blight and promote economic development in a realistic manner; and

WHEREAS, allowing short-term uses of vacant and underutilized properties would not hinder future development of higher and better uses on said properties; and

WHEREAS, adopting regulations to control short-term uses provides a systematic means of monitoring and enforcing said uses; and

WHEREAS, the proposed regulations includes a three-year permit life with an allowance for a one-time, one-year extension with no other options for extending the life of the original permit; and

WHEREAS, the proposed regulations would generally require that the proposed land use be permitted or conditionally in the underlying zoning district (with a few exceptions for land uses

that are not currently allowed, but involve one of a list of generally beneficial and community-serving uses that could be considered under the proposed regulations, regardless of whether or not they are currently permitted or conditionally permitted in the underlying zoning district; however, the proposed regulations would not require compliance with the “Limitations” and “Additional Criteria” that apply to the proposed land use in the underlying zoning district; and

WHEREAS, the proposed regulations include requirements for a site restoration plan, site signage regarding the terms of the permit, financial security, and a recorded agreement to ensure termination of any permitted use or improvement upon permit expiration; and

WHEREAS, the City can rely on existing regulations contained in Oakland Municipal Code Section 1.12 to enforce the terms of the temporary conditional use permit; and

WHEREAS, any permit granted under the proposed regulations, would not terminate or otherwise affect any existing land use entitlements for an affected parcel; and

WHEREAS, the proposed Temporary Conditional Use Permit Procedure (TCUP) meets the Planning Code Amendment (Rezone) Findings (Planning Code Section 17.144 as follows: The existing Conditional Use Permit regulations do not currently contain procedures for considering temporary uses, for which there is currently increased interest due to the weak economy. The proposed Temporary Conditional Use Permit TCUP regulations would allow on a temporary basis: (a) land uses that are currently conditionally permitted; (b) land uses that are currently permitted outright, but have regulatory limitations that would need to be relaxed to allow for the use to exist on a temporary basis; and (c) land uses that are not currently allowed, but involve one of a list of generally beneficial and community-serving uses that could be considered under the proposed regulations, regardless of whether or not they are currently permitted or conditionally permitted in the underlying zoning district. The existing zoning regulations do not currently contain procedures for considering temporary uses, for which there is currently increased interest due to the weak economy. The TCUP regulations would allow temporary land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary, and would provide the City of Oakland with procedures for controlling temporary uses. ~~approved and conditionally approvable land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary and would provide the City of Oakland with procedures for controlling temporary uses.~~ This would be consistent with the regulations contained in the Planning Code and would reduce the quantity of vacant and blighted properties in Oakland; and

WHEREAS, this Ordinance complies the California Environmental Quality Act (CEQA) for the reasons stated in the September 1, 2010 Planning Commission report and summarized below; and

WHEREAS, on April 21, 2010, at a duly noticed public meeting, the Zoning Update Committee of the Planning Commission recommended that the Planning Code Amendments be heard by the Planning Commission; and

WHEREAS, on September 1, 2010, at a regularly scheduled Planning Commission meeting, the Planning Commission heard public comment on the proposed Planning Code amendments; and

WHEREAS, on September 1, 2010, at a duly noticed public hearing, the Planning Commission voted to forward a recommendation to the City Council on the adoption of the proposed findings and approval of the proposed Planning Code amendments; and

WHEREAS, after a duly noticed public meeting on October __, 2010, the Community and Economic Development Committee voted to recommend the proposal to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on __, 2010 and __, 2010 to consider the proposal; now therefore

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

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

Section 2. Prior to adopting this Ordinance, the City Council independently finds and determines that this action complies with the California Environmental Quality Act (CEQA) because the City is relying on the previously certified Final Environmental Impact Report (EIR) for the Land Use and Transportation Element of the General Plan (1998); the Oakland Estuary Policy Plan EIR (1998); the EIRS for the West Oakland Central City East, Coliseum and Oakland Army Base Redevelopment Areas and no further environmental review is required under CEQA Guidelines sections 15162 and 15163. On a separate and independent basis, this proposal is also exempt under Sections 15061(b)(3), 15183, and/or Section 15273 of the State CEQA Guidelines. The Environmental Review Officer is directed to cause to be filed a Notice of Exemption/Determination with the appropriate agencies.

Section 3. This Ordinance shall be effective 30 days from the date of final passage by the City Council, but shall not apply to (a) building/construction related permits already issued and not yet expired, or (b) to zoning applications approved by the City and not yet expired, or to (c) zoning applications deemed complete by the City as of the date of final passage. However, zoning applications deemed complete by the City prior to the date of final passage of this Ordinance may be processed under provisions of these Planning Code amendments if the applicant chooses to do so.

Section 4. The Oakland Planning Code is hereby amended to include the zoning text amendments contained in *Exhibit A*, attached hereto and hereby incorporated by reference.

Section 5. Nothing in this Ordinance shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any federal or state law.

Section 6. If any section, subsection, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional, the offending portion shall be severed and shall not affect the validity of the remaining portions which shall remain in full effect.

Section 7. That the record before this Council relating to this Ordinance includes, without limitation, the following:

- 1. the application, including all accompanying maps and papers;
- 2. all relevant plans and maps;
- 3. all final staff reports, decision letters and other documentation and information produced by or on behalf of the City;
- 4. all oral and written evidence received by the City staff, Planning Commission and City Council before and during the public hearings on the application;
- 5. all matters of common knowledge and all official enactments and acts of the City, such as (a) the General Plan and the General Plan Conformity Guidelines; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations, Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations.

Section 8. That the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council’s decision is based are respectively: (a) Community & Economic Development Agency, Planning & Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA.; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1st floor, Oakland, CA.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, and PRESIDENT BRUNNER

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

LaTonda Simmons
City Clerk and Clerk of the
Council

of the City of Oakland,
California

DATE OF ATTESTATION: _____

Attachment C: Planning Commission Report dated October 20, 2010

Location:	Citywide
Proposal:	Planning Code Amendment to include Temporary Conditional Use Permit regulations
Project sponsor(s):	Planning Commission
Owner(s):	NA
Case File Number(s):	ZT100007
Planning Permits Required:	Planning Code Amendment
General Plan:	All
Zoning:	All
Environmental Determination:	The proposal relies on the previously certified Environmental Impact Report (EIR) for the Land Use and Transportation Element of the General Plan (1998); the EIR for the 1998 Amendment to the Historic Preservation Element of the General Plan; the Housing Element Update Initial Study/Mitigated Negative Declaration (2004); and CEQA Guidelines Section 15183, "Projects Consistent with a Community Plan, General Plan or Zoning"
Historic Status:	All, including Areas of Primary Importance (APIs), Areas of Secondary Importance (ASIs), landmark properties, and other historically rated properties.
Service Delivery District:	All
City Council District:	All
Status:	Proposal forwarded to the Planning Commission without ZUC recommendation
Action to be Taken:	Consider recommendation to City Council
Finality of Decision:	Decision by City Council
For further information:	Contact case planner Catherine Payne at (510) 238-6168 or by email at cpayne@oaklandnet.com

SUMMARY

The proposed Planning Code amendment addressed in this report would provide a coordinated framework for the City of Oakland to consider conditional use permits for temporary land uses throughout the city. The proposal would provide standards and procedures for temporary uses and responds to an economic climate that has hindered permanent and highest-use development of sites in Oakland. The proposed text amendment is summarized in this report. Please see Attachment A for the proposed zoning text amendments. The Planning Commission is asked to make a recommendation to the City Council regarding the proposed Temporary Conditional Use Permit regulations (TCUP). The Planning Commission voted to continue this item from the September 1, 2010 Planning Commission agenda to the October 20, 2010 Planning Commission agenda.

PROJECT SITE AND SURROUNDING AREA

The proposed TCUP regulations would apply citywide. However, staff has outlined variants of the proposal for Planning Commission consideration that apply only to the Central Business District and/or exclude the Central Business District (see "Project Description" section, below, for discussion of variants).

BACKGROUND

During this current economic downturn, Oakland land owners with vacant or underutilized parcels are interested in maintaining the economic viability of the land and yet are not able to finance permanent development of the highest and best use. In particular, Oakland hosts a large inventory of vacant or underutilized lots with no current entitlements as well as vacant lots that are entitled for permanent development yet are not able to secure financing for said development. In order to reduce the blight of vacant lots and promote economic development in this challenging economic climate, staff proposes consideration of regulations that would allow short-term uses of vacant and underutilized properties with relaxed standards to reduce blight and promote economic development in a realistic manner.

Zoning Update Committee

The Zoning Update Committee of the Planning Commission (ZUC) reviewed the TCUP proposal twice, on February 17 and April 21, 2010. Although the ZUC forwarded the proposal to the Planning Commission for consideration, the ZUC did not, as a body, support the proposal. In summary, the ZUC expressed concerns about diluting recently adopted zoning regulations, hindering development of higher and better uses of affected parcels, and the ability to enforce the regulations. A complete list and analysis of ZUC concerns is provided in the "Key Issues and Impacts" section of this report.

Community Input

Community members voiced their opinions regarding the proposed TCUP regulations at both the February 17 and April 21, 2010 ZUC hearings. In summary, community members expressed opinions both for and against the proposed regulations. A complete list and analysis of community opinions expressed to date is provided in the "Key Issues and Impacts" section of this report.

PROJECT DESCRIPTION

The proposed project is a Planning Code amendment (amendment) defining and regulating the application of temporary conditional use permits in Oakland. The amendment would allow currently permitted and conditionally permitted activities on a site, with relaxed limitations and

standards and without affecting underlying entitlements. One example of this would be allowing surface auto-fee parking lots in the Central Business District for a three-year period; the existing CBD Planning Code regulations allow auto-fee parking, but limitations require the parking to be enclosed and above the ground floor. Under the proposed amendment, the CBD limitations could be relaxed and surface parking would be allowed only on a short-term temporary basis. This would allow an economically viable, though not necessarily the highest and best, use of a site that might otherwise be undeveloped in this economy. The short timeframe would not hinder development of a permanent and better use for the site should the economy improve in the near future.

The amendment includes the following key components:

1. *Limited duration:* The amendment includes a permit life of three years. The regulations allow a one-time, one year extension with no other options for extending the life of the original permit. In summary, a permit could have a maximum active life of up to four years, including the one-time extension.
2. *Relaxation of Planning Code "Limitations" and "Additional Criteria":* The amendment would generally require that the proposed land use be permitted or conditionally permitted in the underlying zoning district (with a few exceptions, as noted below); however, the amendment would authorize a temporary CUP to relax limitations and criteria that apply to the proposed land use in the underlying zoning district. This would protect the compatibility of land uses in the underlying zoning district while allowing flexibility to allow use locations and design that are viable in an economically challenging climate on a temporary basis. In some cases, where a permitted use would otherwise require a minor variance to waive "limitations" and "additional criteria", the use could be processed through the TCUP process as a temporary use, and would thereby allow a use that otherwise would not be contemplated by the Planning Code.
3. *Provisions for removal of use upon permit expiration:* The proposed amendment includes requirements for a site restoration plan, financial security, and a recorded agreement to ensure termination of any permitted use or improvement upon permit expiration. The proposed amendment also would require that any improvements be of a temporary nature, as determined by the City. The proposed regulations additionally cite the City's existing ability to penalize any violations of the terms of a temporary conditional use permit.
4. *No effect on existing land use entitlements:* Any permit granted under the amendment would not terminate or otherwise affect any existing land use entitlements. In this way, a site can host a temporary use while maintaining any existing entitlement for a higher and better use in the future.
5. *Included Activities and Facilities:* The following uses could be considered under the proposed regulations, regardless of whether or not they are currently permitted or conditionally permitted in the underlying zoning district: Active Mini-Park; Passive Mini-Park; Special Use Park; Nonassembly Cultural Civic; Recreational Assembly

Civic; Crop and Animal Raising; and Plant Nursery Agricultural. These uses are generally beneficial and community-serving uses that do not necessarily require extensive improvements or result in substantial impacts to the community.

6. *Excluded Activities or Facilities:* Alcoholic Beverage Sales Commercial, Tobacco-oriented Uses, Adult Entertainment, and Check Cashier and Check Cashing Activity are excluded under the proposed regulations. These activities typically involve substantial impacts to the communities in which they are located and are not consistent with the nature of the TCUP proposal.

Project Variants

Staff has included various options of the draft amendment for consideration by the Planning Commission. The following discussion and matrix outline the options and their benefits and disadvantages:

No Action

Taking no action on a temporary use permit proposal would retain the status quo. Currently, there are a small number of active (and unabated) temporary permits on file in Oakland (generally, these are conditional use permits issued with a condition for termination of the use by a date certain). Should the City receive future applications for temporary uses (CUP, variance or DA applications), there are a few existing options for considering such proposals: the City could deny the application or approve the application with conditions of approval to limit the duration of the use and impose conditions such as those specified in this proposal to avoid future claim that the use has become vested.

This approach does not contradict the existing Planning Code. However, this approach provides less land use flexibility, on a comprehensive basis, to address a fluctuating economy than would the proposed amendment, and it provides no systematic formula for considering or terminating temporary uses.

Citywide TCUP

A Citywide TCUP, which embodies staff's requirements, as fully described above and in Attachment A to this report, would establish a standardized regulatory process for considering temporary use applications. The proposed regulations allow for a wide variety of uses currently permitted or conditionally permitted in the underlying zoning district. Relaxation of development standards, however, would allow site design that would otherwise not be permitted (surface parking would be allowed in districts where auto fee parking is permitted but development standards restrict surface parking).

Relaxation of standards, in some cases, would potentially contradict the intent of the Planning Code. However, the intent of the Planning Code is to establish standards and requirements for

permanent uses. With respect to the proposed amendment, the temporary nature of the uses may lessen the concern about allowing uses that might be considered undesirable on a permanent basis. Temporary use permits, in general, would potentially discourage development of higher and better permanent land uses, extending blighted conditions into the future. Nonetheless, a consistent permitting process ensures consistent application of regulations and conditions of approval, and better controls the termination of the temporary uses.

Trial Citywide TCUP

A trial Citywide TCUP program would include the regulations proposed in Attachment A (and described above); however, the trial program would sunset on a date certain. This would allow the City to test the benefits and disadvantages of the TCUP concept during the current economic downturn. By extinguishing the trial on a date certain, the City can control termination of any uses permitted during the trial period. In addition, a trial program would allow the City to consider whether to cease, continue and/or alter the regulations on an extended or permanent basis.

Trial TCUP-CBD

A trial TCUP program in the Central Business District (CBD) would generally include the regulations proposed in Attachment A; however, application would be limited to the CBD. In this way, the trial TCUP-CBD program would specifically address the current, active interest in temporary uses, as the current applications are for surface parking in the downtown area. The trial program would allow the City to consider the advantages and disadvantages of such regulations on a limited basis with the most controversial uses.

Trial TCUP-no surface parking

A trial TCUP that does not allow surface parking would generally include the regulations proposed in Attachment A and would apply Citywide; however, surface parking would not be allowed as a temporary use. A trial Citywide TCUP that does not allow any surface parking may be desirable in terms of the allowable land uses. It should be noted, however, that this proposal would not address actual demand for temporary permits, all of which are for surface parking.

Development Agreement

Whether or not the City of Oakland adopts any specific policy, the City has the ability, on a case-by-case basis, to adopt DAs to extend the life of existing land use entitlements in exchange for the placement of desirable temporary land uses on entitled sites during the interim period. This approach would be specific to currently entitled properties and would require City Council consideration on a case-by-case basis. The City can dictate the appropriate interim uses and the

extent and quality of improvements, accessibility and other design features, as the approach would be incentive-based.

Minor and Major Permit Procedures

The current proposal includes a two-tiered procedure to process both major and minor temporary conditional use permit applications (based on the major and minor conditional use permit definitions included in Planning Code Section 17.134.020). In the proposed regulations, uses that are outright permitted or are subject to a minor conditional use permit procedure would be subject to the minor procedure (staff-level approval, with no required public hearing, appealable to the Planning Commission); uses that are subject to a major conditional use permit procedure would continue to be subject to a major permit procedure (subject to a public hearing before the Planning Commission, appealable to the City Council). This approach would ensure broader public participation and scrutiny in the review of more extensive temporary use proposals, but would also potentially take a longer time to complete review than would specifying that all temporary CUPs are processed as minor CUPs.

Design standards that would potentially trigger a minor or major variance (such as “limitations” or “additional criteria” that require a use to be enclosed, located above the ground floor or located below grade) would not affect whether a TCUP application is considered major or minor.

The Planning Commission has the option of alternatively considering a minor permit process for all temporary conditional use permit applications to simplify and streamline the process for temporary uses.

TEMPORARY CUP OPTIONS MATRIX			
Option	Benefits	Disadvantages	Additional Notes
No Action	<ul style="list-style-type: none"> Does not contradict Planning Code; Allows uses for a limited timeframe 	<ul style="list-style-type: none"> No land use flexibility to address fluctuating economy No systematic formula for considering temporary use proposals; No systematic approach to terminating approved temporary uses; Difficult to ensure removal of uses (politically and in terms of City ability to monitor); Temporary uses can become vested, permanent; 	<ul style="list-style-type: none"> Could amend SCOA to allow temporary uses on case-by-case basis with consistent conditions Temporary use proposals would be considered under existing CUP, variance or DA procedures
Citywide TCUP	<ul style="list-style-type: none"> Allows uses for a limited timeframe Provides consistent formula for processing temporary use proposals; Responds to economic reality by allowing more land use flexibility Provides similar permitting opportunity throughout Oakland Ensures uses do not become vested 	<ul style="list-style-type: none"> Difficult to remove from Planning Code if regulations prove to be problematic In some cases, allows uses that contradict permanent controls in Planning Code; May discourage development of permanent higher and better use; 	<ul style="list-style-type: none"> To adopt permanently, would need to go to Council for approval
Trial Citywide	<ul style="list-style-type: none"> Same advantages as “Citywide TCUP” 	<ul style="list-style-type: none"> May discourage development of permanent higher and better use; 	<ul style="list-style-type: none"> To adopt would need to go to ZUC, Planning Commission

TCUP	<ul style="list-style-type: none"> • Sunset controls termination of permits • Sunset allows evaluation of effectiveness of regulations 	<ul style="list-style-type: none"> • In some cases, allows uses that contradict permanent controls in Planning Code; 	and Council for recommendation and approval
Trial TCUP-CBD	<ul style="list-style-type: none"> • Addresses actual demand at this time for temporary permits • Limits area to where greatest demand exists • Sunset controls termination of permits • Sunset allows evaluation of effectiveness of regulations • Allows uses for a limited timeframe • Provides consistent formula for processing temporary use proposals; • Responds to economic reality by allowing more land use flexibility • Ensures uses do not become vested 	<ul style="list-style-type: none"> • Does not cover the current demand located outside of downtown (e.g., near West Oakland BART) • May discourage development of permanent higher and better use; • In some cases, allows uses that contradict permanent controls in Planning Code; 	<ul style="list-style-type: none"> • To adopt would need to go to ZUC, Planning Commission and Council for recommendation and approval
Trial TCUP-no surface parking	<ul style="list-style-type: none"> • Addresses community concerns regarding surface parking • Sunset controls termination of permits • Sunset allows evaluation of effectiveness of regulations • Allows uses for a limited timeframe • Allows uses for a limited timeframe • Provides consistent formula for processing temporary use proposals; • Responds to economic reality by allowing more land use flexibility • Ensures uses do not become vested 	<ul style="list-style-type: none"> • Does not address actual demand at this time for temporary permits • Limits financial benefit for City • Does not consider that use could be acceptable on temporary basis • May discourage development of permanent higher and better use; • In some cases, allows uses that contradict permanent controls in Planning Code; 	<ul style="list-style-type: none"> • To adopt would need to go to ZUC, Planning Commission and Council for recommendation and approval
Development Agreement	<ul style="list-style-type: none"> • Incentive-based • Limited to entitled properties • City can require extensive improvements, maintenance, insurance • Allows uses for a limited timeframe 	<ul style="list-style-type: none"> • Limited to entitled properties • Does not address actual demand at this time for temporary permits • May discourage development of permanent higher and better use; • No systematic formula for considering other types of temporary use proposals; 	<ul style="list-style-type: none"> • Could negotiate specific terms and conditions for temporary use proposals • DA requires no new policy adoption
Minor and Major Permit Procedures	<ul style="list-style-type: none"> • Consistent with Planning Code procedures for consideration; • Allows uses for a limited timeframe • Allows public input and scrutiny of extensive uses 	<ul style="list-style-type: none"> • Potential longer timeframe for consideration of extensive uses 	

GENERAL PLAN ANALYSIS

The proposed Planning Code amendment would be consistent with the General Plan in that it would only allow uses currently permitted or conditionally permitted in the underlying zoning districts. This amendment would not conflict with any goals or objectives of the General Plan. It might be argued that allowing temporary uses that are not the highest and best use of a site would potentially hamper or slow achievement of General Plan goals and objectives. On the other hand, the proposal would allow productive use of vacant or underutilized sites during

times of economic hardship, and the proposal would allow development with the highest and best land use following the termination of any temporary use permit.

ZONING ANALYSIS

The proposed Planning Code amendment would be consistent with the Planning Code in that it would only allow those uses currently permitted or conditionally permitted in the underlying zoning districts. However, the amendment would also allow the relaxation of development standards that might otherwise apply to a proposed use. An example of this is surface parking lots in the Central Business District (CBD). Although "auto-fee parking" is a conditionally permitted use in the CBD, "limitations" and "additional criteria" require the use to be enclosed in a three-story (minimum) structure or located below-grade, thereby requiring a variance from said "limitations". Under the proposed amendment, surface auto-fee parking, otherwise prohibited in the CBD by the Planning Code, would be permitted on a temporary basis. Although the design of the proposed land use, even on a temporary basis, conflicts with the Planning Code, the site would continue to be subject to the base (existing) Planning Code regulations upon termination of any temporary permit.

ENVIRONMENTAL REVIEW

The proposal relies on the previously certified Environmental Impact Report (EIR) for the Land Use and Transportation Element of the General Plan (1998); the EIR for the 1998 Amendment to the Historic Preservation Element of the General Plan; the Housing Element Update Initial Study/Mitigated Negative Declaration (2004); and CEQA Guidelines Section 15183, "Projects Consistent with a Community Plan, General Plan or Zoning". No further environmental review is required.

KEY ISSUES AND IMPACTS

Community Comments

The ZUC considered the proposed regulations and received public testimony at their regularly scheduled meetings on February 17 and April 21, 2010. The ZUC and community members made comments regarding the proposal at both meetings. The following is a summary of the comments and staff response and/or analysis (in indented italics below each comment):

ZUC Comments

- The ZUC forwards this proposal to the Planning Commission without a recommendation.

- *The ZUC met twice to consider the TCUP regulation proposal and did not come to consensus regarding a recommendation. ZUC opinions range from support for establishing a procedure to consider temporary uses to concerns about temporary uses either becoming permanent or hindering permanent development of higher and better uses.*
- Include penalties to provide applicant incentive to remove use upon termination of permit.
 - *The Oakland Municipal Code (OMC Chapter 1.12) authorizes assessment and penalties for violations of the Planning Code (OMC Title 17), including fines and liens. In addition to the proposed deed restrictions, improvement security and signed and notarized acknowledgement of temporary permit, existing penalties should ensure a high degree of self-enforcement of the proposed regulations. In addition, the proposal includes a requirement for project signage indicating the temporary nature of the permit and expiration date, informing neighbors and visitors of the terms of the permit and supporting the identification of any violations.*
- Do we want surface auto-fee parking in downtown when it is currently not permitted? Even on temporary basis?
 - *The only active interest in the proposed regulations thus far has been from applicants interested in conducting surface parking. Accordingly, staff recommends including this use. The Planning Commission has the option of recommending a trial period for the regulations to determine the benefits and disadvantages based on actual experience.*
- The proposal goes against current regulations (specifically, the newly adopted Central Business District regulations do not allow surface parking, and the proposed regulations would allow surface parking on a temporary basis).
 - *This is the intent of the regulations: only allow land uses that are currently outright or conditionally permitted, but relax development standards to allow for the use to exist on a temporary basis. The Planning Code currently has no option for considering temporary permits; therefore, by definition, the proposal will contradict existing standards that require permanent improvements.*
- This proposal allows land owners to continue to own land purchased at too high a value; this land will be difficult to develop at the inflated value. If the land remains vacant, then the owners may be forced to sell at a lower (current) value; at a lower value, new owners may be able to develop the highest and best use.
 - *This viewpoint supports the option to recommend no action regarding temporary conditional use permits. With this option, the City would have no legally defensible method or established standards for addressing desirable temporary uses.*
- Alcoholic beverage sales should be included in the proposal.
 - *It is recommended that the following activities be excluded from the TCUP provisions: alcoholic beverage sales, tobacco-oriented uses, adult entertainment, check cashier and check cashing. These uses have*

characteristics that would generally make them unsuitable for temporary periods, or otherwise would have adverse impacts.

- The security amount should be determined by cost-benefit analysis to ensure that it is fair and achieves the goal of limiting use to approved timeframe.
 - *The purpose of the security is to enable the City to ensure (or, if the permittee fails to perform, to undertake) removal of the use/improvements upon permit expiration; that is the nexus that needs to be made. The City's financial benefit from the use comes from business, property and other taxes and not from fee or the security amount required to ensure removal of the temporary improvements. In addition, the required deed restriction, agreement to the terms of the permit, and established violation process are designed to ensure the removal of the use upon permit termination.*
- It will be difficult to remove community-serving uses (such as community gardens and public art installations) upon permit expiration. People will fight to keep these uses.
 - *Although people may argue to keep temporary uses beyond the life of the permit, the regulations are drafted to both ensure compliance with the established time limits and alert the public to the temporary nature of the use (the proposed regulations include a requirement for site signage indicating that the use is temporary and that the use shall be removed by a date certain). There should be no misunderstanding about the temporary life of the use under the proposed regulations; however, the regulations cannot control any desire there may be to extend the use.*
- Would this proposal comply with Senate Bill (SB) 375? (Greenhouse Gas Reduction)
 - *This proposal does not directly relate to SB375. However, it could be argued that increasing parking possibilities in downtown Oakland and thereby temporarily limiting housing and office development opportunities directly encourages driving, and indirectly supports sprawl. At the same time, it should be noted that where the proposed regulations would allow surface parking, auto fee parking is already permitted on a permanent basis.*
- Tier application fees so that more lucrative uses pay higher fees than more financially modest and/or community-serving uses.
 - *The City can set different fees by permit type but cannot charge different fees based on proposed land use or potential value of use. The City establishes fees based on the reasonable cost of providing the permitting services and cannot charge based on the profitability of the use that is the subject of the permit.*
- Consider allowing a one-time, one-year extension with no option to renew the permit.
 - *Staff agrees that this would be an effective way to help ensure that temporary uses remain temporary. The proposed regulations reflect this comment.*
- Consider limiting the number of cars allowed for surface parking and/or portable lifts.
 - *There are currently no restrictions on portable car lifts in the City of Oakland. The Planning Commission could consider limiting parking to 49 or fewer parking spaces, consistent with the threshold for minor conditional use permits.*
- Consider a trial period to test regulations.

- *This staff report includes an optional proposal for a trial period in order to determine the benefits and disadvantages of temporary permits based on actual experience.*

Public Testimony (At ZUC public hearings on February 17 and April 21, 2010, respectively)

- The Temporary Conditional Use Permit concept is acceptable for community-serving uses; however, some seasonal sales currently operate without any permit--this permit process, including the security requirement, would be prohibitive for these short-term uses (3-4 months per year);
 - *The permit process could be used to provide approval of seasonal temporary uses throughout the life of the permit. For example, a land owner could submit an application for seasonal sales from September through December every year for three years.*
- Temporary Conditional Use Permits should be minor and not major permits.
 - *The current proposal is for applications to be processed with a two-track approach, similar to how conditional use permits are currently processed. Applications for projects that fit the minor or administrative definition would be subject to a minor permit process. Applications for projects that fit the major definition would be subject to a major permit process.*
- Allow temporary uses that would otherwise require a variance.
 - *This is an option that would facilitate increased use of currently vacant properties in the near term; the proposal would allow only permitted and conditionally permitted uses, and would relax the zoning "limitations" and "additional criteria" that require permanent or unrealistic design and improvements for a temporary use. Staff recommends keeping the current proposal narrow to monitor the success of the regulations. In the future, should there continue to be interest in allowing uses that would otherwise require a variance, the City could consider expanding the regulations.*
- How would vehicular food vendors be addressed by this proposal?
 - *The activity is currently considered within the "fast food" classification and, as such, would be permitted under the proposed regulations wherever "fast food" is currently permitted or conditionally permitted.*
- The lack of current investment in Oakland necessitates permitting land uses that are not ideal.
 - *This viewpoint supports an option to adopt the proposed regulations or a trial, and to include both permitted and conditionally permitted uses (without limitation).*
- Vacant lots can be a nuisance; there is current parking demand in CBD, and such activity would generate revenue for the City.

- *This viewpoint supports an option to adopt the proposed regulations or a trial, and to include both the permitted and conditionally permitted uses (without limitation).*
- The proposal weakens the Planning Code by allowing uses that were never intended to be permitted (surface parking in CBD).
 - *The proposal would only allow land uses that are currently permitted or conditionally permitted in the underlying zoning district. However, the proposal would relax development standards to allow for the use to exist on a temporary basis. The Planning Code currently has no option for temporary permits; therefore, by definition, the proposal will contradict existing standards that require permanent improvements.*
- Surface parking is ugly, and causes hazards for pedestrians and bicyclists.
 - *This is an argument to exclude surface parking from any recommendation to move the proposed regulations forward. However, it should be noted wherever surface parking would be permitted as part of this proposal, auto fee parking is already permitted or conditionally permitted. Surface and above-grade auto-fee parking generally have the same access and egress conditions in terms of number of driveways.*

Testimony Submitted in Writing

- The life of the permit should be four years (rather than three).
 - *The current life of a land use entitlement in Oakland is two years and an additional one year extension. The proposed three-year timeline for the Temporary Conditional Use Permit is consistent with current practice.*
- There should be no limit on the number of permit renewals.
 - *The proposed three-year time period is consistent with the current life of a land use entitlement in Oakland. This approach ensures that temporary uses are, in fact, temporary and do not become long-term or permanent.*
- The security should be reduced to \$20,000.
 - *The purpose of the security is for removal of any improvements upon permit expiration should the property owner not comply with the terms of the permit. The proposed regulations generally require up to \$40,000 for the security (more or less at the discretion of the Planning Department); however, some proposed uses with minimal improvements may have a much lower security requirement. It should be noted that that the proposed \$40,000 security would include any required demolition permit fee and the actual costs of removing improvements (such as temporary fencing, planters, and other temporary structures).*
- Surface parking should include a landscaping or public art buffer, or combination thereof.
 - *Staff supports this recommendation, and the proposed regulations are revised accordingly.*

- Surface parking should incorporate storm water runoff diversion to protect Lake Merritt and the San Francisco Bay.
 - *The proposed regulations require all improvements to be temporary. For those projects that would be required to meet existing storm water runoff requirements, they would need to demonstrate that they could do so with only temporary improvements; otherwise, such proposals would be denied.*

San Francisco's Approach

The City of San Francisco is currently working with owners of entitled properties to allow temporary uses. The approach in San Francisco is to use the Development Agreement (DA) process to extend the life of existing land use entitlements in exchange for the placement of community benefit uses on entitled sites during the interim period. Through the DA process, San Francisco will allow community benefit uses such as gardens, parks and public art displays on a temporary basis. In addition, San Francisco will require extensive (although temporary) improvements, maintenance, insurance and other features designed to allow public access and ensure high quality projects. Again, the incentive to land owners is extending valuable land use entitlements. This approach is specific to currently entitled properties and would not allow surface parking.

The City of San Francisco currently permits temporary uses on non-entitled properties through the Conditional Use Permit process, with specific conditions of approval controlling the temporary timeline and features of the proposal. In addition, the City of San Francisco generally restricts new proposals for surface parking.

Although San Francisco has a very different economic and development climate than Oakland (fewer vacant lots and parcels with more valuable and complex entitlements, for example), the DA approach provides advantages for Oakland, as well. This approach applies to limited properties (those with land use entitlements) and ensures a beneficial use until such time as development is feasible. In addition, the DA can control the quality of improvements and removal of the use based on the incentive of extended entitlements. This is an option for Oakland to consider in developing an approach to permitting temporary uses.

Surface Parking

The only active interest in temporary permits is for surface parking. Surface parking may be considered an undesirable land use, even on a temporary basis. However, the demand for the use should trigger a meaningful discussion about the appropriateness of the use in certain cases: Is surface parking acceptable on a short-term, and not long-term, basis? Is the use acceptable near the West Oakland BART station but in the Central Business District? The Planning Commission could consider taking a position on surface parking in Oakland. Any temporary use regulation proposal would be informed by such direction.

At this time, actual interest in temporary permits for surface parking includes four permit applications for a total of over 200 spaces, including sites in West Oakland, the Central Business District, and near the Oakland International Airport. In addition, one potential applicant has contacted staff regarding the possibility of temporary surface parking in the Fruitvale District of Oakland. It should be noted that the Oakland Redevelopment Agency (ORA) owns 2159 auto-fee parking spaces (surface and structured) throughout Oakland.

Prohibition on Temporary Conditional Use Permit Activities

It is recommended that the following activities be excluded from the TCUP provisions: alcoholic beverage sales, tobacco-oriented uses, adult entertainment, and check cashier and check cashing. These uses have characteristics that would generally make them unsuitable for temporary periods, or otherwise would have adverse impacts.

Community Benefit Uses

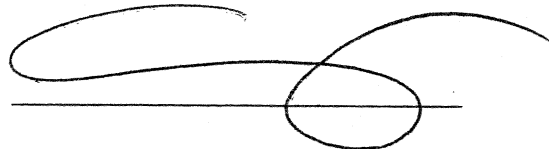
At the previous ZUC meetings where temporary permits were considered, the ZUC expressed concern about temporary community benefit uses becoming permanent due to community and possible political will. This same question might apply to any use for which there is support. The revised proposal includes measures designed to ensure that uses remain temporary and do not become permanent. Revisions include limitations on permit extension and the required site signage to inform the public about the temporary nature of the use. In addition, this staff report outlines options that would allow for a trial of any adopted regulations to determine the outcome of the program and ensure removal of all uses at the end of the trial program.

RECOMMENDATION

Staff believes that the proposed regulations are appropriate and responsive to the issues that have been raised throughout the review process. The proposed regulations would provide a process for regulating temporary uses where none exists. The proposed regulations are not in conflict with the General Plan. Thus, staff recommends that the Planning Commission:

- 1) Hold a public hearing and receive public testimony regarding the proposed project;
- 2) Affirm staff's environmental determination; and
- 3) Recommend adoption of a Planning Code Amendment to the City Council based on the attached findings.

Prepared by:



Catherine Payne, Planner III

Approved for forwarding to the
City Planning Commission by:



SCOTT MILLER
ZONING MANAGER



ERIC ANGSTADT
DEPUTY DIRECTOR, CEDA

ATTACHMENTS:

- A. Proposed Planning Code Amendment
- B. Draft City Council Ordinance
- C. ZUC Staff Report dated February 17, 2010
- D. ZUC Staff Report dated April 21, 2010

Planning Commission Action on Commission or Landmarks Board Proposal (Planning Code Section 17.144.080)

The existing zone or regulations are inadequate or otherwise contrary to the public interest. The existing Conditional Use Permit regulations do not currently contain procedures for considering temporary uses, for which there is currently increased interest due to the weak economy. The proposed Temporary Conditional Use Permit regulations would allow approved and conditionally approvable land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary and would provide the City of Oakland with procedures for controlling temporary uses. This would be consistent with the regulations contained in the Planning Code and would reduce the quantity of vacant and blighted properties in Oakland.

Planning Code Amendment (Rezone) Findings (Planning Code Section 17.07.030):

- A. To promote the achievement of the proposals of the Oakland Comprehensive Plan.** The proposed TCUP regulations would allow approved and conditionally approved land uses on vacant properties on a temporary basis. This would be consistent with the regulations contained in the Planning Code and would reduce the quantity of vacant and blighted properties in Oakland.
- To advance Oakland's position as a regional center of commerce, industry, recreation and culture.** NA.
- B. To protect residential, commercial, industrial, and civic areas from the intrusion of incompatible uses, and to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services.** The proposed TCUP regulations would only allow approved and conditionally approved land uses. In addition, approvals would be temporary and allow an affected property to be developed permanently with a higher and better use following the temporary use.
- C. To provide for desirable, appropriately located living areas in a variety of dwelling types and at a wide range of population densities, with adequate provision for sunlight, fresh air, and usable open space.** NA.
- D. To ensure preservation of adequate space for commercial, industrial, and other activities necessary for a healthy economy.** The proposed TCUP regulations would only allow approved and conditionally approved land uses and would not impact development of economically viable land uses.
- E. To promote safe, fast, and efficient movement of people and goods, and the provision of adequate off-street parking and loading.** NA.

- F. To achieve excellence and originality of design in all future developments and to preserve the natural beauty of Oakland's setting.** The proposed TCUP regulations would only allow approved and conditionally approved land uses and would not impact permanent design and aesthetics in Oakland.
- G. To promote the growth of productivity of the Oakland economy.** The proposed TCUP regulations would affect vacant and underutilized properties, allowing those sites to contribute to growth and productivity during times when permanent, higher and better development is not viable.
- H. To stabilize expectations regarding future development of Oakland, thereby providing a basis for wise decisions with respect to such development.** The proposed TCUP regulations would affect vacant and underutilized properties on a temporary basis. The regulations would allow present-time use of a site (generally consistent with Planning Code allowances) until such time as permanent development fully meeting the expectations laid out in the General Plan and Planning Code could occur. The proposed regulations would not conflict with current expectations for land use development as prescribed by the General Plan and Planning Code.
- I. To secure equity among individuals in the utilization of their property.** One of the objectives of the proposed TCUP regulations is to allow use of private property during economic hardship.
- J. To promote an attractive urban environment which will enhance the city's economic potential and encourage decisions to make investments, do business, shop, and live in Oakland.** The proposed TCUP regulations would affect vacant and underutilized properties on a temporary basis. The regulations would allow present-time use of a site (generally consistent with Planning Code allowances) until such time as permanent development fully meeting the expectations laid out in the General Plan and Planning Code could occur. The proposed regulations would not conflict with current expectations for land use development as prescribed by the General Plan and Planning Code. Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.
- K. To especially protect and improve the appearance and orderliness of major trafficways and transit lines and views there from, thereby increasing the enjoyment of travel, reducing traffic hazards, and enhancing the image of Oakland derived by residents, businesspeople, commuters, visitors, and potential investors.** Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.

- L. To protect the very substantial public investment in, and the character and dignity of, public buildings, open spaces, thoroughfares, and rapid transit lines.** The proposed TCUP regulations would affect vacant and underutilized properties on a temporary basis. The regulations would allow present-time use of a site (generally consistent with Planning Code allowances) until such time as permanent development fully meeting the expectations laid out in the General Plan and Planning Code could occur. The proposed regulations would not conflict with current expectations for land use development as prescribed by the General Plan and Planning Code. Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.
- M. To encourage a maximum of planting and other amenities, and a minimum of excessively intrusive signs, overhead utility lines, and other environmental clutter.** Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.
- N. To encourage Signs which are in scale and harmony with surrounding uses, which are visually subordinate to the on-site and nearby buildings, which are themselves well designed, and which have good spacing and design relationships to other Signs.** Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.
- O. To prevent the unnecessary destruction or impairment of structures, other physical features, sites, and areas of special character or special historical, cultural, educational, architectural, aesthetic, or environmental interest or value and to achieve the following purposes:**
1. The protection, enhancement, perpetuation, and use of structures and other physical features, sites, and areas that are reminders of past eras, events, and persons important in local, state, or national history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;
 2. The development and maintenance of appropriate settings and environment for such structures, and other physical features, on such sites, and in such areas.
 3. The enhancement of property values, the stabilization of neighborhoods and area of the city, the increase of economic

- and financial benefits to the city and its inhabitants, and the promotion of tourist trade and interest.
4. The preservation and encouragement of a city of varied architectural styles, reflecting the distinct phases of its cultural, social, economic, political, and architectural history.
 5. The enrichment of human life in its educational and cultural dimensions in order to serve spiritual as well as material needs, by fostering knowledge of the living heritage of the past.

The proposed TCUP regulations would affect vacant and underutilized properties on a temporary basis and, in-as-much, would generally not physically affect properties of major cultural or other importance to Oakland. In order to ensure the uses remain temporary, major property investment, including development and demolition, would be strictly limited. Demolition of structures that are Potentially Designated Historic Properties or contribute to an Area of Primary or Secondary Importance would not be authorized. The regulations would allow present-time use of a site (generally consistent with Planning Code allowances) until such time as permanent development fully meeting the expectations laid out in the General Plan and Planning Code could occur. The proposed regulations would not conflict with current expectations for land use development as prescribed by the General Plan and Planning Code. Temporary uses would be subject to review to ensure that they do not further any blighted appearance and contribute to the aesthetic quality of the surrounding area, to the degree feasible.

Attachment A: Proposed Planning Code Amendment

Chapter 17.133

TEMPORARY CONDITIONAL USE PERMIT PROCEDURE

Sections:

17.133.010	Title, purpose, and applicability.
17.133.020	Definition of temporary conditional use permits.
17.133.030	Application.
17.133.040	Procedures for consideration.
17.133.050	General temporary conditional use permit criteria.
17.133.060	Appeal to Planning Commission.
17.133.070	Expiration of temporary conditional use permits.
17.133.080	Security for Improvements.
17.133.090	Extension of temporary conditional use permits.
17.133.100	Reinstatement of temporary conditional use permits.
17.133.110	Adherence to approved plans.
17.133.120	Limitation on resubmission.

17.133.010 Title, purpose, and applicability.

The provisions of this chapter shall be known as the temporary conditional use permit procedure. The purpose of these provisions is to prescribe the procedure for the accommodation of temporary uses with special considerations, such as site or design requirements, operating characteristics, or potential adverse effects on surroundings, through review and, where necessary or appropriate, the imposition of special conditions of approval. This procedure shall apply to proposals for limited duration activities or facilities as specified in this chapter; or limited duration activities or facilities that are otherwise permitted or conditionally permitted as permanent land uses in the applicable zoning district. This procedure shall not apply to limited duration uses addressed elsewhere in the Oakland Municipal Code.

17.133.020 Definition of temporary conditional use permits.

A temporary conditional use permit allows for the operation of specified activities or facilities on private property for limited time duration.

A. Temporary Conditional Use Classifications.

1. A temporary conditional use permit may be issued for any conditionally permitted activity or facility in the applicable zoning district, with the following exceptions (for which a temporary conditional use permit may not be issued):

- a. Alcoholic Beverage Sales Commercial;
- b. Tobacco-oriented Uses;
- c. Adult Entertainment;
- d. Check Cashier and Check Cashing.

2. A temporary conditional use permit may also be issued for the following additional activities or facilities, whether or not permitted or conditionally permitted in the applicable zoning district: Active Mini-Park; Passive Mini-Park; Special Use Park; Nonassembly Cultural Civic; Recreational Assembly Civic; Crop and Animal Raising; and Plant Nursery Agricultural.

B. Definition of major and minor temporary conditional use permits. Whether an application is for a major or minor temporary conditional use permit shall be determined according to the definitions provided in Planning Code Section 17.134.020 Definition of Major and Minor Conditional Use Permits.

C. **Limited Duration.** A temporary conditional use permit generally has a limited duration of a maximum of three (3) years from the effective date of final decision to the date of permit expiration unless otherwise specified.

D. **Relief of Zoning Limitations and Application of Additional Criteria.** A temporary conditional use permit may relieve limitations and additional criteria relating to the activity or facility otherwise required in the applicable zoning district. Such relief may only be afforded for permitted or conditionally permitted uses in such zoning district, except as specified in 17.133.020A(1) or for uses specified in 17.133.020A(2). Consistent with all other requirements in this Chapter, a temporary conditional use permit may relieve limitations and additional criteria only upon making the following additional finding: Activity and facility limitations and additional criteria otherwise required in the Planning Code or applicable zoning district would prohibit the proposed temporary land use, and relief from such limitations or additional criteria would not undermine or compromise health or safety.

E. **Temporary Improvements.** All proposed site improvements shall be temporary in nature and design, as required by Section 17.133.050.E. Any proposed demolition would be subject to the regulations contained in OMC Section 15.36, Chapter 17.136, and any other applicable regulations.

F. **Demolition of Existing Structures.** A temporary conditional use permit generally shall not be issued for a use that would require demolition or removal of any existing, on-site facilities. The City Planning Department, at its discretion, may allow demolition of accessory structures that are neither Potentially Designated Historic Properties nor contribute to an Area of Primary or Secondary Importance (as defined in the Oakland General Plan Historic Preservation Element Appendix A: Definitions).

G. **Issuance of a temporary conditional use permit shall not restrict or otherwise invalidate, extend, or alter any land use entitlements for the subject property valid at the time of permit issuance.**

17.133.030 Application.

An application for a temporary conditional use permit shall be made by the owner of the affected property, or his or her authorized agent, on a form prescribed by the City Planning Department and shall be filed with such Department.

A. The application shall be accompanied by such information including, but not limited to, site and improvement plans, drawings and elevations, and operational data, as may be required to enable the pertinent criteria to be applied to the proposal, and the fee prescribed in the fee schedule in Chapter 17.150 for a minor permit. In the OS zone, the application shall also include the most recent open space balance calculated pursuant to the no net loss provisions in Section 17.135.060, and any additional information deemed necessary by the City Planning Department.

1. Plans shall indicate all existing site features proposed to remain, existing features proposed to be demolished, and all proposed improvements. Plans shall demonstrate that all improvements are temporary in nature and design.

2. Plans shall include design and accommodation of a sign to be posted on the front property line throughout the life of the permit, with a minimum size of 3 feet wide by 3 feet tall, indicating the permit case file number and termination date of the permit.

3. Plans for any surface parking proposal shall indicate a three-foot wide landscape or public art buffer along the public frontage of the site. Plans shall include the design of the landscape or public art feature and demonstrate that the features can be installed on a temporary basis (e.g., raised planter boxes).

B. The application shall be accompanied by plans for restoration of the affected site to its original condition. The restoration plan shall include a schedule for restoration that demonstrates the applicant will be able to completely restore the original condition of site (including a schedule for obtaining any necessary permits necessary to restore the site) no later than the date of the expiration of the permit. Such plans shall be submitted prior to permit issuance and are subject to review and consideration by the Planning Director or Planning Commission, as applicable.

C. The application shall be accompanied by an agreement, on a form prescribed by the City of Oakland and signed by the land owner, and to be recorded against the property upon permit issuance, acknowledging the temporary nature of the permit, agreeing to only improve the site with temporary furnishings and to limit investment into the property, agreeing to removal of the approved land use(s) and related improvements upon permit expiration, and agreeing that the permit, and the right to continue the uses authorized by the permit shall be

extinguished immediately and automatically upon expiration of the permit and shall not be subject to any requirement for further notice, public hearing or appeal. The agreement shall further specify that the applicant (including any heirs, successors or assigns) waives any right to such notice or hearing.

D. Permit issuance shall generally be subject to a bond or other financial security, as required under Section 17.133.080, to ensure removal of the permitted use(s) and improvements upon permit termination.

17.133.040 Procedures for consideration.

Procedures for considering minor and major temporary conditional use permit applications shall rely upon the procedures for minor and major Conditional Use Permits contained in Planning Code Section 17.134.

17.133.050 Temporary conditional use permit criteria.

In addition to any criteria prescribed elsewhere in the zoning regulations, a temporary conditional use permit shall be granted only if the proposal conforms to all of the following temporary conditional use permit criteria, as well as to any and all other applicable additional use permit criteria:

A. That the location, size, design, and operating characteristics of the proposed temporary use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

B. That the location, design, and site planning of the proposed temporary use will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the proposed use and its location and setting warrant;

C. That the proposed temporary use will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050 with consideration given to the temporary nature of the proposal;

E. That all proposed improvements are temporary and/or removable, with no permanent alterations to the existing site;

F. That the benefits of temporarily allowing the proposal outweigh the benefits of allowing the parcel to remain vacant or underutilized awaiting a potential permanent use that conforms to the limitations set forth in the applicable zone;

G. That the economic climate, either in general or pertaining to the affected site specifically, is adverse and the proposed temporary use and/or relaxation of Planning Code standards would contribute to economic and land use vitality in Oakland; and

H. That the proposal conforms in all significant respects to the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.

I. That the proposed use and site improvements generally do not require or result in substantial impairment or demolition of any Potentially Designated Historic Properties or otherwise negatively affect an Area of Primary or Secondary Importance, consistent with Section 17.133.030.E.

17.133.060 Appeal to Planning Commission—Temporary conditional use permits.

Appeals for minor and major applications shall be considered and processed according to the procedures for minor and major Conditional Use Permits contained in Planning Code Section 17.134.

17.133.070 Expiration of Temporary conditional use permits

A temporary conditional use permit shall generally expire three (3) years from the effective date of approval of such permit. The use activity permitted by such Temporary conditional use permit shall terminate on or prior to this date.

1. An application for a new temporary conditional use permit for essentially the same use that was authorized under an expired temporary conditional permit on the same property shall not be approved.
2. Any violation of the terms of a temporary conditional use permit shall be subject to all rights and remedies provided in the Oakland Municipal Code, including without limitation, assessment and penalties, as specified in OMC Chapter 1.12 and/or permit revocation as specified in OMC 17.152. The failure of an owner to comply fully with a provision of this Chapter shall be a separate violation which shall be immediately subject to enforcement, penalty, and collection actions provided in the Oakland Municipal Code, including, without limitation, OMC Chapter 1.12.

17.133.080 Security for Improvements

A. Issuance of a temporary conditional use permit shall generally be accompanied by the approved and signed agreement required under Section 17.133.030.C, and a bond (or other financial security acceptable to the City of Oakland) for the value of any proposed improvements, as determined by the City, or for \$40,000 (whichever is greater) to ensure removal of the permitted use(s) and improvements upon permit termination. This requirement may be waived if the applicant can demonstrate that the proposed use will not generate any financial profit and will provide a benefit communitywide. In addition, the City of Oakland can decrease or increase the amount of security required if the City ermines that the actual cost to remove all improvements and fully restore the site would be less than or would exceed \$40,000.

B. Only upon expiration of the permit and timely termination of the approved use activity in accordance with all the terms and conditions specified in the permit and the requirements of this Chapter, shall any amount of security that is unused shall be returned to the applicant.

C. Should the approved use activity not be terminated in accordance with all the terms and conditions specified in the permit and the requirements of this Chapter, the City of Oakland may, in its discretion, use said security for the purpose of terminating the uses authorized by the temporary conditional use permit, restoring the site or pursuing other such remedies as may be necessary or appropriate.

17.133.090 Extension of Temporary conditional use permits

A temporary conditional use permit can generally be extended one time, only, for one year from the termination date of the initial permit.

17.133.100 Reinstatement of Temporary conditional use permits

A temporary conditional use permit generally cannot be reinstated. However, the City Planning Department may, at its' discretion, reinstate a temporary conditional use permit upon demonstration of full compliance with the Oakland Planning Code and with the conditions of approval for said permit.

17.133.110. Adherence to approved plans.

A temporary conditional use permit shall be subject to the plans and other conditions upon the basis of which it was granted. Unless a different termination date is prescribed, the permit shall terminate three (3) years from the effective date of its granting.

17.133.120 Limitation on resubmission.

Whenever an application for a temporary conditional use permit has been denied by the Director of City Planning or Planning Commission, and the applicant fails to file a timely appeal, no such application for essentially the same proposal affecting the same property, or any portion thereof, shall be filed within one (1) year after the date of denial. This section shall not apply in instances where the applicant can show, on the face of any subsequent application, changed circumstances sufficient to justify a rehearing. Applications for hearing pursuant to this section shall be considered by the Director of City Planning. A determination by the Director shall become final ten (10) calendar days after the date of decision unless appealed to the City Planning Commission. In event the last date of appeal falls on a weekend or holiday when city offices are closed, the next date such offices are open for business shall be the last date of appeal. Any such decision by the City Planning Commission shall be final.

ATTACHMENT B: DRAFT CITY COUNCIL ORDINANCE

APPROVED AS TO FORM AND
LEGALITY

INTRODUCED BY COUNCILMEMBER

City Attorney

OAKLAND CITY COUNCIL

ORDINANCE NO. _____ C.M.S.

**AN ORDINANCE ADOPTING A PLANNING CODE TEXT
AMENDMENT TO REGULATE TEMPORARY LAND USES TO BE
CALLED: CHAPTER 17.133 TEMPORARY CONDITIONAL USE
PERMIT PROCEDURE.**

WHEREAS, during this current economic downturn, Oakland land owners with vacant or underutilized parcels are interested in maintaining economic viability of the land and yet are not able to finance permanent development of the highest and best use; and

WHEREAS, regulations that would allow short-term uses of vacant and underutilized properties with relaxed standards would reduce blight and promote economic development in a realistic manner; and

WHEREAS, allowing short-term uses of vacant and underutilized properties would not hinder future development of higher and better uses on said properties; and

WHEREAS, adopting regulations to control short-term uses provides a systematic means of monitoring and enforcing said uses; and

WHEREAS, the proposed regulations includes a three-year permit life with an allowance for a one-time, one-year extension with no other options for extending the life of the original permit; and

WHEREAS, the proposed regulations would generally require that the proposed land use be permitted in the underlying zoning district (with a few exceptions); however, the proposed

regulations would not require compliance with the "Limitations" and "Additional Criteria" that apply to the proposed land use in the underlying zoning district; and

WHEREAS, the proposed regulations include requirements for a site restoration plan, site signage regarding the terms of the permit, financial security, and a recorded agreement to ensure termination of any permitted use or improvement upon permit expiration; and

WHEREAS, the City can rely on existing regulations contained in Oakland Municipal Code Section 1.12 to enforce the terms of the temporary conditional use permit; and

WHEREAS, any permit granted under the proposed regulations, would not terminate or otherwise affect any existing land use entitlements for an affected parcel; and

WHEREAS, the proposed Temporary Conditional Use Permit Procedure (TCUP) meets the Planning Code Amendment (Rezone) Findings (Planning Code Section 17.144 as follows: The existing Conditional Use Permit regulations do not currently contain procedures for considering temporary uses, for which there is currently increased interest due to the weak economy. The proposed Temporary Conditional Use Permit regulations would allow approved and conditionally approvable land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary and would provide the City of Oakland with procedures for controlling temporary uses. This would be consistent with the regulations contained in the Planning Code and would reduce the quantity of vacant and blighted properties in Oakland; and

WHEREAS, this Ordinance complies the California Environmental Quality Act (CEQA) for the reasons stated in the September 1, 2010 Planning Commission report and summarized below; and

WHEREAS, on April 21, 2010, at a duly noticed public meeting, the Zoning Update Committee of the Planning Commission recommended that the Planning Code Amendments be heard by the Planning Commission; and

WHEREAS, on September 1, 2010, at a regularly scheduled Planning Commission meeting, the Planning Commission heard public comment on the proposed Planning Code amendments; and

WHEREAS, on September 1, 2010, at a duly noticed public hearing, the Planning Commission voted to forward a recommendation to the City Council on the adoption of the proposed findings and approval of the proposed Planning Code amendments; and

WHEREAS, after a duly noticed public meeting on October 1, 2010, the Community and Economic Development Committee voted to recommend the proposal to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on October 1, 2010 and October 1, 2010 to consider the proposal; now therefore

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

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

Section 2. Prior to adopting this Ordinance, the City Council independently finds and determines that this action complies with the California Environmental Quality Act (CEQA) because the City is relying on the previously certified Final Environmental Impact Report (EIR) for the Land Use and Transportation Element of the General Plan (1998); the Oakland Estuary Policy Plan EIR (1998); the EIRS for the West Oakland Central City East, Coliseum and Oakland Army Base Redevelopment Areas and no further environmental review is required under CEQA Guidelines sections 15162 and 15163. On a separate and independent basis, this proposal is also exempt under Sections 15061(b)(3), 15183, and/or Section 15273 of the State CEQA Guidelines. The Environmental Review Officer is directed to cause to be filed a Notice of Exemption/Determination with the appropriate agencies.

Section 3. This Ordinance shall be effective 30 days from the date of final passage by the City Council, but shall not apply to (a) building/construction related permits already issued and not yet expired, or (b) to zoning applications approved by the City and not yet expired, or to (c) zoning applications deemed complete by the City as of the date of final passage. However, zoning applications deemed complete by the City prior to the date of final passage of this Ordinance may be processed under provisions of these Planning Code amendments if the applicant chooses to do so.

Section 4. The Oakland Planning Code is hereby amended to include the zoning text amendments contained in *Exhibit A*, attached hereto and hereby incorporated by reference.

Section 5. Nothing in this Ordinance shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any federal or state law.

Section 6. If any section, subsection, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional, the offending portion shall be severed and shall not affect the validity of the remaining portions which shall remain in full effect.

Section 7. That the record before this Council relating to this Ordinance includes, without limitation, the following:

1. the application, including all accompanying maps and papers;
2. all relevant plans and maps;
3. all final staff reports, decision letters and other documentation and information produced by or on behalf of the City;

4. all oral and written evidence received by the City staff, Planning Commission and City Council before and during the public hearings on the application;

5. all matters of common knowledge and all official enactments and acts of the City, such as (a) the General Plan and the General Plan Conformity Guidelines; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations, Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations.

Section 8. That the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are respectively: (a) Community & Economic Development Agency, Planning & Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA.; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1st floor, Oakland, CA.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, and PRESIDENT BRUNNER

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

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

DATE OF ATTESTATION: _____

Attachment B: ZUC Staff Report dated February 17, 2010

ATTACHMENT B: DRAFT CITY COUNCIL ORDINANCE

APPROVED AS TO FORM AND
LEGALITY

INTRODUCED BY COUNCILMEMBER

City Attorney

OAKLAND CITY COUNCIL

ORDINANCE No. _____ C.M.S.

**AN ORDINANCE ADOPTING A PLANNING CODE TEXT
AMENDMENT TO REGULATE TEMPORARY LAND USES TO BE
CALLED: CHAPTER 17.133 TEMPORARY CONDITIONAL USE
PERMIT PROCEDURE.**

WHEREAS, during this current economic downturn, Oakland land owners with vacant or underutilized parcels are interested in maintaining economic viability of the land and yet are not able to finance permanent development of the highest and best use; and

WHEREAS, regulations that would allow short-term uses of vacant and underutilized properties with relaxed standards would reduce blight and promote economic development in a realistic manner; and

WHEREAS, allowing short-term uses of vacant and underutilized properties would not hinder future development of higher and better uses on said properties; and

WHEREAS, adopting regulations to control short-term uses provides a systematic means of monitoring and enforcing said uses; and

WHEREAS, the proposed regulations includes a three-year permit life with an allowance for a one-time, one-year extension with no other options for extending the life of the original permit; and

WHEREAS, the proposed regulations would generally require that the proposed land use be permitted in the underlying zoning district (with a few exceptions); however, the proposed

regulations would not require compliance with the "Limitations" and "Additional Criteria" that apply to the proposed land use in the underlying zoning district; and

WHEREAS, the proposed regulations include requirements for a site restoration plan, site signage regarding the terms of the permit, financial security, and a recorded agreement to ensure termination of any permitted use or improvement upon permit expiration; and

WHEREAS, the City can rely on existing regulations contained in Oakland Municipal Code Section 1.12 to enforce the terms of the temporary conditional use permit; and

WHEREAS, any permit granted under the proposed regulations, would not terminate or otherwise affect any existing land use entitlements for an affected parcel; and

WHEREAS, the proposed Temporary Conditional Use Permit Procedure (TCUP) meets the Planning Code Amendment (Rezone) Findings (Planning Code Section 17.144 as follows: The existing Conditional Use Permit regulations do not currently contain procedures for considering temporary uses, for which there is currently increased interest due to the weak economy. The proposed Temporary Conditional Use Permit regulations would allow approved and conditionally approvable land uses on vacant and underutilized properties subject to a procedure that would guarantee that said uses remain temporary and would provide the City of Oakland with procedures for controlling temporary uses. This would be consistent with the regulations contained in the Planning Code and would reduce the quantity of vacant and blighted properties in Oakland; and

WHEREAS, this Ordinance complies the California Environmental Quality Act (CEQA) for the reasons stated in the September 1, 2010 Planning Commission report and summarized below; and

WHEREAS, on April 21, 2010, at a duly noticed public meeting, the Zoning Update Committee of the Planning Commission recommended that the Planning Code Amendments be heard by the Planning Commission; and

WHEREAS, on September 1, 2010, at a regularly scheduled Planning Commission meeting, the Planning Commission heard public comment on the proposed Planning Code amendments; and

WHEREAS, on September 1, 2010, at a duly noticed public hearing, the Planning Commission voted to forward a recommendation to the City Council on the adoption of the proposed findings and approval of the proposed Planning Code amendments; and

WHEREAS, after a duly noticed public meeting on October █, 2010, the Community and Economic Development Committee voted to recommend the proposal to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on █, 2010 and █, 2010 to consider the proposal; now therefore

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

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

Section 2. Prior to adopting this Ordinance, the City Council independently finds and determines that this action complies with the California Environmental Quality Act (CEQA) because the City is relying on the previously certified Final Environmental Impact Report (EIR) for the Land Use and Transportation Element of the General Plan (1998); the Oakland Estuary Policy Plan EIR (1998); the EIRS for the West Oakland Central City East, Coliseum and Oakland Army Base Redevelopment Areas and no further environmental review is required under CEQA Guidelines sections 15162 and 15163. On a separate and independent basis, this proposal is also exempt under Sections 15061(b)(3), 15183, and/or Section 15273 of the State CEQA Guidelines. The Environmental Review Officer is directed to cause to be filed a Notice of Exemption/Determination with the appropriate agencies.

Section 3. This Ordinance shall be effective 30 days from the date of final passage by the City Council, but shall not apply to (a) building/construction related permits already issued and not yet expired, or (b) to zoning applications approved by the City and not yet expired, or to (c) zoning applications deemed complete by the City as of the date of final passage. However, zoning applications deemed complete by the City prior to the date of final passage of this Ordinance may be processed under provisions of these Planning Code amendments if the applicant chooses to do so.

Section 4. The Oakland Planning Code is hereby amended to include the zoning text amendments contained in *Exhibit A*, attached hereto and hereby incorporated by reference.

Section 5. Nothing in this Ordinance shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any federal or state law.

Section 6. If any section, subsection, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional, the offending portion shall be severed and shall not affect the validity of the remaining portions which shall remain in full effect.

Section 7. That the record before this Council relating to this Ordinance includes, without limitation, the following:

1. the application, including all accompanying maps and papers;
2. all relevant plans and maps;
3. all final staff reports, decision letters and other documentation and information produced by or on behalf of the City;

4. all oral and written evidence received by the City staff, Planning Commission and City Council before and during the public hearings on the application;

5. all matters of common knowledge and all official enactments and acts of the City, such as (a) the General Plan and the General Plan Conformity Guidelines; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations, Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations.

Section 8. That the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are respectively: (a) Community & Economic Development Agency, Planning & Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA.; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1st floor, Oakland, CA.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, and
PRESIDENT BRUNNER

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

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

DATE OF ATTESTATION: _____

Attachment B: ZUC Staff Report dated February 17, 2010

Location: Citywide – unless otherwise stated
Item: Discussion of a proposed text amendment to the Planning Code to allow consideration of temporary conditional use permits in Oakland.
Applicant: City Planning Commission
Case File Number: ZT10-0007
Staff recommendation: Review and discuss
For further information: Contact: Catherine Payne at (510) 238-6168 or cpayne@oaklandnet.com

PROPOSED ZONING TEXT AMENDMENT

The proposed Planning Code text amendment addressed in this report would allow the City of Oakland to consider conditional use permits for temporary land uses throughout the city. The proposal would provide standards and procedures for temporary uses and responds to an economic climate that has hindered permanent and highest-use development of sites in Oakland. The proposed text amendment is summarized in this report. Please see Attachment A for the proposed zoning text amendments.

BACKGROUND

During this current economic downturn, Oakland land owners with vacant or underutilized parcels are interested in maintaining the economic viability of the land and yet are not able to finance permanent development of the highest and best use. In particular, Oakland hosts a large inventory of vacant lots with no current entitlements as well as vacant lots that are entitled for permanent development yet are not able to secure funding for said development. In order to reduce the blight of vacant lots and promote economic development in this challenging economic climate, staff proposes consideration of regulations that would allow short-term uses of vacant and underutilized properties with relaxed standards to reduce blight and promote economic development in a realistic manner.

PROJECT DESCRIPTION

The proposed project is a Planning Code text amendment (amendment) defining and regulating the application of temporary conditional use permits in Oakland. The amendment would allow currently permitted and conditionally permitted activities on a site, with relaxed limitations and standards and without affecting underlying entitlements. An example of this would be allowing surface auto-fee parking lots in the Central Business District for a three-year period. The existing CBD Planning Code regulations allow auto-fee parking, but limitations require the parking to be enclosed and above the ground floor. Under the proposed amendment, the CBD limitations could be relaxed and surface parking would be allowed only on a temporary basis. This would allow an economically viable, though not the highest and best, use of a site that might otherwise be undeveloped in this economy. The short timeframe would not hinder development of a permanent and better use for the site should the economy improve in the near future.

The amendment includes the following key components:

1. *Limited duration and no extensions*: The amendment includes a permit life of three years. An applicant can apply for a new permit relying on public review and discretionary consideration two years after permit issuance. This would allow for public scrutiny and renewed consideration that can be responsive to a changing economic climate as well as other factors. Extensions would not be allowed.
2. *Relaxation of Planning Code Limitations" and "Additional Criteria"*: The amendment would generally require that the proposed land use be permitted in the underlying zoning district (with a few exceptions, as noted below); however, the amendment would not require compliance with the "Limitations" and "Additional Criteria" that apply to the proposed land use in the underlying zoning district. This would protect the compatibility of land uses in the underlying zoning district while allowing flexibility to allow use locations and design that are viable in an economically challenging climate on a temporary basis.
3. *Guarantee of removal of use upon permit expiration*: The amendment includes requirements for a site restoration plan, financial security, and a recorded agreement to ensure termination of any permitted use or improvement upon permit expiration.
4. *No effect on existing land use entitlements*: Any permit granted under the amendment would not terminate or otherwise affect any existing land use entitlements. In this way, a site can host a temporary use while maintaining any existing entitlement for a higher and better use in the future.

STAFF ANALYSIS

The proposed amendment includes features that have both advantages and disadvantages. The following discussion identifies key issues related to temporary conditional use permits:

1. *Should the amendment include variances (uses not otherwise permitted in the underlying zoning district)?* The amendment would allow outright and conditionally permitted uses on a short-term basis, and would relax the limitations and additional criteria established in the underlying zoning district. A variance is a permit for uses and/or facilities that are otherwise restricted in the underlying zoning district. To ensure that applications are limited to proposed uses that are likely to be generally compatible with the surrounding area and are generally consistent with the underlying zoning district, staff supports limiting the scope of the amendment to permitted and conditionally permitted uses. Under the existing Planning Code regulations, a property owner can apply for a variance for a use not otherwise permitted.

It should be noted that the proposed amendment allows certain uses that may or may not be permitted in the underlying zoning district. Specifically, the amendment would allow the following use classifications: Active Mini-Park; Passive Mini-Park; Special Use Park; Nonassembly Cultural Civic; Recreational Assembly Civic; Crop and Animal Raising; and Plant Nursery Agricultural. In combination with the Essential Service Civic land use classification, currently permitted in every zoning district in Oakland, these land use classifications would allow desirable short-term uses such as outdoor recreation, cultural and community gathering areas, retail vending and gardens. These uses contribute to the vibrancy of neighborhoods and can be easily established (relying on pushcarts or trailers, awnings, planter boxes, moveable site furnishings and similar features).

2. *Should the temporary conditional use permit be a major or a minor permit?* There are three options to consider for processing temporary conditional use permits; they can be considered major or minor permits, or they can be considered based on the criteria of Oakland Municipal Code (OMC) Chapter 17.134.020 Definition of Major and Minor Conditional Use Permits. The amendment treats the temporary conditional use permit as a minor permit requiring administrative review and approval and public noticing (and no public hearing or consideration by the Planning Commission unless decided by the Planning Director). A major permit process would take more time, include a public hearing and consideration by the Planning Commission. Relying on OMC 17.134.020 would require applications to go through a lengthier or more streamlined process generally based on size, use, zoning district and other defining criteria. The more streamlined minor permit process allows permit applications to be considered more quickly, consistent with the intent of the amendment to address every-changing economic conditions on a short-term basis. However, the major permit process allows for more public review and scrutiny of proposals that might otherwise be limited in the underlying zoning district. Staff believes that all three approaches have merits (and disadvantages); however, the more streamlined minor-permit process is consistent with the short-term timeframe of the proposed permit.

3. *What is the appropriate timeframe for the temporary conditional use permit?* The proposed amendment includes a three-year timeframe with the possibility of applying for a new permit within the last year of the life of any existing permit. Staff believes that three years is long enough for an applicant to make a meaningful investment and receive a meaningful return for a temporary use while ensuring that the City has the opportunity to reevaluate the use as the economic cycles shift (on a global or even site-specific basis).
4. *Should extensions be allowed?* The proposed amendment would not allow permit extensions, but rather would allow a permit-holder to apply for a new permit. The existing Planning Code allows extensions without public review or input prior to expiration of the original permit. Staff's objective is to ensure that there is public review and discretionary decision-making regarding continuing a use that is intended and designed to be short-term and to respond to a current economic situation.

Another option that would achieve the same objective would be to allow extensions but require Planning Commission consideration. In this alternative, an applicant would not need to apply for a new permit but, rather, would request an extension. The process would be more streamlined in terms of applicant submittal requirements, but consideration would involve a public hearing and decision by the Planning Commission.

5. *How can the City ensure removal of the use upon permit expiration?* As discussed earlier in this report, the proposed amendment includes three mechanisms for ensuring removal of the use and improvements upon permit expiration: a site restoration plan (to be considered and approved by staff), a financial security, and a recorded agreement to ensure termination of any permitted use or improvement upon permit expiration. Based on legal opinion, staff finds that these features would both ensure the temporary nature of the permit and protect the City against legal action for terminating any use permitted under the proposed amendment.

It should be noted, however, that the City of Oakland does not have the tools in place to ensure staff monitoring of issued permits over a three-year period. There is no existing method to flag a permit case file or otherwise trigger review of permit compliance after the permit has been issued. At this time, if staff issues a permit, there is no guarantee that any staff will follow up on the permit in the future. The financial security discussed above would provide some incentive for the applicant to contact the City to verify compliance and return the security. In addition, the deed restriction would serve to notify staff of the permit status should a new application be submitted for the same site. These approaches are not necessarily timely and rely on the applicant taking responsibility.

6. *Is a \$40,000 security reasonable?* The proposed amendment includes a minimum \$40,000 security to ensure removal of any permitted use and/or facility upon permit termination. The annual premium for a security of \$40,000 is typically less than \$600. Staff believes that this is a reasonable fee expectation for the allowances provided by issuance of a temporary conditional use permit. In addition, \$40,000 would be adequate for City staff to remove many temporary uses and, where temporary uses include improvements valued at greater than \$40,000, the City would rely on a higher security per the proposed regulations. Finally, a significant security ensures that the permit holder would comply with the terms of the permit and contact the City to confirm compliance upon permit expiration in order to remove the security.

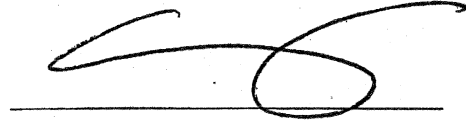
It should be noted that the requirement for a \$40,000 security is “general”; that is, the decision-making body could use discretion to reduce or waive the security. This would be an option for public benefit projects such as community gardens or passive parks, and would allow community groups to install a land use for the public good that would involve no profit without incurring unreasonable costs.

7. *Is the proposed amendment consistent with the City of Oakland General Plan?* The proposed amendment would not allow any uses that are not otherwise permitted or conditionally permitted in the underlying zoning district and would therefore not conflict with the General Plan. In addition, the proposed amendment would support the General Plan general policies of economic development and minimizing nuisances (Policy 1/C4.2) during a challenging economic climate.
8. *How would these regulations affect other temporary uses permitted in Oakland?* The City of Oakland currently allows some uses on a temporary basis, such as “vehicular food vending” and “pushcart food vending” via OMC Titles 8 and 5, respectively. These permits are for uses and do not run with the land. The currently proposed amendment would apply to OMC Title 17, run with the land, and would therefore not affect current temporary use permits in Oakland.

ACTION REQUESTED OF THE ZONING UPDATE COMMITTEE

Staff recommends that the Zoning Update Committee provide comments regarding the proposed Planning Code text amendment and address the questions and issues outlined in this report.

Prepared by:



Catherine Payne, Planner IV

Approved for forwarding to the
Zoning Update Committee of the
City Planning Commission by:



ERIC ANGSTADT, DEPUTY DIRECTOR, CEDA

ATTACHMENT:

A. Proposed Planning Code Amendment

**ATTACHMENT A:
PROPOSED PLANNING CODE AMENDMENT**

**Zoning Update Committee of the Oakland Planning Commission
February 17, 2010**

Chapter 17.133

TEMPORARY CONDITIONAL USE PERMIT PROCEDURE

Sections:

17.133.010	Title, purpose, and applicability.
17.133.020	Definition of temporary conditional use permits.
17.133.030	Application.
17.133.040	Procedures for consideration.
17.133.050	General temporary conditional use permit criteria.
17.133.060	Appeal to Planning Commission.
17.133.070	Expiration of temporary conditional use permits.
17.133.080	Security for Improvements.
17.133.090	Extension of temporary conditional use permits .
17.133100	Reinstatement of temporary conditional use permits.
17.133.110	Adherence to approved plans.
17.133.120	Limitation on resubmission.

17.133.010 Title, purpose, and applicability.

The provisions of this chapter shall be known as the temporary conditional use permit procedure. The purpose of these provisions is to prescribe the procedure for the accommodation of temporary uses with special considerations, such as site or design requirements, operating characteristics, or potential adverse effects on surroundings, through review and, where necessary or appropriate, the imposition of special conditions of approval. This procedure shall apply to proposals for limited duration activities or facilities as specified in this chapter; or limited duration activities or facilities that are otherwise permitted or conditionally permitted as permanent land uses in the applicable zoning district. This procedure shall not apply to limited duration uses addressed elsewhere in the Oakland Municipal Code.

17.133.020 Definition of temporary conditional use permits.

A temporary conditional use permit allows for the operation of specified activities or facilities on private property for a limited time duration.

A. Temporary Conditional Use Classifications.

1. A temporary conditional use permit may be issued for any permitted or conditionally permitted activity or facility in the applicable zoning district.

2. A temporary conditional use permit may also be issued for the following additional activities or facilities, whether or not permitted or conditionally permitted in the

applicable zoning district: Active Mini-Park; Passive Mini-Park; Special Use Park; Nonassembly Cultural Civic; Recreational Assembly Civic; Crop and Animal Raising; and Plant Nursery Agricultural.

B. Limited Duration. A temporary conditional use permit generally has a limited duration of three (3) years from the effective date of final decision to the date of permit expiration.

C. Relief of Zoning Limitations and Application of Additional Criteria. A temporary conditional use permit may relieve limitations and additional criteria relating to the activity or facility otherwise required in the applicable zoning district, subject to the following findings:

1. Activity and facility limitations and additional criteria otherwise required in the Planning Code or applicable zoning district would prohibit the temporary land use.
2. Activity and facility limitations and additional criteria otherwise required in the Planning Code or applicable zoning district would require permanent improvements inconsistent with the temporary land use.

D. Temporary Improvements. All proposed site improvements shall be temporary in nature and design, as required by Section 17.133.050.E. Any proposed demolition would be subject to the regulations contained in OMC Section 15.36, Chapter 17.136, and any other applicable regulations.

E. Issuance of a temporary conditional use permit shall not restrict or otherwise invalidate, extend, or alter any land use entitlements for the subject property valid at the time of permit issuance.

F. No permit extension. A temporary conditional use permit shall not be extended. However, where a temporary conditional use permit has been approved, an application for essentially the same proposal affecting the same property, or any portion thereof, may be filed two (2) years or later after permit issuance. Such application shall be subject to the regulations contained in Planning Code Chapter 17.133.

17.133.030 Application.

An application for a temporary conditional use permit shall be made by the owner of the affected property, or his or her authorized agent, on a form prescribed by the City Planning Department and shall be filed with such Department.

A. The application shall be accompanied by such information including, but not limited to, site and improvement plans, drawings and elevations, and operational data, as may be required to enable the pertinent criteria to be applied to the proposal, and the fee prescribed in the fee schedule in Chapter 17.150 for a minor permit. In the OS zone, the application shall also include the most recent open space balance calculated pursuant to the no net loss provisions in Section 17.135.060, and any additional information deemed necessary by the City Planning Department.

B. The application shall be accompanied by plans for restoration of the affected site to its original condition. Such plans shall be submitted prior to permit issuance and are subject to review and consideration by the Planning Director or Planning Commission, as applicable.

C. The application shall be accompanied by an agreement, on a form prescribed by the City of Oakland and signed by the land owner, and to be recorded against the property upon permit issuance, acknowledging the temporary nature of the permit and agreeing to removal of the approved land use(s) and related improvements upon permit expiration.

D. Permit issuance shall generally be subject to a bond or other financial security, as required under Section 17.133.080, to ensure removal of the permitted use(s) and improvements upon permit termination.

17.133.040 Procedures for consideration.

A. In All Zones. An application for a temporary conditional use permit shall be considered by the Director of City Planning. However, the Director may, at his or her discretion, refer the application to the City Planning Commission for decision rather than acting on it himself or herself. In this case, the application shall be processed as a major permit pursuant to Chapter 17.134.040.A of the Planning Code. At his or her discretion, an administrative hearing may be held. Notice shall be given by posting an enlarged notice on premises of the subject property involved in the application; notice shall also be given by mail or delivery to all persons shown on the last available equalized assessment roll as owning real property in the city within three hundred (300) feet of the property involved; provided, however, that failure to send notice to any such owner where his or her address is not shown in said records shall not invalidate the affected proceedings. All such notices shall be given not less than seventeen (17) days prior to the date set for the hearing, if such is to be held, or, if not, for decision on the application by the Director. The Director shall determine whether the proposal conforms to the temporary conditional use permit criteria set forth in Section 17.133.050 and to other applicable use permit criteria, and may grant or deny the application for the proposed temporary conditional use permit or require such changes in the proposed use or impose such reasonable conditions of approval as are in his or her judgment necessary to ensure conformity to said criteria. The determination of the Director of City Planning shall become final ten (10) calendar days after the date of decision unless appealed to the City Planning Commission in accordance with Section 17.133.060. In those cases which are referred to the Commission by the Planning Director, the decision of the Commission shall become final ten (10) days after the date of decision. In any event the last date of appeal falls on a weekend or holiday when city offices are closed, the next date such offices are open for business shall be the last date of appeal.

B. In the OS Zone. Applications for temporary 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.

C. Alternative Notification Procedures. If the conditions as set forth in Section 17.130.020 apply, alternative notification procedures discussed therein may replace or supplement the procedures set forth in subsections A and B of this section.

17.133.050 Temporary conditional use permit criteria.

Except as different criteria are prescribed elsewhere in the zoning regulations, a temporary conditional use permit shall be granted only if the proposal conforms to all of the following temporary conditional use permit criteria, as well as to any and all other applicable additional use permit criteria:

A. That the location, size, design, and operating characteristics of the proposed temporary use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

B. That the location, design, and site planning of the proposed temporary use will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the proposed use and its location and setting warrant;

C. That the proposed temporary use will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050 with consideration given to the temporary nature of the proposal;

E. That all proposed improvements are temporary and/or removable, with no permanent alterations to the existing site;

F. That the benefits of temporarily allowing the proposal outweigh the benefits of allowing the parcel to remain vacant or underutilized awaiting a potential permanent use that conforms to the limitations set forth in the applicable zone;

G. That the economic climate, either in general or pertaining to the affected site specifically, is adverse and the proposed temporary use and/or relaxation of Planning Code standards would contribute to economic and land use vitality in Oakland; and

H. That the proposal conforms in all significant respects to the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.

17.133.060 Appeal to Planning Commission—Temporary conditional use permits.

Within ten (10) calendar days after the date of a decision by the Director of City Planning on an application for a temporary conditional use permit, an appeal from said decision may be taken to the City Planning Commission by the applicant or any other interested party. In the case of appeals involving one- or two-unit Residential Facilities, the appeal shall be considered by the Commission's Residential Appeals Committee. In event the last date of appeal falls on a weekend or holiday when city offices are closed, the next date such offices are open for business shall be the last date of appeal. Such appeal shall be made on a form prescribed by the City Planning Department and shall be filed with such Department. The appeal shall state specifically wherein it is claimed there was an error or abuse of discretion by the Director or wherein his or her decision is not supported by the evidence in the record. Upon receipt of the appeal, the Secretary of the City Planning Commission shall set the date for consideration thereof; which in the case of applications limited to one- or two-unit Residential Facilities, shall be the date of the Committee's next regularly scheduled meeting following the thirtieth day after the appeal is filed. Not less than seventeen (17) days prior to the date of the Commission's or Committee's consideration of the appeal, the Secretary shall give written notice to: the applicant; the appellant in those cases where the applicant is not the appellant; adverse party or parties, or to the attorney, spokesperson, or representative of such party or parties; other interested groups and neighborhood associations who have requested notification; and to similar groups and individuals as the Secretary deems appropriate, of the date and place of the hearing on the appeal. In considering the appeal, the Commission or, if applicable, the Committee shall determine whether the proposal conforms to the temporary use permit criteria set forth in Section 17.133.050 and to any other applicable additional use permit criteria, and may grant or deny a permit or require such changes in the proposed use or impose such reasonable conditions of approval as are in its judgment necessary to ensure conformity to said criteria. The decision of the Commission or, if applicable, the Committee shall be final.

17.133.070 Expiration of Temporary conditional use permits

A Temporary conditional use permit shall generally expire three (3) years from the effective date of approval of such permit. The use activity permitted by such Temporary conditional use permit shall terminate on or prior to this date.

17.133.080 Security for Improvements

A. Issuance of a temporary conditional use permit shall generally be accompanied by a bond (or other financial security acceptable to the City of Oakland) for the value of any proposed improvements or for \$40,000 (whichever is greater) to ensure removal of the permitted

use(s) and improvements upon permit termination. This requirement may be waived if the applicant can demonstrate that the proposed use will not generate any financial profit and will provide a benefit communitywide.

B. Upon expiration of the permit and timely termination of the approved use activity, said bond shall be returned to the applicant.

C. Should the approved use activity not be terminated upon expiration of the permit, the City of Oakland shall use said bond for the purpose of terminating the activity and/or facility.

17.133.090 Extension of Temporary conditional use permits

A temporary conditional use permit generally cannot be extended.

17.133.100 Reinstatement of Temporary conditional use permits

A temporary conditional use permit generally cannot be reinstated.

17.133.110. Adherence to approved plans.

A temporary conditional use permit shall be subject to the plans and other conditions upon the basis of which it was granted. Unless a different termination date is prescribed, the permit shall terminate three (3) years from the effective date of its granting.

17.133.120 Limitation on resubmission.

Whenever an application for a temporary conditional use permit has been denied by the Director of City Planning or Planning Commission, and the applicant fails to file a timely appeal, no such application for essentially the same proposal affecting the same property, or any portion thereof, shall be filed within one (1) year after the date of denial. This section shall not apply in instances where the applicant can show, on the face of any subsequent application, changed circumstances sufficient to justify a rehearing. Applications for hearing pursuant to this section shall be considered by the Director of City Planning. A determination by the Director shall become final ten (10) calendar days after the date of decision unless appealed to the City Planning Commission. In event the last date of appeal falls on a weekend or holiday when city offices are closed, the next date such offices are open for business shall be the last date of appeal. Any such decision by the City Planning Commission shall be final.

Attachment C: ZUC Staff Report dated April 21, 2010

Location: Citywide – unless otherwise stated
Item: Discussion of a proposed text amendment to the Planning Code to allow consideration of temporary conditional use permits in Oakland.
Applicant: City Planning Commission
Case File Number: ZT10-0007
Staff recommendation: Review and discuss
For further information: Contact: Catherine Payne at (510) 238-6168 or cpayne@oaklandnet.com

PROPOSED ZONING TEXT AMENDMENT

The Zoning Updates Committee of the Planning Commission (ZUC) previously reviewed this proposal at their regularly scheduled meeting on February 17, 2010. The proposed revised Planning Code text amendment addressed in this report would allow the City of Oakland to consider conditional use permits for temporary land uses throughout the city. The proposal would provide standards and procedures for temporary uses and responds to an economic climate that has hindered permanent and highest-use development of sites in Oakland. The proposed text amendment is summarized in this report. Please see Attachment A for the proposed zoning text amendment. This staff report addresses ZUC and community comments and provides policy options for ZUC consideration.

BACKGROUND

During this current economic downturn, Oakland land owners with vacant or underutilized parcels are interested in maintaining the economic viability of the land and yet are not able to finance permanent development of the highest and best use. In particular, Oakland hosts a large inventory of vacant lots with no current entitlements as well as vacant lots that are entitled for permanent development yet are not able to secure financing for said development. In order to reduce the blight of vacant lots and promote economic development in this challenging economic climate, staff proposes consideration of regulations that would allow short-term uses of vacant and underutilized properties with relaxed standards to reduce blight and promote economic development in a realistic manner.

PROJECT DESCRIPTION

The proposed project is a Planning Code text amendment (amendment) defining and regulating the application of temporary conditional use permits in Oakland. The amendment would allow currently permitted and conditionally permitted activities on a site, with relaxed limitations and standards and without affecting underlying entitlements. One example of this would be allowing surface auto-fee parking lots in the Central Business District for a three-year period; the existing CBD Planning Code regulations allow auto-fee parking, but limitations require the parking to be enclosed and above the ground floor. Under the proposed amendment, the CBD limitations could be relaxed and surface parking would be allowed only on a temporary basis. This would allow an economically viable, though not necessarily the highest and best, use of a site that might otherwise be undeveloped in this economy. The short timeframe would not hinder development of a permanent and better use for the site should the economy improve in the near future.

The amendment includes the following key components:

1. *Limited duration*: The amendment includes a permit life of three years. The currently proposed regulations are revised to allow a one-time, one year extension with no other options for extending the life of the original permit. In summary, a permit could have a maximum active life of up to four years, including the one-time extension.
2. *Relaxation of Planning Code Limitations” and “Additional Criteria”*: The amendment would generally require that the proposed land use be permitted in the underlying zoning district (with a few exceptions, as noted below); however, the amendment would not require compliance with the “Limitations” and “Additional Criteria” that apply to the proposed land use in the underlying zoning district. This would protect the compatibility of land uses in the underlying zoning district while allowing flexibility to allow use locations and design that are viable in an economically challenging climate on a temporary basis.
3. *Guarantee of removal of use upon permit expiration*: The proposed amendment includes requirements for a site restoration plan, financial security, and a recorded agreement to ensure termination of any permitted use or improvement upon permit expiration. The currently proposed regulations additionally cite the City’s existing ability to penalize any violations of the terms of a temporary conditional use permit.
4. *No effect on existing land use entitlements*: Any permit granted under the amendment would not terminate or otherwise affect any existing land use entitlements. In this way, a site can host a temporary use while maintaining any existing entitlement for a higher and better use in the future.

ZUC AND COMMUNITY COMMENTS

The ZUC considered the proposed regulations and received public testimony at their regularly scheduled meeting on February 17, 2010. At that time, the ZUC and community members made comments regarding the proposal. The following is a summary of the comments and staff response and/or analysis (in indented italics below each comment):

ZUC Comments

- Include penalties to provide applicant incentive to remove use upon termination of permit.
 - *The Oakland Municipal Code (OMC Chapter 1.12) authorizes assessment and penalties for violations of the Planning Code (OMC Title 17), including fines and liens. In addition to the proposed deed restrictions, improvement security and signed and notarized acknowledgement of temporary permit, existing penalties should ensure a high degree of self-enforcement of the proposed regulations. In addition, the revised proposal includes a requirement for project signage indicating the temporary nature of the permit and expiration date, informing neighbors and visitors of the terms of the permit and supporting the identification of any violations.*
- Do we want surface auto-fee parking in downtown when it is currently not permitted? Even on temporary basis?
 - *The only active interest in the proposed regulations thus far has been from applicants interested in conducting surface parking. If the ZUC is considering supporting an option for allowing temporary uses, staff recommends including this use. The ZUC has the option of recommending a trial period for the regulations to determine the benefits and disadvantages based on actual experience.*
- The proposal goes against current regulations (specifically, the newly adopted Central Business District regulations do not allow surface parking, and the proposed regulations would allow surface parking on a temporary basis).
 - *This is the intent of the regulations: only allow land uses that are currently outright or conditionally permitted, but relax development standards to allow for the use to exist on a temporary basis. The Planning Code currently has no option for temporary permits; therefore, by definition, the proposal will contradict existing standards that require permanent improvements.*
- This proposal allows land owners to continue to own land purchased at too high a value; this land will be difficult to develop at the inflated value. If the land remains vacant, then the owners may be forced to sell at a lower (current) value; at a lower value, new owners may be able to develop the highest and best use.
 - *This viewpoint supports the option to recommend no action regarding temporary conditional use permits. With this option, the City would have no legally defensible method or established standards for addressing desirable temporary uses.*

- Alcoholic beverage sales should be included in the proposal.
 - *Alcoholic beverage and tobacco sale permits are regulated by the State of California, and the City of Oakland cannot supercede state regulations.*
- The security amount should be determined by cost-benefit analysis to ensure that it is fair and achieves the goal of limiting use to approved timeframe.
 - *The purpose of the security is to facilitate removal of the use/improvements upon permit expiration; that is the nexus that needs to be made. The City's financial benefit from the use comes from business taxes and not from fees. In addition, the required deed restriction, agreement to the terms of the permit, and established violation process are designed to ensure the removal of the use upon permit termination.*
- It will be difficult to remove community-serving uses (such as community gardens and public art installations) upon permit expiration. People will fight to keep these uses.
 - *Although people may argue to keep temporary uses beyond the life of the permit, the regulations are drafted to both ensure compliance with the established time limits and alert the public to the temporary nature of the use (the revised regulations include a requirement for site signage indicating that the use is temporary and that the use shall be removed by a date certain). There should be no misunderstanding about the temporary life of the use under the proposed regulations; however, the regulations cannot control any desire there may be to extend the use.*
- Would this proposal comply with Senate Bill (SB) 375? (Greenhouse Gas Reduction)
 - *This proposal does not directly relate to SB375. However, it could be argued that increasing parking possibilities in downtown Oakland and thereby pushing housing and office development off directly encourages driving, and indirectly supports sprawl. At the same time, it should be noted that where the proposed regulations would allow surface parking, auto fee parking is already permitted on a permanent basis.*
- Tier fees so that more lucrative uses pay higher fees than more financially modest and/or community-serving uses.
 - *The City can set different fees by permit type but cannot charge different fees based on proposed land use or potential value of use. This would be discriminatory.*
- Consider allowing a one-time, one-year extension with no option to renew the permit.
 - *Staff agrees that this would be an effective way to ensure that temporary uses remain temporary. The proposed regulations are revised to reflect this comment.*
- Consider limiting the number of cars allowed for surface parking and/or portable lifts.
 - *There are currently no restrictions on portable car lifts in the City of Oakland. The ZUC could consider limiting parking to 49 or fewer parking spaces, consistent with the threshold for minor conditional use permits.*
- Consider a trial period to test regulations.
 - *This staff report includes a proposal for a trial period in order to determine the benefits and disadvantages of temporary permits based on actual experience.*

Public Hearing Comments

- The Temporary Conditional Use Permit concept is acceptable for community-serving uses; However, some seasonal sales currently operate without any permit--this permit process, including the security requirement, would be prohibitive for these short-term uses (3-4 months per year);
 - *The permit process could be used to provide approval of seasonal temporary uses throughout the life of the permit. For example, a land owner could submit an application for seasonal sales from September through December every year for three years.*
- Temporary Conditional Use Permits should be minor and not major permits.
 - *The current proposal is for applications to be processed as minor permits.*
- Allow temporary uses that would otherwise require a variance.
 - *This is an option that would facilitate increased use of currently vacant properties in the near term. Staff recommends keeping the current proposal narrow to monitor the success of the regulations. In the future, should there continue to be interest in allowing uses that would otherwise require a variance, the City could consider expanding the regulations.*
- How would vehicular food vendors be addressed by this proposal?
 - *The activity is currently considered within the "fast food" classification and, as such, would be permitted wherever "fast food" is currently permitted or conditionally permitted.*
- The lack of current investment in Oakland necessitates permitting land uses that are not ideal.
 - *This viewpoint supports an option to adopt the proposed regulations or a trial, and to include both permitted and conditionally permitted uses (without limitation).*
- Vacant lots can be a nuisance; there is current parking demand in CBD, and such activity would generate revenue for the City.
 - *This viewpoint supports an option to adopt the proposed regulations or a trial, and to include both the permitted and conditionally permitted uses (without limitation).*
- The proposal weakens the Planning Code by allowing uses that were never intended to be permitted (surface parking in CBD).
 - *The proposal would only allow land uses that are currently permitted or conditionally permitted in the underlying zoning district. However, the proposal would relax development standards to allow for the use to exist on a temporary basis. The Planning Code currently has no option for temporary permits; therefore, by definition, the proposal will contradict existing standards that require permanent improvements.*
- Surface parking is ugly, and causes hazards for pedestrians and bicyclists.
 - *This is an argument to exclude surface parking from any recommendation to move the proposed regulations forward. However, it should be noted wherever surface parking would be permitted as part of this proposal, auto fee parking is already permitted or conditionally permitted. Surface and above-grade auto-fee*

parking generally have the same access and egress conditions in terms of number of driveways.

Testimony Submitted in Writing

- The life of the permit should be four years (rather than three).
 - *The current life of a land use entitlement in Oakland is two years and an additional one year extension. The proposed three-year timeline for the Temporary Conditional Use Permit is consistent with this.*
- There should be no limit on the number of permit renewals.
 - *This proposal includes a narrower time period for land use activity. This approach ensures that temporary uses are, in fact, temporary and do not become long-term or permanent.*
- The security should be reduced to \$20,000.
 - *The purpose of the security is for removal of any improvements upon permit expiration should the property owner not comply with the terms of the permit. The proposed regulations require up to \$40,000 for the security; however, some proposed uses with minimal improvements may have a much lower security requirement.*
- Surface parking should include a landscaping or public art buffer.
 - *Staff supports this recommendation, and the proposed regulations are revised accordingly.*
- Surface parking should incorporate storm water runoff diversion to protect Lake Merritt and the San Francisco Bay.
 - *The proposed regulations require all improvements to be temporary. For those projects that would be required to meet existing storm water runoff requirements, they would need to demonstrate that they could do so with only temporary improvements; otherwise, such proposals would be denied.*

ISSUES AND DISCUSSION

San Francisco's Approach

The City of San Francisco is currently working with owners of entitled properties to allow temporary uses. The approach in San Francisco is to use the Development Agreement (DA) process to extend the life of existing land use entitlements in exchange for the placement of community benefit uses on entitled sites during the interim period. Through the DA process, San Francisco will allow community benefit uses such as gardens, parks and public art displays on a temporary basis. In addition, San Francisco will require extensive (although temporary) improvements, maintenance, insurance and other features designed to allow public access and ensure high quality projects. Again, the incentive to land owners is extending valuable land use entitlements. This approach is specific to currently entitled properties and would not allow surface parking.

The City of San Francisco currently permits temporary uses on non-entitled properties through the Conditional Use Permit process, with specific conditions of approval controlling the temporary timeline and features of the proposal. In addition, the City of San Francisco generally restricts new proposals for surface parking.

Although San Francisco has a very different economic and development climate than Oakland (fewer vacant lots and parcels with more valuable and complex entitlements, for example), the DA approach provides advantages for Oakland, as well. This approach applies to limited properties (those with land use entitlements) and ensures a beneficial use until such time as development is feasible. In addition, the DA can control the quality of improvements and removal of the use based on the incentive of extended entitlements. This is an option for Oakland to consider in developing an approach to permitting temporary uses.

Surface Parking

The only active interest in temporary permits is for surface parking. Surface parking may be considered an undesirable land use, even on a temporary basis. However, the demand for the use should trigger a meaningful discussion about the appropriateness of the use in certain cases. Is surface parking acceptable on a short-term, and not long-term, basis? Is the use acceptable near the West Oakland BART station but in the Central Business District? The ZUC could consider taking a position on surface parking in Oakland and could recommend that the Planning Commission do the same. Any temporary use regulation proposal would be informed by such direction.

Community Benefit Uses

At the previous ZUC meeting where temporary permits were considered, the ZUC expressed concern about temporary community benefit uses becoming permanent due to community and possible political will. This same question might apply to any use for which there is support. The revised proposal includes measures designed to ensure that uses remain temporary and do not become permanent. Revisions include limitations on permit extension and the required site signage to inform the public about the temporary nature of the use. In addition, this staff report outlines options that would allow for a trial of any adopted regulations to determine the outcome of the program and ensure removal of all uses at the end of the trial program.

OPTIONS FOR CONSIDERATION

Staff has revised the proposed draft Temporary Conditional Use Permit regulations and has included various options for ZUC considerations. The following discussion and matrix outline the options and their benefits and disadvantages:

No Action

Taking no action on a temporary use permit proposal would retain the status quo. Currently, there are a small number of active (and unabated) temporary permits on file in Oakland (generally, these are conditional use permits issued with a condition for termination of the use by a date certain). Should the City receive future applications for temporary uses (CUP, variance or DA applications), there are a few existing options for considering such proposals: the City could deny the application or approve the application with conditions of approval to limit the duration of the use and ensure the use does not become vested.

This approach does not contradict the existing Planning Code. However, this approach provides no land use flexibility to address a fluctuating economy, and provides no systematic formula for considering or terminating temporary uses.

Citywide TCUP

A Citywide TCUP, fully described above and in Attachment A to this report, would commit the City to a standardized regulatory process for considering temporary use applications. The proposed regulations allow for a wide variety of uses currently permitted or conditionally permitted in the underlying zoning district. Relaxation of development standards, however, would allow site design that would otherwise not be permitted (surface parking would be allowed in districts where auto fee parking is permitted but development standards restrict surface parking).

Relaxation of standards, in some cases, would potentially contradict the intent of the Planning Code. However, the proposed uses are temporary which may lessen the opposition to an otherwise controversial use. Temporary use permits, in general, would potentially discourage development of higher and better permanent land uses, extending blighted conditions into the future. Nonetheless, a consistent permitting process ensures consistent application of regulations and conditions of approval, and better controls the termination of the temporary uses.

Trial Citywide TCUP

A trial Citywide TCUP program would include the regulations proposed in Attachment A (and described above); however, the trial program would sunset on a date certain. This would allow the City to test the benefits and disadvantages of the TCUP concept during the current economic downturn. By extinguishing the trial on a date certain, the City can control termination of any uses permitted during the trial period. In addition, a trial program would allow the City to consider whether to cease, continue and/or alter the regulations on an extended or permanent basis.

Trial TCUP-CBD

A trial TCUP program in the Central Business District (CBD) would generally include the regulations proposed in Attachment A; however, application would be limited to the CBD. In this way, the trial TCUP-CBD program would specifically address the current, active interest in temporary uses, as the current applications are for surface parking in the downtown area. The trial program would allow the City to consider the advantages and disadvantages of such regulations on a limited basis with the most controversial uses.

Trial TCUP-no surface parking

A trial TCUP that does not allow surface parking would generally include the regulations proposed in Attachment A and would apply Citywide; however, surface parking would not be allowed as a temporary use. A trial Citywide TCUP that does not allow any surface parking may be desirable in terms of the allowable land uses. It should be noted, however, that this proposal would not address actual demand for temporary permits, all of which are for surface parking.

Development Agreement

Whether or not the City of Oakland adopts any specific policy, the City has the ability, on a case-by-case basis, to adopt DAs to extend the life of existing land use entitlements in exchange for the placement of desirable temporary land uses on entitled sites during the interim period. This approach would be specific to currently entitled properties and would require City Council consideration on a case-by-case basis. The City can dictate the appropriate interim uses and the extent and quality of improvements, accessibility and other design features, as the approach would be incentive-based.

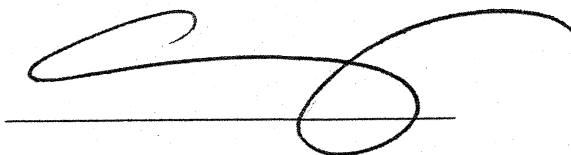
TEMPORARY CUP OPTIONS MATRIX

Option	Benefits	Disadvantages	Additional Notes
No Action	<ul style="list-style-type: none"> • No risk of temporary uses becoming permanent; • Does not contradict Planning Code; 	<ul style="list-style-type: none"> • No land use flexibility to address fluctuating economy • No systematic formula for considering temporary use proposals; • No systematic approach to terminating approved temporary uses; 	<ul style="list-style-type: none"> • Could amend SCOA to allow temporary uses on case-by-case basis with consistent conditions • Temporary use proposals would be considered under existing CUP, variance or DA procedures
Citywide TCUP	<ul style="list-style-type: none"> • Allows uses for a limited timeframe • Provides consistent formula for processing temporary use proposals; • Responds to economic reality by allowing more land use flexibility • Provides similar permitting opportunity throughout Oakland • Ensures uses do not become vested 	<ul style="list-style-type: none"> • Difficult to remove from Planning Code if regulations prove to be problematic • In some cases, allows uses that contradict Planning Code; • Difficult to ensure removal of uses (politically and in terms of City ability to monitor); • May discourage development of permanent higher and better use; 	
Trial Citywide TCUP	<ul style="list-style-type: none"> • Same advantages as "Citywide TCUP" • Sunset controls termination of permits • Sunset allows evaluation of effectiveness of regulations 	<ul style="list-style-type: none"> • May discourage development of permanent higher and better use; 	<ul style="list-style-type: none"> • To adopt permanently, would need to go to ZUC, Planning Commission and Council for recommendation and approval
Trial TCUP-CBD	<ul style="list-style-type: none"> • Addresses actual demand at this time for temporary permits • Limits area to where greatest demand exists 	<ul style="list-style-type: none"> • Does not cover the current demand located outside of downtown (e.g., near West Oakland BART) 	<ul style="list-style-type: none"> • To adopt permanently, would need to go to ZUC, Planning Commission and Council for recommendation and approval
Trial TCUP-no surface parking	<ul style="list-style-type: none"> • Addresses community concerns regarding surface parking 	<ul style="list-style-type: none"> • Does not address actual demand at this time for temporary permits • Limits financial benefit for City • Does not consider that use could be acceptable on temporary basis 	<ul style="list-style-type: none"> • To adopt permanently, would need to go to ZUC, Planning Commission and Council for recommendation and approval
Development Agreement	<ul style="list-style-type: none"> • Incentive-based • Limited to entitled properties • City can require extensive improvements, maintenance, insurance 	<ul style="list-style-type: none"> • Limited to entitled properties • Does not address actual demand at this time for temporary permits • May discourage development of permanent higher and better use; • No systematic formula for considering other types of temporary use proposals; 	<ul style="list-style-type: none"> • Could amend SCOA to address other types of temporary use proposals • DA requires no new policy adoption

ACTION REQUESTED OF THE ZONING UPDATE COMMITTEE

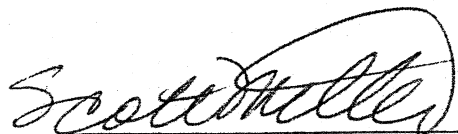
Staff recommends that the Zoning Update Committee provide comments regarding the proposed Planning Code text amendment and address the options, questions and issues outlined in this report.

Prepared by:



Catherine Payne, Planner III

Approved for forwarding to the
Zoning Update Committee of the
City Planning Commission by:



SCOTT MILLER, ZONING MANAGER, PLANNING AND ZONING DIVISION



ERIC ANGSTADT, DEPUTY DIRECTOR, CEDA

ATTACHMENTS:

- A. Proposed Planning Code Amendment (revised)
- B. ZUC Staff Report dated February 17, 2010

ZUC APRIL 21, 2010

**ATTACHMENT A:
PROPOSED PLANNING CODE AMENDMENT (REVISED)**

**ATTACHMENT A:
PROPOSED PLANNING CODE AMENDMENT**

**Zoning Update Committee of the Oakland Planning Commission
April 21, 2010**

Deleted: February 17

Chapter 17.133

TEMPORARY CONDITIONAL USE PERMIT PROCEDURE

Sections:

- 17.133.010 Title, purpose, and applicability.**
- 17.133.020 Definition of temporary conditional use permits.**
- 17.133.030 Application.**
- 17.133.040 Procedures for consideration.**
- 17.133.050 General temporary conditional use permit criteria.**
- 17.133.060 Appeal to Planning Commission.**
- 17.133.070 Expiration of temporary conditional use permits.**
- 17.133.080 Security for Improvements.**
- 17.133.090 Extension of temporary conditional use permits .**
- 17.133100 Reinstatement of temporary conditional use permits.**
- 17.133.110 Adherence to approved plans.**
- 17.133.120 Limitation on resubmission.**

17.133.010 Title, purpose, and applicability.

The provisions of this chapter shall be known as the temporary conditional use permit procedure. The purpose of these provisions is to prescribe the procedure for the accommodation of temporary uses with special considerations, such as site or design requirements, operating characteristics, or potential adverse effects on surroundings, through review and, where necessary or appropriate, the imposition of special conditions of approval. This procedure shall apply to proposals for limited duration activities or facilities as specified in this chapter; or limited duration activities or facilities that are otherwise permitted or conditionally permitted as permanent land uses in the applicable zoning district. This procedure shall not apply to limited duration uses addressed elsewhere in the Oakland Municipal Code.

Deleted:

17.133.020 Definition of temporary conditional use permits.

A temporary conditional use permit allows for the operation of specified activities or facilities on private property for a limited time duration.

A. Temporary Conditional Use Classifications.

1. A temporary conditional use permit may be issued for any conditionally permitted activity or facility in the applicable zoning district.

Deleted: permitted or

Formatted: Font: Bold

2. A temporary conditional use permit may also be issued for the following additional activities or facilities, whether or not permitted or conditionally permitted in the applicable zoning district: Active Mini-Park; Passive Mini-Park; Special Use Park; Nonassembly Cultural Civic; Recreational Assembly Civic; Crop and Animal Raising; and Plant Nursery Agricultural.

B. Limited Duration. A temporary conditional use permit generally has a limited duration of three (3) years from the effective date of final decision to the date of permit expiration.

C. Relief of Zoning Limitations and Application of Additional Criteria. A temporary conditional use permit may relieve limitations and additional criteria relating to the activity or facility otherwise required in the applicable zoning district, subject to the following findings:

1. Activity and facility limitations and additional criteria otherwise required in the Planning Code or applicable zoning district would prohibit the temporary land use.

2. Activity and facility limitations and additional criteria otherwise required in the Planning Code or applicable zoning district would require permanent improvements inconsistent with the temporary land use.

D. Temporary Improvements. All proposed site improvements shall be temporary in nature and design, as required by Section 17.133.050.E. Any proposed demolition would be subject to the regulations contained in OMC Section 15.36, Chapter 17.136, and any other applicable regulations.

E. Issuance of a temporary conditional use permit shall not restrict or otherwise invalidate, extend, or alter any land use entitlements for the subject property valid at the time of permit issuance.

17.133.030 Application.

An application for a temporary conditional use permit shall be made by the owner of the affected property, or his or her authorized agent, on a form prescribed by the City Planning Department and shall be filed with such Department.

A. The application shall be accompanied by such information including, but not limited to, site and improvement plans, drawings and elevations, and operational data, as may be required to enable the pertinent criteria to be applied to the proposal, and the fee prescribed in the fee schedule in Chapter 17.150 for a minor permit. In the OS zone, the application shall also include the most recent open space balance calculated pursuant to the no net loss provisions in Section 17.135.060, and any additional information deemed necessary by the City Planning Department.

1. Plans shall include design and accommodation of a sign to be posted on the front property line throughout the life of the permit, with a minimum size of 3 feet wide by 3 feet tall, indicating the permit case file number and termination date of the permit.

2. Plans for any surface parking proposal shall indicate a three-foot wide landscape or public art buffer along the public frontage of the site. Plans shall include the design of the landscape or public art feature and demonstrate that the features can be installed on a temporary basis (e.g., raised planter boxes).

B. The application shall be accompanied by plans for restoration of the affected site to its original condition. Such plans shall be submitted prior to permit issuance and are subject to review and consideration by the Planning Director or Planning Commission, as applicable.

C. The application shall be accompanied by an agreement, on a form prescribed by the City of Oakland and signed by the land owner, and to be recorded against the property upon permit issuance, acknowledging the temporary nature of the permit, agreeing to only improve the

Deleted: F. No permit extension. A temporary conditional use permit shall not be extended. However, where a temporary conditional use permit has been approved, an application for essentially the same proposal affecting the same property, or any portion thereof, may be filed two (2) years or later after permit issuance. Such application shall be subject to the regulations contained in Planning Code Chapter 17.133. ¶

Formatted: Indent: Left: 0.5", First line: 0.5", Numbered + Level: 4 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 2" + Tab after: 2.25" + Indent at: 2.25", Tabs: 1.5", List tab + Not at 2.25"

Comment: This will inform the public of the temporary nature of the permit, important especially for "feel good" uses such as community gardens.

site with temporary furnishings and to limit investment into the property, agreeing to removal of the approved land use(s) and related improvements upon permit expiration, and agreeing that the permit, and the right to continue the uses authorized by the permit shall be extinguished immediately and automatically upon expiration of the permit and shall not be subject to any requirement for further notice, public hearing or appeal. The agreement shall further specify that the applicant (including any heirs, successors or assigns) waives any right to such notice or hearing.

Deleted: and

Deleted: .

D. Permit issuance shall generally be subject to a bond or other financial security, as required under Section 17.133.080, to ensure removal of the permitted use(s) and improvements upon permit termination.

17.133.040 Procedures for consideration.

A. In All Zones. An application for a temporary conditional use permit shall be considered by the Director of City Planning. However, the Director may, at his or her discretion, refer the application to the City Planning Commission for decision rather than acting on it himself or herself. In this case, the application shall be processed as a major permit pursuant to Chapter 17.134.040.A of the Planning Code. At his or her discretion, an administrative hearing may be held. Notice shall be given by posting an enlarged notice on premises of the subject property involved in the application; notice shall also be given by mail or delivery to all persons shown on the last available equalized assessment roll as owning real property in the city within three hundred (300) feet of the property involved; provided, however, that failure to send notice to any such owner where his or her address is not shown in said records shall not invalidate the affected proceedings. All such notices shall be given not less than seventeen (17) days prior to the date set for the hearing, if such is to be held, or, if not, for decision on the application by the Director. The Director shall determine whether the proposal conforms to the temporary conditional use permit criteria set forth in Section 17.133.050 and to other applicable use permit criteria, and may grant or deny the application for the proposed temporary conditional use permit or require such changes in the proposed use or impose such reasonable conditions of approval as are in his or her judgment necessary to ensure conformity to said criteria. The determination of the Director of City Planning shall become final ten (10) calendar days after the date of decision unless appealed to the City Planning Commission in accordance with Section 17.133.060. In those cases which are referred to the Commission by the Planning Director, the decision of the Commission shall become final ten (10) days after the date of decision. In any event the last date of appeal falls on a weekend or holiday when city offices are closed, the next date such offices are open for business shall be the last date of appeal.

B. In the OS Zone. Applications for temporary 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.

C. Alternative Notification Procedures. If the conditions as set forth in Section 17.130.020 apply, alternative notification procedures discussed therein may replace or supplement the procedures set forth in subsections A and B of this section.

17.133.050 Temporary conditional use permit criteria.

Except as different criteria are prescribed elsewhere in the zoning regulations, a temporary conditional use permit shall be granted only if the proposal conforms to all of the following temporary conditional use permit criteria, as well as to any and all other applicable additional use permit criteria:

A. That the location, size, design, and operating characteristics of the proposed temporary use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and

utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

B. That the location, design, and site planning of the proposed temporary use will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the proposed use and its location and setting warrant;

C. That the proposed temporary use will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050 with consideration given to the temporary nature of the proposal;

E. That all proposed improvements are temporary and/or removable, with no permanent alterations to the existing site;

F. That the benefits of temporarily allowing the proposal outweigh the benefits of allowing the parcel to remain vacant or underutilized awaiting a potential permanent use that conforms to the limitations set forth in the applicable zone;

G. That the economic climate, either in general or pertaining to the affected site specifically, is adverse and the proposed temporary use and/or relaxation of Planning Code standards would contribute to economic and land use vitality in Oakland; and

H. That the proposal conforms in all significant respects to the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.

17.133.060 Appeal to Planning Commission—Temporary conditional use permits.

Within ten (10) calendar days after the date of a decision by the Director of City Planning on an application for a temporary conditional use permit, an appeal from said decision may be taken to the City Planning Commission by the applicant or any other interested party. In the case of appeals involving one- or two-unit Residential Facilities, the appeal shall be considered by the Commission's Residential Appeals Committee. In event the last date of appeal falls on a weekend or holiday when city offices are closed, the next date such offices are open for business shall be the last date of appeal. Such appeal shall be made on a form prescribed by the City Planning Department and shall be filed with such Department. The appeal shall state specifically wherein it is claimed there was an error or abuse of discretion by the Director or wherein his or her decision is not supported by the evidence in the record. Upon receipt of the appeal, the Secretary of the City Planning Commission shall set the date for consideration thereof; which in the case of applications limited to one- or two-unit Residential Facilities, shall be the date of the Committee's next regularly scheduled meeting following the thirtieth day after the appeal is filed. Not less than seventeen (17) days prior to the date of the Commission's or Committee's consideration of the appeal, the Secretary shall give written notice to: the applicant; the appellant in those cases where the applicant is not the appellant; adverse party or parties, or to the attorney, spokesperson, or representative of such party or parties; other interested groups and neighborhood associations who have requested notification; and to similar groups and individuals as the Secretary deems appropriate, of the date and place of the hearing on the appeal. In considering the appeal, the Commission or, if applicable, the Committee shall determine whether the proposal conforms to the temporary use permit criteria set forth in Section 17.133.050 and to any other applicable additional use permit criteria, and may grant or deny a permit or require such changes in the proposed use or impose such reasonable conditions of approval as are in its judgment necessary to ensure conformity to said criteria. The decision of the Commission or, if applicable, the Committee shall be final.

17.133.070 Expiration of Temporary conditional use permits

A Temporary conditional use permit shall generally expire three (3) years from the effective date of approval of such permit. The use activity permitted by such Temporary conditional use permit shall terminate on or prior to this date.

Deleted:

1. An application for a new temporary conditional use permit for essentially the same use on the same property shall not be approved.

Formatted: Indent: Left: 0.5", First line: 0.5"

2. Any violation of the terms of a temporary conditional use permit shall be subject to all rights and remedies provided in the Oakland Municipal Code, including without limitation, assessment and penalties, as specified in OMC Chapter 1.12 and/or permit revocation as specified in OMC 17.152. The failure of an owner to comply fully with a provision of this Chapter shall be a separate violation which shall be immediately subject to enforcement, penalty, and collection actions provided in the Oakland Municipal Code, including, without limitation, OMC Chapter 1.12.

Formatted: Line spacing: Exactly 14 pt, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers, Tabs: 0.17", Left + 0.5", Left + 0.88", Left + 1.04", Left

Deleted:

Inserted:

Deleted:

17.133.080 Security for Improvements

A. Issuance of a temporary conditional use permit shall generally be accompanied by a bond (or other financial security acceptable to the City of Oakland) for the value of any proposed improvements or for \$40,000 (whichever is greater) to ensure removal of the permitted use(s) and improvements upon permit termination. This requirement may be waived if the applicant can demonstrate that the proposed use will not generate any financial profit and will provide a benefit communitywide.

Comment: Purpose of the security is for City removal of the use, and should be valued accordingly.

B. Upon expiration of the permit and timely termination of the approved use activity, said security shall be returned to the applicant.

Deleted: bond

C. Should the approved use activity not be terminated upon expiration of the permit, the City of Oakland shall use said security for the purpose of terminating the activity and/or facility.

Deleted: bond

17.133.090 Extension of Temporary conditional use permits

A temporary conditional use permit can generally be extended one time, only, for one year.

Deleted: generally cannot be extended

Comment: This revision responds to ZUC comments and limits the length of time for the temporary use so that it cannot become permanent.

17.133.100 Reinstatement of Temporary conditional use permits

A temporary conditional use permit generally cannot be reinstated.

17.133.110 Adherence to approved plans.

A temporary conditional use permit shall be subject to the plans and other conditions upon the basis of which it was granted. Unless a different termination date is prescribed, the permit shall terminate three (3) years from the effective date of its granting.

17.133.120 Limitation on resubmission.

Whenever an application for a temporary conditional use permit has been denied by the Director of City Planning or Planning Commission, and the applicant fails to file a timely appeal, no such application for essentially the same proposal affecting the same property, or any portion thereof, shall be filed within one (1) year after the date of denial. This section shall not apply in instances where the applicant can show, on the face of any subsequent application, changed circumstances sufficient to justify a rehearing. Applications for hearing pursuant to this section shall be considered by the Director of City Planning. A determination by the Director shall become final ten (10) calendar days after the date of decision unless appealed to the City Planning Commission. In event the last date of appeal falls on a weekend or holiday when city offices are

closed, the next date such offices are open for business shall be the last date of appeal. Any such decision by the City Planning Commission shall be final.

ZUC APRIL 21, 2010

**ATTACHMENT B:
ZUC STAFF REPORT DATED FEBRUARY 17, 2010**

Location: Citywide – unless otherwise stated
Item: Discussion of a proposed text amendment to the Planning Code to allow consideration of temporary conditional use permits in Oakland.
Applicant: City Planning Commission
Case File Number: ZT10-0007
Staff recommendation: Review and discuss
For further information: Contact: Catherine Payne at (510) 238-6168 or cpayne@oaklandnet.com

PROPOSED ZONING TEXT AMENDMENT

The proposed Planning Code text amendment addressed in this report would allow the City of Oakland to consider conditional use permits for temporary land uses throughout the city. The proposal would provide standards and procedures for temporary uses and responds to an economic climate that has hindered permanent and highest-use development of sites in Oakland. The proposed text amendment is summarized in this report. Please see Attachment A for the proposed zoning text amendments.

BACKGROUND

During this current economic downturn, Oakland land owners with vacant or underutilized parcels are interested in maintaining the economic viability of the land and yet are not able to finance permanent development of the highest and best use. In particular, Oakland hosts a large inventory of vacant lots with no current entitlements as well as vacant lots that are entitled for permanent development yet are not able to secure funding for said development. In order to reduce the blight of vacant lots and promote economic development in this challenging economic climate, staff proposes consideration of regulations that would allow short-term uses of vacant and underutilized properties with relaxed standards to reduce blight and promote economic development in a realistic manner.

PROJECT DESCRIPTION

The proposed project is a Planning Code text amendment (amendment) defining and regulating the application of temporary conditional use permits in Oakland. The amendment would allow currently permitted and conditionally permitted activities on a site, with relaxed limitations and standards and without affecting underlying entitlements. An example of this would be allowing surface auto-fee parking lots in the Central Business District for a three-year period. The existing CBD Planning Code regulations allow auto-fee parking, but limitations require the parking to be enclosed and above the ground floor. Under the proposed amendment, the CBD limitations could be relaxed and surface parking would be allowed only on a temporary basis. This would allow an economically viable, though not the highest and best, use of a site that might otherwise be undeveloped in this economy. The short timeframe would not hinder development of a permanent and better use for the site should the economy improve in the near future.

The amendment includes the following key components:

1. *Limited duration and no extensions:* The amendment includes a permit life of three years. An applicant can apply for a new permit relying on public review and discretionary consideration two years after permit issuance. This would allow for public scrutiny and renewed consideration that can be responsive to a changing economic climate as well as other factors. Extensions would not be allowed.
2. *Relaxation of Planning Code Limitations" and "Additional Criteria":* The amendment would generally require that the proposed land use be permitted in the underlying zoning district (with a few exceptions, as noted below); however, the amendment would not require compliance with the "Limitations" and "Additional Criteria" that apply to the proposed land use in the underlying zoning district. This would protect the compatibility of land uses in the underlying zoning district while allowing flexibility to allow use locations and design that are viable in an economically challenging climate on a temporary basis.
3. *Guarantee of removal of use upon permit expiration:* The amendment includes requirements for a site restoration plan, financial security, and a recorded agreement to ensure termination of any permitted use or improvement upon permit expiration.
4. *No effect on existing land use entitlements:* Any permit granted under the amendment would not terminate or otherwise affect any existing land use entitlements. In this way, a site can host a temporary use while maintaining any existing entitlement for a higher and better use in the future.

STAFF ANALYSIS

The proposed amendment includes features that have both advantages and disadvantages. The following discussion identifies key issues related to temporary conditional use permits:

1. *Should the amendment include variances (uses not otherwise permitted in the underlying zoning district)?* The amendment would allow outright and conditionally permitted uses on a short-term basis, and would relax the limitations and additional criteria established in the underlying zoning district. A variance is a permit for uses and/or facilities that are otherwise restricted in the underlying zoning district. To ensure that applications are limited to proposed uses that are likely to be generally compatible with the surrounding area and are generally consistent with the underlying zoning district, staff supports limiting the scope of the amendment to permitted and conditionally permitted uses. Under the existing Planning Code regulations, a property owner can apply for a variance for a use not otherwise permitted.

It should be noted that the proposed amendment allows certain uses that may or may not be permitted in the underlying zoning district. Specifically, the amendment would allow the following use classifications: Active Mini-Park; Passive Mini-Park; Special Use Park; Nonassembly Cultural Civic; Recreational Assembly Civic; Crop and Animal Raising; and Plant Nursery Agricultural. In combination with the Essential Service Civic land use classification, currently permitted in every zoning district in Oakland, these land use classifications would allow desirable short-term uses such as outdoor recreation, cultural and community gathering areas, retail vending and gardens. These uses contribute to the vibrancy of neighborhoods and can be easily established (relying on pushcarts or trailers, awnings, planter boxes, moveable site furnishings and similar features).

2. *Should the temporary conditional use permit be a major or a minor permit?* There are three options to consider for processing temporary conditional use permits; they can be considered major or minor permits, or they can be considered based on the criteria of Oakland Municipal Code (OMC) Chapter 17.134.020 Definition of Major and Minor Conditional Use Permits. The amendment treats the temporary conditional use permit as a minor permit requiring administrative review and approval and public noticing (and no public hearing or consideration by the Planning Commission unless decided by the Planning Director). A major permit process would take more time, include a public hearing and consideration by the Planning Commission. Relying on OMC 17.134.020 would require applications to go through a lengthier or more streamlined process generally based on size, use, zoning district and other defining criteria. The more streamlined minor permit process allows permit applications to be considered more quickly, consistent with the intent of the amendment to address every-changing economic conditions on a short-term basis. However, the major permit process allows for more public review and scrutiny of proposals that might otherwise be limited in the underlying zoning district. Staff believes that all three approaches have merits (and disadvantages); however, the more streamlined minor-permit process is consistent with the short-term timeframe of the proposed permit.

3. *What is the appropriate timeframe for the temporary conditional use permit?* The proposed amendment includes a three-year timeframe with the possibility of applying for a new permit within the last year of the life of any existing permit. Staff believes that three years is long enough for an applicant to make a meaningful investment and receive a meaningful return for a temporary use while ensuring that the City has the opportunity to reevaluate the use as the economic cycles shift (on a global or even site-specific basis).
4. *Should extensions be allowed?* The proposed amendment would not allow permit extensions, but rather would allow a permit-holder to apply for a new permit. The existing Planning Code allows extensions without public review or input prior to expiration of the original permit. Staff's objective is to ensure that there is public review and discretionary decision-making regarding continuing a use that is intended and designed to be short-term and to respond to a current economic situation.

Another option that would achieve the same objective would be to allow extensions but require Planning Commission consideration. In this alternative, an applicant would not need to apply for a new permit but, rather, would request an extension. The process would be more streamlined in terms of applicant submittal requirements, but consideration would involve a public hearing and decision by the Planning Commission.

5. *How can the City ensure removal of the use upon permit expiration?* As discussed earlier in this report, the proposed amendment includes three mechanisms for ensuring removal of the use and improvements upon permit expiration: a site restoration plan (to be considered and approved by staff), a financial security, and a recorded agreement to ensure termination of any permitted use or improvement upon permit expiration. Based on legal opinion, staff finds that these features would both ensure the temporary nature of the permit and protect the City against legal action for terminating any use permitted under the proposed amendment.

It should be noted, however, that the City of Oakland does not have the tools in place to ensure staff monitoring of issued permits over a three-year period. There is no existing method to flag a permit case file or otherwise trigger review of permit compliance after the permit has been issued. At this time, if staff issues a permit, there is no guarantee that any staff will follow up on the permit in the future. The financial security discussed above would provide some incentive for the applicant to contact the City to verify compliance and return the security. In addition, the deed restriction would serve to notify staff of the permit status should a new application be submitted for the same site. These approaches are not necessarily timely and rely on the applicant taking responsibility.

6. *Is a \$40,000 security reasonable?* The proposed amendment includes a minimum \$40,000 security to ensure removal of any permitted use and/or facility upon permit termination. The annual premium for a security of \$40,000 is typically less than \$600. Staff believes that this is a reasonable fee expectation for the allowances provided by issuance of a temporary conditional use permit. In addition, \$40,000 would be adequate for City staff to remove many temporary uses and, where temporary uses include improvements valued at greater than \$40,000, the City would rely on a higher security per the proposed regulations. Finally, a significant security ensures that the permit holder would comply with the terms of the permit and contact the City to confirm compliance upon permit expiration in order to remove the security.

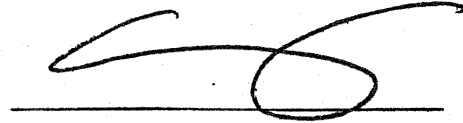
It should be noted that the requirement for a \$40,000 security is "general"; that is, the decision-making body could use discretion to reduce or waive the security. This would be an option for public benefit projects such as community gardens or passive parks, and would allow community groups to install a land use for the public good that would involve no profit without incurring unreasonable costs.

7. *Is the proposed amendment consistent with the City of Oakland General Plan?* The proposed amendment would not allow any uses that are not otherwise permitted or conditionally permitted in the underlying zoning district and would therefore not conflict with the General Plan. In addition, the proposed amendment would support the General Plan general policies of economic development and minimizing nuisances (Policy 1/C4.2) during a challenging economic climate.
8. *How would these regulations affect other temporary uses permitted in Oakland?* The City of Oakland currently allows some uses on a temporary basis, such as "vehicular food vending" and "pushcart food vending" via OMC Titles 8 and 5, respectively. These permits are for uses and do not run with the land. The currently proposed amendment would apply to OMC Title 17, run with the land, and would therefore not affect current temporary use permits in Oakland.

ACTION REQUESTED OF THE ZONING UPDATE COMMITTEE

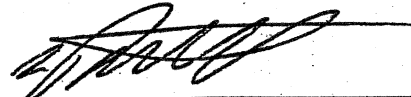
Staff recommends that the Zoning Update Committee provide comments regarding the proposed Planning Code text amendment and address the questions and issues outlined in this report.

Prepared by:



Catherine Payne, Planner IV

Approved for forwarding to the
Zoning Update Committee of the
City Planning Commission by:



ERIC ANGSTADT, DEPUTY DIRECTOR, CEDA

ATTACHMENT:

A. Proposed Planning Code Amendment

**ATTACHMENT A:
PROPOSED PLANNING CODE AMENDMENT**

**Zoning Update Committee of the Oakland Planning Commission
February 17, 2010**

Chapter 17.133

TEMPORARY CONDITIONAL USE PERMIT PROCEDURE

Sections:

17.133.010	Title, purpose, and applicability.
17.133.020	Definition of temporary conditional use permits.
17.133.030	Application.
17.133.040	Procedures for consideration.
17.133.050	General temporary conditional use permit criteria.
17.133.060	Appeal to Planning Commission.
17.133.070	Expiration of temporary conditional use permits.
17.133.080	Security for Improvements.
17.133.090	Extension of temporary conditional use permits .
17.133.100	Reinstatement of temporary conditional use permits.
17.133.110	Adherence to approved plans.
17.133.120	Limitation on resubmission.

17.133.010 Title, purpose, and applicability.

The provisions of this chapter shall be known as the temporary conditional use permit procedure. The purpose of these provisions is to prescribe the procedure for the accommodation of temporary uses with special considerations, such as site or design requirements, operating characteristics, or potential adverse effects on surroundings, through review and, where necessary or appropriate, the imposition of special conditions of approval. This procedure shall apply to proposals for limited duration activities or facilities as specified in this chapter; or limited duration activities or facilities that are otherwise permitted or conditionally permitted as permanent land uses in the applicable zoning district. This procedure shall not apply to limited duration uses addressed elsewhere in the Oakland Municipal Code.

17.133.020 Definition of temporary conditional use permits.

A temporary conditional use permit allows for the operation of specified activities or facilities on private property for a limited time duration.

A. Temporary Conditional Use Classifications.

1. A temporary conditional use permit may be issued for any permitted or conditionally permitted activity or facility in the applicable zoning district.
2. A temporary conditional use permit may also be issued for the following additional activities or facilities, whether or not permitted or conditionally permitted in the

applicable zoning district: Active Mini-Park; Passive Mini-Park; Special Use Park; Nonassembly Cultural Civic; Recreational Assembly Civic; Crop and Animal Raising; and Plant Nursery Agricultural.

B. Limited Duration. A temporary conditional use permit generally has a limited duration of three (3) years from the effective date of final decision to the date of permit expiration.

C. Relief of Zoning Limitations and Application of Additional Criteria. A temporary conditional use permit may relieve limitations and additional criteria relating to the activity or facility otherwise required in the applicable zoning district, subject to the following findings:

1. Activity and facility limitations and additional criteria otherwise required in the Planning Code or applicable zoning district would prohibit the temporary land use.

2. Activity and facility limitations and additional criteria otherwise required in the Planning Code or applicable zoning district would require permanent improvements inconsistent with the temporary land use.

D. Temporary Improvements. All proposed site improvements shall be temporary in nature and design, as required by Section 17.133.050.E. Any proposed demolition would be subject to the regulations contained in OMC Section 15.36, Chapter 17.136, and any other applicable regulations.

E. Issuance of a temporary conditional use permit shall not restrict or otherwise invalidate, extend, or alter any land use entitlements for the subject property valid at the time of permit issuance.

F. No permit extension. A temporary conditional use permit shall not be extended. However, where a temporary conditional use permit has been approved, an application for essentially the same proposal affecting the same property, or any portion thereof, may be filed two (2) years or later after permit issuance. Such application shall be subject to the regulations contained in Planning Code Chapter 17.133.

17.133.030 Application.

An application for a temporary conditional use permit shall be made by the owner of the affected property, or his or her authorized agent, on a form prescribed by the City Planning Department and shall be filed with such Department.

A. The application shall be accompanied by such information including, but not limited to, site and improvement plans, drawings and elevations, and operational data, as may be required to enable the pertinent criteria to be applied to the proposal, and the fee prescribed in the fee schedule in Chapter 17.150 for a minor permit. In the OS zone, the application shall also include the most recent open space balance calculated pursuant to the no net loss provisions in Section 17.135.060, and any additional information deemed necessary by the City Planning Department.

B. The application shall be accompanied by plans for restoration of the affected site to its original condition. Such plans shall be submitted prior to permit issuance and are subject to review and consideration by the Planning Director or Planning Commission, as applicable.

C. The application shall be accompanied by an agreement, on a form prescribed by the City of Oakland and signed by the land owner, and to be recorded against the property upon permit issuance, acknowledging the temporary nature of the permit and agreeing to removal of the approved land use(s) and related improvements upon permit expiration.

D. Permit issuance shall generally be subject to a bond or other financial security, as required under Section 17.133.080, to ensure removal of the permitted use(s) and improvements upon permit termination.

17.133.040 Procedures for consideration.

A. In All Zones. An application for a temporary conditional use permit shall be considered by the Director of City Planning. However, the Director may, at his or her discretion, refer the application to the City Planning Commission for decision rather than acting on it himself or herself. In this case, the application shall be processed as a major permit pursuant to Chapter 17.134.040.A of the Planning Code. At his or her discretion, an administrative hearing may be held. Notice shall be given by posting an enlarged notice on premises of the subject property involved in the application; notice shall also be given by mail or delivery to all persons shown on the last available equalized assessment roll as owning real property in the city within three hundred (300) feet of the property involved; provided, however, that failure to send notice to any such owner where his or her address is not shown in said records shall not invalidate the affected proceedings. All such notices shall be given not less than seventeen (17) days prior to the date set for the hearing, if such is to be held, or, if not, for decision on the application by the Director. The Director shall determine whether the proposal conforms to the temporary conditional use permit criteria set forth in Section 17.133.050 and to other applicable use permit criteria, and may grant or deny the application for the proposed temporary conditional use permit or require such changes in the proposed use or impose such reasonable conditions of approval as are in his or her judgment necessary to ensure conformity to said criteria. The determination of the Director of City Planning shall become final ten (10) calendar days after the date of decision unless appealed to the City Planning Commission in accordance with Section 17.133.060. In those cases which are referred to the Commission by the Planning Director, the decision of the Commission shall become final ten (10) days after the date of decision. In any event the last date of appeal falls on a weekend or holiday when city offices are closed, the next date such offices are open for business shall be the last date of appeal.

B. In the OS Zone. Applications for temporary 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.

C. Alternative Notification Procedures. If the conditions as set forth in Section 17.130.020 apply, alternative notification procedures discussed therein may replace or supplement the procedures set forth in subsections A and B of this section.

17.133.050 Temporary conditional use permit criteria.

Except as different criteria are prescribed elsewhere in the zoning regulations, a temporary conditional use permit shall be granted only if the proposal conforms to all of the following temporary conditional use permit criteria, as well as to any and all other applicable additional use permit criteria:

A. That the location, size, design, and operating characteristics of the proposed temporary use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

B. That the location, design, and site planning of the proposed temporary use will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the proposed use and its location and setting warrant;

C. That the proposed temporary use will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050 with consideration given to the temporary nature of the proposal;

E. That all proposed improvements are temporary and/or removable, with no permanent alterations to the existing site;

F. That the benefits of temporarily allowing the proposal outweigh the benefits of allowing the parcel to remain vacant or underutilized awaiting a potential permanent use that conforms to the limitations set forth in the applicable zone;

G. That the economic climate, either in general or pertaining to the affected site specifically, is adverse and the proposed temporary use and/or relaxation of Planning Code standards would contribute to economic and land use vitality in Oakland; and

H. That the proposal conforms in all significant respects to the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.

17.133.060 Appeal to Planning Commission—Temporary conditional use permits.

Within ten (10) calendar days after the date of a decision by the Director of City Planning on an application for a temporary conditional use permit, an appeal from said decision may be taken to the City Planning Commission by the applicant or any other interested party. In the case of appeals involving one- or two-unit Residential Facilities, the appeal shall be considered by the Commission's Residential Appeals Committee. In event the last date of appeal falls on a weekend or holiday when city offices are closed, the next date such offices are open for business shall be the last date of appeal. Such appeal shall be made on a form prescribed by the City Planning Department and shall be filed with such Department. The appeal shall state specifically wherein it is claimed there was an error or abuse of discretion by the Director or wherein his or her decision is not supported by the evidence in the record. Upon receipt of the appeal, the Secretary of the City Planning Commission shall set the date for consideration thereof; which in the case of applications limited to one- or two-unit Residential Facilities, shall be the date of the Committee's next regularly scheduled meeting following the thirtieth day after the appeal is filed. Not less than seventeen (17) days prior to the date of the Commission's or Committee's consideration of the appeal, the Secretary shall give written notice to: the applicant; the appellant in those cases where the applicant is not the appellant; adverse party or parties, or to the attorney, spokesperson, or representative of such party or parties; other interested groups and neighborhood associations who have requested notification; and to similar groups and individuals as the Secretary deems appropriate, of the date and place of the hearing on the appeal. In considering the appeal, the Commission or, if applicable, the Committee shall determine whether the proposal conforms to the temporary use permit criteria set forth in Section 17.133.050 and to any other applicable additional use permit criteria, and may grant or deny a permit or require such changes in the proposed use or impose such reasonable conditions of approval as are in its judgment necessary to ensure conformity to said criteria. The decision of the Commission or, if applicable, the Committee shall be final.

17.133.070 Expiration of Temporary conditional use permits

A Temporary conditional use permit shall generally expire three (3) years from the effective date of approval of such permit. The use activity permitted by such Temporary conditional use permit shall terminate on or prior to this date.

17.133.080 Security for Improvements

A. Issuance of a temporary conditional use permit shall generally be accompanied by a bond (or other financial security acceptable to the City of Oakland) for the value of any proposed improvements or for \$40,000 (whichever is greater) to ensure removal of the permitted

use(s) and improvements upon permit termination. This requirement may be waived if the applicant can demonstrate that the proposed use will not generate any financial profit and will provide a benefit communitywide.

B. Upon expiration of the permit and timely termination of the approved use activity, said bond shall be returned to the applicant.

C. Should the approved use activity not be terminated upon expiration of the permit, the City of Oakland shall use said bond for the purpose of terminating the activity and/or facility.

17.133.090 Extension of Temporary conditional use permits

A temporary conditional use permit generally cannot be extended.

17.133.100 Reinstatement of Temporary conditional use permits

A temporary conditional use permit generally cannot be reinstated.

17.133.110 Adherence to approved plans.

A temporary conditional use permit shall be subject to the plans and other conditions upon the basis of which it was granted. Unless a different termination date is prescribed, the permit shall terminate three (3) years from the effective date of its granting.

17.133.120 Limitation on resubmission.

Whenever an application for a temporary conditional use permit has been denied by the Director of City Planning or Planning Commission, and the applicant fails to file a timely appeal, no such application for essentially the same proposal affecting the same property, or any portion thereof, shall be filed within one (1) year after the date of denial. This section shall not apply in instances where the applicant can show, on the face of any subsequent application, changed circumstances sufficient to justify a rehearing. Applications for hearing pursuant to this section shall be considered by the Director of City Planning. A determination by the Director shall become final ten (10) calendar days after the date of decision unless appealed to the City Planning Commission. In event the last date of appeal falls on a weekend or holiday when city offices are closed, the next date such offices are open for business shall be the last date of appeal. Any such decision by the City Planning Commission shall be final.