

Attachment B1: Summary of All Community Engagement and Feedback on the Draft Land Use Framework

Date	Type of Feedback	Event Title	Themes	Summary of Feedback (capture key points in a few sentences or paragraphs)
3/11/2026	Community Presentation	Presentation to East Oakland Gateway	industrial / residential conflicts, illegal dumping, cleanliness	Business owners shared concerns about the Homekey sites along Hegenberger that have been converted from hotels to housing without the infrastructure to support full-time residents. They shared that the San Leandro corridor is a healthy industrial area and these companies are invisible but important. They also shared concerns about illegal dumping and cleaning up the area.
3/13/2026	Tactical Engagement	Youth Fellows - Transit Truths	transit improvements (reliability / fares / digital information), cleanliness	Deeply Rooted Fellows went to an area with multiple transit routes (McArthur & 35th Ave) and spoke to community members that use these transit lines to move around the city. Fellows then took the #54 bus towards Fruitvale station and spoke to transit users utilizing this bus line. Riders expressed a need for free bus rides given that public transportation should serve the public, as well as bus fare is complicated to obtain. For individuals over 18, it makes it trickier to commute to work or school due to the instability to obtain bus fares. While BART is quicker over traffic in the freeway, buses sometimes are unreliable. A few people said that there need to be more trash cans and better digital support (in terms of times matching and reminders of detours while on the bus).
3/15/2026	Email	Constituent Email - Ramos	parking access, tree canopy, climate resilience, emergency services, funding	Calls for broad systemic changes in Oakland's planning, including financial reform to support cooperative housing models and restoring historic streetcar corridors for public transit. Environmental priorities such as expanding tree planting to address heat, halting shoreline development due to sea level rise, restoring wetlands, and improving water quality in places like Lake Merritt. The feedback also supports electrifying the Port with renewable energy, preserving industrial land for future use, and prioritizing emergency medical and fire services over policing. Also notes concerns like parking access for workers and housing residents.
3/16/2026 & 3/19/2026	Pop-up Event	Youth Fellows - International Community School	youth recreation, disability access, tree canopy, cleanliness, environmental education	Over two days, youth under age 12 expressed a want for more accessible soccer fields, more youth programs such as breakdancing and capoeira, and better lighting, more trash cans, and improved accessibility such as braille or vibrations to serve persons with disabilities. Also mentioned were a need for maintenance to keep up plants and trees since trees provide shade, cleaner benches, and greater education around the environment including the use of plastic, recycling, and climate change.
3/16/2026	Board / Commission Mtg	Mayor's Commission on Persons with Disabilities (MCPD)	disability access, housing, greenways, tribal resources, arts	Improvement of public utilities; Recommend engaging the Center for Accessible Technology. Including people with disabilities in the General Plan is great. Concerned whether Oakland was only interested in technology and research development rather than the arts. Interest in other options for ground-floor units besides underutilized retail, such as housing for people who would otherwise have to use an unreliable elevator, and lower-density buildings like fourplexes. Interest for greenways and parks to incorporate biophilic design using local flora and fauna. Grassy floating structures in Denmark could serve as a precedent. Engage formerly incarcerated people in creation of murals. Concern about city having access to the land for the greenways and parks. Suggest using the plan to consolidate the aesthetic identity of Oakland. Including tribal resources would be helpful.

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3/19/2026	Pop-up Event	Youth Fellows - Life Academy Third Spaces Student Group	youth recreation, safety, tree canopy, unhoused, cleanliness, noise	Desire for more accessible, higher quality soccer fields. Without programs provided at school, third spaces are not as available to these students. Their current accessible parks currently do not feel safe. Students wanted more trees in the city. Students would like to see unhoused individuals given shelter, along with their belongings. Concerns about trash and loud noises like gunshots. Parks are commonly trashed and or feel unsafe with unhoused people there.
3/19/2026	Board / Commission Mtg	Bicycle and Pedestrian Advisory Committee (BPAC)	support greenways, corridor development	The BPAC shared overall support for the greenway network concepts as well as the biking and walking strategies in the Draft Framework. They had concerns regarding the prioritization and further distinctions needed between different types of greenways. They had specific feasibility concerns regarding Arroyo Viejo creek greenway. They had concern with the Draft Framework's strategy of encouraging density and development on major corridors, as they are presently very unpleasant places to be in the city. Corridor development must come with changes that make them calmer, more livable, and easier to navigate. They shared suggestions to review NACTO's guidelines for bikeways and greenways, consider EIFDs as an implementation strategy, as well as a city department or team to deliver big cross-sector infrastructure projects.
3/20/2026	Pop-up Event	Youth Fellows - Frontline Catalyst Gardening Day at Life Academy	youth recreation, third spaces, food access, unhoused, transit access	Students want better amenities, fields (for basketball & soccer), big basketball courts, Libraries, Board games & Gaming center (TV, game set up), Free bowling, Jacuzzi, & spaces open to friends and family. Students stated 3rd spaces that require 2+ buses to get there are unappealing. Spaces with food were brought up multiple times (Burgers, pizza, tacos, carne asada). Students mentioned wanting support for unhoused individuals. Students often go to 3rd spaces outside of Oakland, like the Berkeley Marina, Six Flags in Vallejo, Chinatown in SF, Santa Cruz Boardwalk, Mountains.
3/22/2026	Pop-up Event	Deep Waters Dance - Bandaloop Studios	affordable housing, arts and culture	Place-keeping Affordable housing in safe communities Need for places for cultural arts, especially dance and theater
3/23/2026	Pop-up Event	The Village - In Person Outreach to Unhoused Residents	improved transit infrastructure and amenities, access to trees and green spaces, resilience centers, services and resources for unhoused residents	Transportation: Desire for cleaner, better-maintained bus stops that are covered, with trash and recycling receptacles. Remove hostile architecture. Concerns about bus only lanes contributing to traffic and bus stops in the middle of the street. Want to see reduced BART and AC Transit fares. Hire unhoused residents to keep the bus stops clean. Green Space and Cooling: Participants showed a lot of support for more trees, shade, and walking + biking paths near water and green areas. They also wanted to see more places to sit and rest, better access to clean drink water, youth recreation spaces and programs. Cooling and heating centers, community gardens, public shower services were also called out. Public Safety: Priorities included better lighting, clean streets, less police, faster response times from fire, police, and EMT, having more community events, and having more people and activity in public spaces, especially at night. Residents also mentioned that housing increases safety and to prioritize dumpsters at encampments and other sites to reduce waste on streets. Mixed Use Development and Community Spaces: Residents asked for more affordable housing and commercial spaces, community and cultural spaces, business incubator and programs for working class POC and formerly incarcerated residents. Research and Technology: Comments stressed the importance of a pipeline to these jobs from Oakland high schools and community colleges.

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3/23/2026	Board / Commission Mtg	Cultural Affairs Commission	funding, arts, enforcement, permitting, culture, city coordination	The conversation focused on the following: defining cultural designations, protecting artist work-spaces from market pressures and competition, ensuring the plan has "teeth" for long-term enforcement, and improving inter-departmental coordination of city-owned cultural facilities currently distributed across various departments. The conversation also touched on permitting challenges for arts and culture uses, with specific reference to struggles permitting block parties and gathering or event spaces in cultural facilities.
3/23/2026	Email	Constituent Email - Matis	transit access, disability access, equity	A resident in the Oakland hills says the general plan overlooks their area's unique needs, despite high taxes. They highlight challenges related to the hilly terrain and lack of transportation (especially for disabled residents) and urge the city to include and address the needs of all communities in the next draft.
3/23/2026	Email	Constituent Email - McFadden	anti-displacement, housing, equity, tenant protections, development impacts	The major concern was the plan promotes growth and investment in the same areas already facing high displacement pressure, which could raise costs and push out existing residents, especially without enforceable protections. They warn that while the plan creates capacity for housing, it does not guarantee enough affordable housing will be built, and may instead lead to more market-rate development. They are particularly concerned about impacts on Black and Latino communities, noting that past investments have often led to displacement rather than benefit. Urge the city to be firm with anti-displacement measures, stronger tenant protections, and concrete strategies to ensure current residents can remain and benefit.
3/24/2026	Email	Constituent Email - Pollon	transit improvements, drainage, safety, maintenance	Highlights the importance of Bushrod Park and its surrounding neighborhood as a key community asset that needs more attention in the General Plan. Noted ongoing issues such as poor drainage and lack of resources that limit the park's usability, especially in winter. Also point out unsafe and deteriorating conditions along Shattuck Avenue, urging improvements to restore the area's full potential for residents.
3/25/2026	Email	Constituent Email - Jennette	parking access, congestion, senior accessibility, development, housing	Criticizes recent housing developments for lacking parking and negatively impacting homeowners, especially older residents who struggle with limited access and increased congestion. They describe safety and accessibility issues, including blocked driveways and hydrants, and difficulty navigating neighborhood changes. Want more balanced development, including market-rate housing with adequate parking.
3/25/2026	Community Presentation	Presentation to EBHO	anti-displacement, affordable housing, equity	Participants shared feedback about the anti-displacement strategies the City is considering to address the level of investment proposed in the Framework. They also raised question about how the Framework would impact future housing development patterns, especially affordable housing and how it would align with the Housing Element, and other citywide specific plans.

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3/29/2026	Workshop	D2 Workshop	anti-displacement, culture, affordable housing, workforce, transit improvements, cleanliness	<p>Land Use: want to see policies that prevent displacement and allow community members to stay in their neighborhoods. Want to see major and neighborhood centers strengthened with cultural programming, local business, and active uses. Emphasized need for affordable housing and to connect residents to jobs.</p> <p>Transportation: balance driving and transit needs, concern about equity of investment with San Antonio Transit Hub, safer streets for people and multimodal access and connectivity.</p> <p>Parks and Open Space: desire for more amenities and community oriented programming, with concerns about staffing and maintenance.</p> <p>Other: concerned about illegal dumping and cleanliness, displacement, and more inclusive outreach.</p> <p>D2 priorities: better connections to estuary and Lake Merrit, more community input and partnerships, concerns about parking, crime, and safety, as well a desire for more business support and revitalization in Little Saigon, and spaces for youth.</p>
3/29/2026	Workshop	D2 Workshop - Youth Table	youth third spaces, housing shortage, inclusive engagement	<p>Children described an ideal third space to have music and more playgrounds and more houses.</p> <p>Community members shared that Oakland does not have a housing shortage, but a vacancy issue. One person mentioned that there are two orgs that focus on vacant lots/buildings within Downtown Oakland.</p> <p>Some felt that we aren't doing enough to genuinely reach the communities that will directly be impacted (mentions of using social media and traditional media like local news and the advertisements of incentives like food or activities for children or younger demographics would boost community engagement and provide a more organic interest).</p>
3/30/2026	Board / Commission Mtg	Library Commission	safety, equity, funding, maintenance, accountability	<p>The meeting discussion focused on street narrowing projects aimed at improving pedestrian and bike safety, with consideration for emergency vehicle access. Libraries were highlighted as key community assets, with concerns raised about funding, maintenance, and their role in future cultural and educational spaces. Commission emphasized the need for safe, well-maintained libraries in underserved areas like East Oakland, with equity assessments incorporated into planning. Issues of misallocated funds for libraries was also asked related to accountability and ensure future funding aligns with community needs.</p>
3/31/2026	Email	Constituent Email - Fortier Eason	distrust	<p>Oakland's building plan is a rebranded name for the "15-minute", "C-40", or "SMART" cities you are setting up which is part of Agenda 2030, AKA, the Great Reset. You are all puppets of this communistic system you are creating, and I vehemently oppose "Oakland's Plan". Your plan is fluff disguised as Authoritarian ruling on what citizens can do, where they can go, what they can buy, and ultimately how they will die due to your new and shiny codes.</p>
3/31/2026	Comment Letter	AC Transit	establishing a quantifiable vision for transit service, implementation	<p>AC Transit's letter highlights Oakland's Transit First Policy from 1996 and Transit Action Strategy from 2021 as strong policy documents. It reflects on the transit strategies outlined in the Draft Framework as incremental and urges the City to adopt a comprehensive transit vision, with established and quantified service goals and an implementation plan that outlines roles, responsibilities, and improvements to existing programs, policies, and personnel.</p>

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4/1/2026	Board / Commission Mtg	Mayor's Commission on Aging (MCOA)	transit improvements, safety, arts, maintenance, senior accessibility	Commissioners expressed strong concern that the city's plan, while ambitious, does not adequately reflect or serve the needs of the current senior population, with repeated statements such as "it looks like it's not being built for me" and "I don't see me in your plan." They emphasized that seniors require practical considerations like accessible transportation, benches for walkability, healthcare access, nutrition, and nearby food resources, while also raising concerns about safety, cleanliness, and maintenance of public spaces. Commissioners questioned whether proposed economic and technology developments are intended for existing residents or new populations, noting that many seniors lack access or readiness for digital systems and that past programs "have all been a bust." They also highlighted the importance of distinguishing public housing from affordable housing, expanding senior centers, funding arts and culture, and improving direct engagement with seniors, ultimately stressing that unless the plan prioritizes "safety and violence prevention, health and nutrition, and transportation," it will fail to meet the real needs of the community.
4/1/2026	Board / Commission Mtg	Planning Commission	anti-displacement, land policy	The most prominent concern was the absence of a comprehensive public lands policy, with multiple commissioners emphasizing its necessity to achieve housing and equity goals. Additional discussion centered on improving coordination with transit agencies, refining land use and density decisions, addressing industrial-residential conflicts through buffer zones, and strengthening anti-displacement strategies.
4/2/2026	Community Presentation	Presentation to 7th Street Thrives	maintenance, funding, Affordability	Plan needs greater attention to support for small businesses. Projects along 7th Street have continued to fail but the increased cost of land prevents small businesses from accessing affordable commercial spaces; is it possible to condition spaces such that small businesses can readily move in? Local parks already aren't well maintained and less confidence in developers maintaining parks. Some questioned how realistic it is for the private sector to maintain the services and capital programs that the City delivers. Oakland is in massive deficit and lacks staff; what are the strategies that bring money and people into the City of Oakland? Please acknowledge the tension that will occur when areas in West Oakland are upzoned which will impact historically black and brown communities.
4/2/2026	Email	Constituent Email - Starbird	housing, accountability, Affordability	Renegotiate the EPA concession agreement to better protect residents. Allow teachers to purchase homes in the Zephyr Gate Rabbit Hutch development without being penalized by a \$20,000 tax burden by EBMUD.
4/4/2026	Pop-up Event	Oakland Asian Cultural Center (OACC) - Our Language, Our Story Exhibition Reception	green spaces, cultural hubs, public space programming, bus only lanes	<ol style="list-style-type: none"> Attendees noted significant cultural hubs in Chinatown (Lincoln Squar Park, Laney College, Wilma Chan Park, Pacific Renaissance Plaza, OACC, OMCA & Asian Branch Library) and having AC Transit lines to these locations are vital. Bus only lanes are effective only if City enforces keeping cars out of them. Green space near Buddhist temple is underutilized / hard to access. Participants want more programming to make green spaces more usable for the community - tree shade, tables for playing games, robust community programming, e.g., markets outside Lake Merritt BART station and Wilma Chan Park.

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4/4/2026	Pop-up Event	Youth Fellows - Western Service Workers Association	maintenance, cleanliness, support services, affordability (food)	Youth expressed concern over dirty parks, and maintenance & upkeep of public parks. Youth also appreciated this organization, as it provides a lot of support and resources for their families and themselves. Some of these resources include food donations every Monday, free classes about labor history, utilities advocacy, and free legal aid, to name a few. Communities rely on organizations like this one to live day by day. A young girl expresses concern over grocery prices, and if it was not for the food distributions her family attends every Monday, they would have a hard time eating fresh vegetable and fruits.
4/5/2026	Pop-up Event	Deep Waters Dance - Bandung Books	maintenance, cleanliness, transit safety, arts and cultural support, investment in green spaces	Participants shared desire for a cleaner, more welcoming Oakland, emphasizing accessible streets and clean, inviting outdoor spaces, and safe, engaging environments for children and families. Also emphasized the need for more green spaces, plants, and flowers to provide a refuge from traffic and littered streets is highlighted. They discussed the importance of freedom of movement, safe public transportation, and spaces for dance and movement for health and community, and supported the integration of arts, cultural practices, and rituals to connect the community to the land and promote ongoing care for the environment is mentioned.
4/6/2026	Pop-up Event	The Village - In Person Outreach to Unhoused Residents	Transit, green space, public space, community development strategies	<p>Transportation: Desire for cleaner, better-maintained bus stops that are covered, with trash and recycling bins. Concerns about bus only lanes contributing to traffic and bus stops in the middle of the street. Want to see reduced BART and AC Transit fares. Hire unhoused residents to keep the bus stops clean. More bike racks on buses.</p> <p>Green Space and Cooling: Participants showed a lot of support for more trees, shade, and walking + biking paths near water and green areas. They also wanted to see more safe places to sit and rest, better access to clean drink water, youth recreation spaces and programs. Cooling and heating centers, community gardens, public shower services were also called out. They want to see clean and open public restrooms, sanctuaries for unhoused residents, and park programming for youth.</p> <p>Public Safety: Priorities included better lighting, clean streets, less police, faster response times from fire, police, and EMT, having more community events, and having more people and activity in public spaces, especially at night. Residents also mentioned that housing increases safety and to prioritize dumpsters at encampments and other sites to reduce waste on streets. Less surveillance, more community events and marketplaces, sanctuaries for unhoused residents on public or private properties, including tent, RV, and tiny cabin communities.</p> <p>Mixed Use Development and Community Spaces: Residents asked for more affordable housing and commercial spaces for mom and pop businesses, CBOs, etc., as well as community and cultural spaces for youth elder, and the unhoused, plus business incubator and programs for youth, working class POC, and formerly incarcerated residents.</p>
4/6/2026	Email	Constituent Email - Donley	distrust, safety, accountability	Describes serious procedural failures within the Police Department, stating they were unable to file a complete and accurate crime report or access their own documentation, which led to being denied victim compensation. They argue this reflects a systemic breakdown in how crime reporting is handled, undermining the entire justice process. They call for the General Plan to include clear, accountable procedures for accepting and preserving reports, as well as independent oversight to ensure victims can submit evidence. They also emphasize the need to integrate victim services into public safety systems so support does not depend solely on police cooperation.

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4/7/2026	Community Presentation	Presentation to AARP	transit safety, trash / cleanliness, implementation concerns, climate change	Participants shared concerns about the level of trash and cleanliness and the need to address this for these proposed improvements to be successful. They highlighted Oakland's flat parcel tax as regressive and shared concerns about plan implementation. They also raised feeling unsafe walking to an from the bus and concerns about AC Transit and the International BRT. They also raised concerns about revenue from the sugar sweetened beverage tax being taken away from seniors.
4/8/2026	Email	Constituent Email - Bell	native plants	Prioritize native habitat plants on city property
4/8/2026	Board / Commission Mtg	Budget Advisory Commission (cancelled - informal)	funding, accountability	Although the meeting was canceled, commissioners shared these questions: Budget: What are the top 3 costs to implement this plan? What gets cut or delayed to fund this? How are you measuring displacement risk tied to increased density? Infrastructure Gap: What is the current funding shortfall for transit, parks, and infrastructure? If funding does not materialize, what changes in the plan? Accountability: What commitments are difficult to reverse financially? Who is responsible for tracking outcomes annually?
4/8/2026	Community Presentation	Presentation to East Bay for Everyone	funding, parking access, land policy, development	Strong interest in higher densities than proposed across the city. Desire for a simplified, flexible Planning Code. Development standards impact the density that can feasibly be built; consider a form-based code. Consider designating North Oakland station areas as Major Centers. Strong concerns about reliance on impact fees. Consider EIFD for parks funding. Consider a Public Lands Policy. Preference for smaller retail spaces that can be leased by small businesses. There was a 2002 bond to improve Oakland's waterways, there is a comment asking how we can use a revenue measure to operationalize the investments in the general plan. Eliminate remaining parking minimums. Consider charging a fee for parking development instead of establishing a parking cap. Look at lessons learned from recent Downtown development boom.
4/9/2026	Email	Constituent Email - McFadden Finch Holdings Company	equity, anti-displacement, freeway impacts, development	The letter lays out concerns regarding the Framework's disproportionate impact on Oakland's historically Black, Brown, and Asian communities due to the Framework's disproportionate concentration of growth in the flatlands, lack of focus on I-880, and insufficient enforcement mechanisms to protect current residents from proposed changes. Recommendations to address these concerns include distributing density increases across all neighborhoods, including the hills; including a comprehensive I-880 corridor analysis to address it's impacts; tying green space and park investments to binding anti-displacement measures; completing a REIA specific to each proposed major center, technology and research district, and TOD zone before any zoning changes are adopted; and establish enforceable tenant protection policies.

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<p>4/10/2026</p>	<p>Comment Letter</p>	<p>Comment Letter - O-MAST General Plan Update</p>	<p>industrial lands, truck routes, goods movement</p>	<p>Concern that City is deferring critical analysis of goods movement strategy will be deferred when the policy framework has already been set and urges establishing a baseline data on truck volumes, industrial land-use needs, and jurisdictional boundaries in this framework to avoided a performative rather than data-driven evaluation using foundational maritime data previously provided.</p> <p>Establish a standalone "Goods Movement" policy within the LUTE to protect the overweight corridor and ensure truck access is prioritized on designated routes.</p> <p>Adopt a formal comprehensive Trucking Map that distinguishes between various weights and modes.</p> <p>Adopt standards for trucking corridors of various weight classifications and specify that on designated truck routes that multimodal improvements must not compromise industrial requirements such as turning radii, lane widths, and stopping distances.</p> <p>Re-evaluate the proposed bike network for feasibility based on right of way widths and existing truck routes and propose designs that maintain driver safety and goods movement</p> <p>Overlay designated truck routes on all land use and transportation diagrams</p> <p>Revise Chart 1b: Total Jobs to include 98,000 direct jobs generated by the Port of Oakland</p> <p>Revise Figure 6 to include the Adeline Street Overhead Bridge Seismic retrofit</p>
<p>4/11/2026</p>	<p>Pop-up Event</p>	<p>Oakland Asian Cultural Center - Southeast Asian New Year</p>	<p>green spaces, cultural hubs</p>	<ol style="list-style-type: none"> Attendees had questions about the neighborhood map and what it was meant to convey. They also noted the map had outdated names (e.g. Madison Sq Park is now Wilma Chan Park). Attendees wanted to see more cultural hubs called out in the maps, especially OACC, Lincoln Rec Center, Asian Branch Library, etc. Overall desire for more community infrastructure to make green spaces more usable for community, such as tree shade, outdoor tables for games and picnics, and robust community programming.

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<p>4/9/2026</p>	<p>Workshop</p>	<p>D1 Workshop</p>	<p>density, mixed-use development, parks/green space, illegal dumping, small businsses, walking / biking connections</p>	<p>Context-sensitive density: Support for growth, but with concern that new buildings may be too tall next to low-rise neighborhoods; residents want density tied to true walking access to BART, not simple radius measures.</p> <p>Mixed-use development that serves families: Support for requiring housing, open space, and family-serving uses like childcare in new mixed-use projects, especially near transit and parks.</p> <p>Local businesses, historic places, and local ownership: Strong interest in protecting neighborhood businesses, preserving historic buildings, and preventing outside corporations from dominating new ownership opportunities.</p> <p>Better-maintained streets and transit infrastructure: Calls for cleaner bike lanes, improved sidewalks, well-maintained bus shelters, and stronger upkeep of multimodal facilities. Support for faster transit, expanded greenways, protected bike lanes, and safer walking and biking conditions for all users, especially families.</p> <p>More parks and open space: Strong desire for more active parks and natural open space, especially in underserved areas and in places expecting more development. Support for better staffing, maintenance, and funding for parks, along with compassionate, service-based responses to encampments.</p> <p>Cleaner neighborhoods and stronger city responsiveness: Concerns about illegal dumping and waste services, along with a desire for more trash capacity, bulky pickup, education, and clearer follow-through on community feedback.</p> <p>District 1 priorities: Residents want investment in existing parks like Mosswood, safer walkability around key intersections, more green space in areas like Rockridge, and mixed-use redevelopment of sites like the Ridge shopping center while addressing local traffic and parking impacts.</p>
<p>4/10/2026</p>	<p>Workshop</p>	<p>D6 Workshsop</p>	<p>community amenities, illegal dumping, transit, walking biking connections, indusrial lands, parks/green space, affordable housing</p>	<p>More affordable and diverse housing: Support for more housing types, especially small multi-family housing, more below-market-rate options, and fairer ways to determine who qualifies for affordable housing.</p> <p>Greater investment in East Oakland: Concern that citywide growth strategies overlook East Oakland, with calls for more neighborhood-serving development, services, and walkable centers in the area.</p> <p>Healthier jobs and industry: Support for cleaner industrial practices, greener jobs, and tech-related development that reduces land use conflicts and limits heavy truck traffic in neighborhoods.</p> <p>Better food and local business access: Strong desire for more fresh food, grocery stores, farmers markets, and support for small businesses and commercial corridors.</p> <p>Stronger transit and connectivity: Support for more reliable and frequent transit, direct job access, better first-mile/last-mile connections, and improved routes for seniors and underserved neighborhoods.</p> <p>Safer, more walkable streets: Calls for better sidewalks, crosswalks, traffic calming, bike lanes, greenways, and safer street design for people walking, biking, and rolling.</p> <p>Improved parks and open space: Support for more parks, stronger park maintenance, better connections between parks and green spaces, and investments that prevent displacement.</p> <p>Compassionate and culturally grounded public spaces: Support for service-based responses to encampments and for honoring Indigenous history and cultural preservation in parks and open spaces.</p> <p>Better city services and neighborhood quality of life: Calls for stronger outreach and partnerships, climate resilience, anti-dumping enforcement, improved waste services, safer traffic conditions, and better community amenities like libraries, senior centers, and public gathering spaces.</p>

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4/11/2026	Workshop	D3 Workshop	community amenities, illegal dumping, transit, walking biking connections, industrial lands, parks/green space, affordable housing	<p>More housing choices: Support for diverse housing types, including small multi-family housing in single-family areas and greater density in key corridors like West Oakland and Downtown/Chinatown.</p> <p>Better food access: Strong interest in bringing fresh, affordable food to West Oakland by reusing vacant grocery spaces and supporting local food-serving businesses.</p> <p>Stronger neighborhood centers: Support for expanding and strengthening neighborhood hubs, including places like Brooklyn Basin, Howard Terminal, and Jack London Square.</p> <p>Port and industrial land use: Interest in consolidating Port operations within Port-owned land and addressing conflicts between current land uses and zoning.</p> <p>Equitable technology and environmental justice: Support for technology and research uses only when paired with strong environmental justice leadership and community accountability.</p> <p>Safer, more connected transportation: Support for wider sidewalks, greenways, better biking and walking routes, improved shoreline access, stronger transit connections, and more frequent bus service.</p> <p>Parks, open space, and stewardship: Support for green parkways, better park maintenance, community gardens, resiliency hubs, youth services, and partnerships with residents and community groups to care for parks.</p> <p>Community-serving city systems: Calls for stronger bilingual outreach, more transparent city processes, increased staffing, better cleanliness and waste management, and fuller implementation of environmental justice goals.</p> <p>West Oakland community priorities: Desire for more food businesses, safer and more active commercial areas, protection and restoration of local amenities, reuse of the Ralph-Bunche site for community-serving purposes, and long-term support for small businesses near West Oakland BART.</p>
4/11/2026	Comment Letter	Comment Letter - Chen	transit improvements, multifamily housing	<p>Emphasizing the importance of multifamily housing and transit for community stability and growth. They commend the upzoning of key transit corridors and the “City of Neighborhoods” vision, while offering feedback to strengthen the plan’s impact. Central themes include eliminating parking minimums citywide to reduce housing costs and align with state law, while introducing parking impact fees to shift costs to developers. Calls for a binding Master Transit Plan with measurable service standards, integrated into existing funding programs, to ensure reliable and improved transit service.</p> <p>Also advocate for increased density near transit through higher height limits, floor area ratios, and simplified zoning tiers to realistically meet housing goals. Equity is another major focus, urging the city to upzone high-resource neighborhoods rather than concentrating development in lower-income areas. Stresses the importance of implementation, recommending feasibility testing and legally enforceable policies to ensure the plan’s goals translate into real outcomes. The letter supports the framework while pushing for stronger, more actionable policies to achieve equitable housing and transportation improvements.</p>
4/12/2026	Email	Constituent Email - Banker	climate resilience, water systems, native plants, tree canopy	<p>The commenter urges the plan to better align with the natural landscape by restoring buried creeks and requiring native plants in new developments. They also emphasize increasing tree coverage in heavily paved areas (like West Oakland or MacArthur Blvd) to reduce urban heat and protect vulnerable neighborhoods.</p>

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4/12/2026	Email	Constituent Email - RakiaG	tree canopy, water system, climate resilience	Highlights that the current plan underestimates the pace and impact of climate change, particularly rising heat and ecosystem stress in Oakland. It calls for stronger action to restore natural systems, including daylighting creeks and springs to better manage temperature and water. The commenter emphasizes expanding tree canopy in the hottest neighborhoods and reducing impermeable surfaces to improve groundwater recharge and limit runoff. Also, it was recommend treating stormwater as a resource through features like bioswales and roadside wetlands. The message stresses that prioritizing native species and nature-based solutions is critical for effective climate adaptation and a livable future through 2045.
4/12/2026	Email	Constituent Email - Yaraka	native plants, equity,	Notes a lack of accessible, high-quality green spaces in both North and East Oakland and urges the plan to prioritize creating them, including restoring creeks. They also emphasize making native plant restoration in public spaces a key environmental priority.
4/13/2026	Board / Commission Mtg	Youth Commission	transportation	Commissioners noted reliable transportation with increased frequency and accessibility and restaurants are needed near where people live.
4/15/2026	Deep Listening Session	Black Arts Business and Movement District Community Development Corporation (BAMBD CDC) - Deep Listening Session		Event Summary Not Yet Received
4/16/2026	Community Presentation	Life Academy	access to transit, community amenities, park maintenance	Students expressed a need for grocery stores, places for young people to hang out, clean buses and better access to transit, better and safer playgrounds with bathrooms, lighting, and maintenance. City should also address more trees and donation centers where people can drop things, reuse and share with others.
4/16/2026	Pop-up Event	Black Arts Business and Movement District Community Development Corporation (BAMBD CDC) - BAM House Social Hour	mistrust, accountability, maintenance, developer restriction	Participants concerned that their feedback will not be incorporated and asked for more transparency and accountability to community feedback and the planning process. They expressed interest in seeing more Community Benefit Agreements for new and upcoming developments, metrics for greenway and park development and maintenance, and concerns that there are not enough restrictions on developers. Encourage the City to purchase buildings and consider ecological impacts of projects.
4/16/2026	Email	Constituent Email - Jennette	access to parking	Opposes new housing without parking, saying it has led to overcrowded street parking and negatively impacted their neighborhood's livability (High and MacArthur).
4/16/2026	Email	Constituent Email - Laber	affordable housing, community benefits agreements, accountability and transparency	Opposes removing trees for new housing development (ex. Claremont Canyon) and calls for more thoughtful, environmentally responsible solutions.

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4/16/2026	Email	Constituent Email - Jarvis	density concerns, private property impacts	<p>Raises concerns about increasing density around Rockridge BART, focusing on how planning assumptions, infrastructure, and sustainability goals may be misaligned with on-the-ground realities. A central issue is that state-defined transit proximity measures (¼- and ½-mile radii) rely on straight-line distances rather than actual walking routes. Due to irregular street layouts in North Oakland true walking distances can be significantly longer, making these metrics less accurate for planning purposes. The comment highlights how the area’s historic street design, with angled corridors and fragmented grids, creates circulation challenges that already impact accessibility and emergency response. This context makes widespread high-density development away from main corridors less suitable, reinforcing the idea that major streets are the most appropriate locations for growth.</p> <p>Also mentions aspects of SB 79, expressing concern that certain development exemptions may prioritize developer convenience over community needs. In contrast, they emphasize the importance of sustainability, particularly the long-standing goal of achieving Zero Net Energy neighborhoods through solar power, energy efficiency, and resilience to grid disruptions. A key tension identified is between increased building height/density and preservation of solar access. The author stresses that shading from taller buildings could undermine existing investments in rooftop solar and energy independence. Advocate for careful height transitions and continued enforcement of shading protections to ensure that new development does not compromise the environmental performance and livability of existing neighborhoods. Calls for a more context-sensitive approach to density, one that accounts for actual walkability, existing urban form, and the protection of sustainability gains already made by the community.</p>
4/17/2026	Pop-up Event	Frontline Catalysts - Reclaim Earth Day	parks/green spaces, transit cost, community amenities	<p>Transit Youth cited significant barriers to utilizing public transportation. Specific concerns included experiencing extended wait times and a lack of personal security when riding the bus unsupervised. While the suggestion of increasing bus line frequency was raised, participants emphasized that the cost of AC Transit fares is a barrier, and the process of obtaining a youth Clipper card is challenging, suggesting that affordability is a critical access issue.</p> <p>Green spaces A strong preference was voiced for an expansion of accessible public green spaces. This desire was coupled with an urgent need for these areas to be maintained, specifically clean and clear of encampments. Numerous youth stated that the presence of encampments in parks created an unwelcoming atmosphere, often resulting in them choosing to avoid the space or having their parents forbid them from attending. Furthermore, youth strongly advocated for facilitated programs within Oakland parks to encourage more structured and supervised time in these outdoor environments.</p> <p>Community spaces Participants requested an increase in dedicated community spaces that offer safe gathering opportunities. A key theme was the notable absence of accessible third spaces outside of school. This deficit often compels youth to congregate in environments perceived as unsafe simply to spend time with their friends.</p>

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4/17/2026	Board / Commission Mtg	PRAC	workforce, maintenance, funding	<p>Skeptical we're putting the cart before the horse with the T&R hubs; first need a strategy to entice businesses to come here. Jobs and job training is critical. Opposed to them being by water as this may pose a challenge for some industrial users.</p> <p>Weary of police presence in our parks (has Oakland considered a Ranger program?) The team overseeing Measure Q implementation should be involved in conversations about park maintenance. Adding greenways would add to the budget if considered a park rather than the public right-of-way. Incorporate CPTED in park design.</p> <p>Leverage PPPs for park stewardship. 13 new parks seems unrealistic if no funding for them.</p> <p>San Antonio not on par as Downtown or Coliseum to be a major center. Consider MacArthur station more of a major center than San Antonio.</p> <p>Consider the possibility of developers building parks instead of paying capital improvement fees.</p> <p>Lake Merritt and Joaquin Miller Park should be considered regional centers (for parks/open space) and many trees are being destroyed and open spaces suffering from overuse. The GPU needs to elevate Lake Merritt and JMP as jewels of Oakland.</p>
4/17/2026	Email	Constituent Email - Boulton	against luxury housing, support natural areas and biodiversity	<p>Expresses concern about developing undeveloped land for luxury housing, emphasizing that Oakland's natural areas and biodiversity are fragile and should be preserved for everyone. They criticize the lack of accountability for individuals who damage shared environmental resources, such as unauthorized tree removal. The feedback urges prioritizing already developed land for housing while protecting remaining open spaces as nature preserves. They also advocate for using native plants in city landscaping to support and sustain the local ecosystem.</p>
4/17/2026	Email	Constituent Email - Elrod	balance housing with preservation of green spaces, native plants	<p>Supports increasing housing but stresses the need to balance development with protecting remaining green spaces. They urge directing dense housing to already developed areas while preserving undeveloped land for public access and nature. They also call for requiring native plants in all city landscaping to support the local ecosystem.</p>
4/17/2026	Email	Constituent Email - Watson	against luxury housing, gentrification and displacement, native plants	<p>Opposes additional luxury housing development, arguing that Oakland does not have a housing shortage and that such projects threaten remaining native ecosystems. Warn that destroying natural areas would worsen inequality in access to nature and contribute to gentrification. Urge the city to rezone all undeveloped land for public access and require native plant communities in all parks and city landscaping.</p>
4/18/2026	Pop-up Event	Black Cultural Zone		<p>Event Summary Not Yet Received</p>
4/18/2026	Pop-up Event	Malonga Arts Residents Association (MARA) - Ice Cream Social	transit reliability, public safety, community amenities	<p>Participants highlighted need for more reliable buses, resources for unhoused residents, concentration of trash, safety concerns due to bipping and break-ins, and traffic safety. They want to see more safe and healthy housing choices, community benefits agreements and open spaces with new developments, more innovative ideas for workforce development, and more trees, community spaces, and cultural events.</p>

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4/18/2026	Email	Constituent Email - Chu	against luxury housing, native plants	Urge the city to protect our natural ecosystems from development, commit to restoration, and open public access by turning them into parks. States there isn't a need for more luxury housing and non-native green zones. Includes an image of a map showing undeveloped natural ecosystems areas zoned for luxury housing developments near Leona heights / Caballo Hills. Image also shows need more affordable housing near Elmhurst Park and don't need suburban sprawls in the hills.
4/18/2026	Email	Constituent Email - Finney	climate resilience, environmental justice, community infrastructure, equity, sustainability	Urges stronger integration of several priorities into Oakland's LUTE and OSCAR updates, emphasizing climate resilience, equity, and infrastructure improvements. They advocate for a "brownfield first" approach to urban greening that prioritizes redeveloping already disturbed land rather than impacting natural areas. Also stress the importance of expanding last-mile transit connections, redesigning public safety through infrastructure-based solutions, and creating permanent community wellness hubs to address homelessness and mental health needs. In addition, call for stronger environmental justice measures, including better urban maintenance design to reduce illegal dumping and support denser development in the new Neighborhood Centers. A push for a more coordinated, infrastructure-focused approach to sustainability and equity across land use planning.
4/18/2026	Email	Constituent Email - Garcia	environmental health, native ecosystems	Stresses that Oakland's remaining native ecosystems are vital for environmental health and future generations. They argue that areas labeled as "vacant" are actually rich with beneficial plants and trees that stabilize the land. They oppose replacing these spaces with luxury development or non-native landscaping and urge reconsideration of such plans.
4/18/2026	Email	Constituent Email - Johnson	native plants	"Hello! Please make any created green spaces havens for native plants. Let's make Oakland amazing."
4/18/2026	Email	Constituent Email - Miller	inequity, affordable housing, native ecosystems, expand green space	Highlights growing inequality in Oakland and argues that protecting natural ecosystems while focusing affordable housing in already urbanized areas is the best solution. Support urban density and more parks while opposing suburban sprawl, emphasizing the need to preserve nature for future generations.
4/18/2026	Email	Constituent Email - Samantha	native ecosystem and biodiversity, against luxury housing	Advocates protecting undeveloped land by converting it into publicly accessible natural parks that preserve Oakland's native ecosystems and biodiversity. They strongly oppose development of luxury housing on these lands and argue that fines are insufficient to deter environmental damage, calling instead for stricter penalties and enforcement. Urge requiring native plantings in public and commercial spaces to support ecological health, reduce fire risk, and benefit the broader community.
4/19/2026	Pop-up Event	Malonga Arts Residents Association (MARA)	walkable neighborhoods, community amenities, native plants	Residents want to see more walkable neighborhoods and native plants, more open spaces, and community events, like markets, first Fridays, etc., and an expansion of community ambassador programs. They also want to see investment in existing community centers, like Malonga Casquelouard Center for the Arts.
4/19/2026	Email	Constituent Email - SikStar	native ecosystem	Opposes development they believe harms Oakland's ecosystem and criticizes perceived prioritization of wealthy interests over community well-being. Call for restoring natural habitats, pollinators, and native plants to rebuild a healthier local environment.

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4/20/2026	Tactical Engagement	Block by Block Organizing Network (BBON) - Children's Art Activity, Parents Chat, Illegal Dumping Accountability Session	illegal dumping, trash/debris, cleanliness, parks/green space, traffic safety	<p>1. Children aged 9-13 reflected on the trash, dumping, and noise they experienced in their neighborhood and drew what the neighborhood would look like if it was clean, beautiful, and safe, and the fun they would have at the park.</p> <p>2. Parents shared frustrations around illegal dumping, homeless encampments, BART vandalization, and with bike lanes and traffic calming projects (e.g. bike lanes down 98th, new concrete medians downtown and Tempo bus only lane). They also shared that there needs to be more parks for children to play. They want to see more art installations (e.g., utility boxes), more trash and recycling containers in Deep Eat Oakland, and the renovation of Eastmont mall, with community benefits.</p> <p>3. Top 3 priorities included: 1) illegal dumping enforcement and clean up; 2) youth programs, activities and places to play; and 3) traffic safety. Participants shared areas of the community that need cleaning or attention.</p>
4/20/2026	Email	Constituent Email - Darst	strong protections for natural ecosystems	States the draft plan does not sufficiently prioritize protecting Oakland's biodiverse wild spaces, particularly oak woodlands in the hills. They oppose clearing natural areas for luxury housing, stating it harms native habitat, increases wildfire risk, and does little to address real housing needs. Call for stronger protections for natural spaces against inappropriate development.
4/20/2026	Email	Constituent Email - Gohartaj	against luxury housing, support preservation of natural spaces	Urges protection of undeveloped parcels, emphasizing that many so-called "vacant" lots are actually biodiverse oak forests supporting a wide range of species. Advocate for restoring native plants rather than allowing ecosystem destruction and argue that non-native green spaces cannot replace natural habitats. Oppose additional luxury development and stress the importance of preserving wild spaces for community access and environmental health.

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4/20/2026	Email	Constituent Email - Kelkar	native plants, tree canopy, water system, freeway impacts, natural ecosystem	<p>The General Plan should mandate that all new city and commercial landscaping be vegetated with Oakland’s locally native plant communities, instead of the non-native plants that are currently the norm.</p> <p>Flooding can be mitigated by turning all roadside vegetated areas into rain gardens by creating curb cuts and excavating soil so that the soil level is a few inches below the road level; these areas should be vegetated with native riparian vegetation. All new developments and existing commercial parking lots should also be required to create rain gardens with native vegetation for the same reasons.</p> <p>The General Plan must plan for a significant increase in native tree canopy cover and publicly-funded tree maintenance; Oakland’s street trees should be species that are either native to Oakland, or provide food for people; non-native, non-edible trees are better than nothing but withhold benefits that native or food tree species would otherwise provide for no extra cost. High-income neighborhoods already enjoy these benefits, which should be equitably accessible to all Oakland residents. Freeway rights-of-way are especially important places to create forested areas because dense tree canopy in these areas can significantly mitigate the air pollution, noise pollution, and heat created by freeways.</p> <p>The General Plan should plan for daylighting and restoring all of Oakland’s creeks and floodplains so they can cool the air during heat waves, help mitigate flooding, and provide more of Oakland’s residents with access to nature.</p> <p>Finally, I’m concerned that the last remaining undeveloped natural habitats in Oakland are currently zoned for “Hillside residential” housing. The General Plan should designate all remaining undeveloped natural areas in Oakland as resource conservation areas that are either made accessible to the public or returned to local indigenous groups, who are mentioned in the General Plan Draft but afforded no material benefits in the current plan. These undeveloped areas contain remnants of indigenous food gardens and should be protected from development to protect indigenous cultural resources.</p>
4/20/2026	Email	Constituent Email - Marisol	tree removal, development process concerns, environmental justice	<p>Concerns about the planned removal of dozens of trees (59+) near the West Oakland BART station, noting possible procedural violations in the permitting and notification process. State that cutting these trees would undermine recent tree-planting efforts aimed at addressing historic inequities in canopy coverage in West Oakland. The message urges city and BART officials to intervene and preserve the trees, emphasizing their importance for environmental health and justice in a historically marginalized community.</p>
4/20/2026	Email	Constituent Email - Zyscovich	support for greenways and native plants, increased maintenance, concerns on bike lanes and slow streets	<p>Part of what makes Oakland great is that we have many individual neighborhoods, each with their own character. We have so many empty storefronts, we need to focus on things to do to support small businesses and bring vibrancy back to neighborhoods that have been suffering.</p> <p>The Greenway idea is good, but you need to have a maintenance plan. Vegetation management, native plants, restore natural creeks that have been paved over, drainage, garbage management and a way to avoid encampments and illegal dumping.</p> <p>The bike lane plan is poorly thought out. It prioritizes cyclists over vehicles without thinking of the impact on pollution and traffic that shutting lanes down has. Keep the new dedicated bike lanes in the greenways. Don't remove turn lanes or narrow roads.</p> <p>We don't want slow streets. They make more traffic on the surrounding roads and are annoying for most people who live on that street. Keep the pedestrian and cyclist only roadways to the new greenways.</p> <p>In summary, fix our broken infrastructure before embarking on big new expensive projects.</p>

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4/22/2026	Email	Constituent Email - Campbell	native plants, tree canopy, restoration of natural habitats, indigenous stewardship	Proposes a set of environmental priorities, including requiring native plant landscaping (1), expanding rain gardens to manage flooding (2), and increasing tree canopy, restoring waterways, and reducing pavement to address urban heat (3). They also call for habitat corridors and reduced freeway pollution (4), banning development on undeveloped land while supporting Indigenous stewardship (5), and even considering freeway removal to further environmental and community goals (6).
4/22/2026	Email	Constituent Email - Fujikawa	native plants, natural ecosystem, water system, tree canopy, indigenous stewardship	Prioritize native and habitat supporting plants in all public and commercial landscaping and establish performance standards such as water efficiency, pollinator support, and soil health. Require integration of green stormwater infrastructure (GSI) into street and infrastructure projects, especially in flood prone areas. Commit to an equitable tree canopy goal of at least 25 percent across all neighborhoods. Invest in creating habitat corridors and reducing freeway related air and noise pollution by planting dense, closed canopy vegetation along freeway rights of way and transportation corridors. Align land use policy with commitments to indigenous communities including land stewardships and funding and resources to support ecological management. Restore and protect urban waterways including daylighting creeks and incentivizing repaving and GSI on public and private lands.
4/22/2026	Email	Constituent Email - Johnson	natural ecosystem, water system, tree canopy, indigenous stewardship	Expresses strong support for a climate-resilient and biodiversity-focused approach to Oakland's future growth, emphasizing the need to integrate ecological function into urban design. Advocate for native, habitat-supporting landscaping standards and expanded green stormwater infrastructure to improve water management and neighborhood livability. They call for an equitable urban tree canopy of at least 25% across all neighborhoods, along with habitat corridors to reduce pollution and reconnect ecosystems. The feedback also highlights the importance of protecting undeveloped land, supporting Indigenous stewardship, and moving beyond symbolic commitments. Urge restoring urban waterways through creek daylighting, repaving, and stronger protections, backed by clear implementation and funding.
4/22/2026	Email	Constituent Email - Joseph	native plants	Use native plants on publicly owned land to help preserve endangered natives and are more fire-resistant.
4/22/2026	Email	Constituent Email - Parker	tree canopy, native plants, green buffers, Indigenous stewardship	Urges Oakland to adopt a more ambitious, ecology-focused land use strategy, including requiring native plant communities in all landscaping and expanding rain gardens to improve stormwater management. They emphasize reducing urban heat through increased tree canopy, creek restoration, and repaving, especially in underserved areas. Call for creating habitat corridors and green buffers along freeways to address pollution and reconnect ecosystems. Finally, advocate for banning development on undeveloped land and supporting Indigenous stewardship with resources and long-term management authority.
4/22/2026	Email	Constituent Email - Page	native plants, water system, freeway impacts, tree canopy, Indigenous stewardship, vacant properties	Outlines a set of environmental and equity-focused priorities, including requiring native plant landscaping (1), expanding rain gardens to manage flooding (2), and increasing tree canopy while restoring waterways and reducing pavement to address heat (3). They call for habitat corridors and reduced freeway pollution (4), banning development on undeveloped land while supporting Indigenous land stewardship (5), and enforcing penalties for illegal removal of natural resources (6). Additional feedback include limiting pollution from fossil fuel transport (7) and repurposing vacant properties for affordable housing, parks, and community uses (8), with an overall emphasis on prioritizing public and environmental health over private development interests.

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4/23/2026	Email	Constituent Email - Mitros	housing affordability, public lands	<p>In these times with high housing costs evicting many Oaklanders onto the streets or into far off communities with high transportation costs, both environmental and monetary we need to assure there is adequate affordable housing. Oakland needs a clear, enforceable Public Lands Policy that treats public land as a permanent public asset. The City Council should adopt a comprehensive Public Lands Policy that prioritizes long-term public ownership and community benefit. Under this policy, City-owned land would be leased, not sold, through long-term ground leases, and prioritized for affordable housing by offering sites first to affordable housing developers and community land trusts. A ground lease allows the City to retain ownership of the land while enabling developers or community partners to build and operate housing or other uses. This model is widely used to support permanently affordable housing and maintain public control over land.</p> <p>This approach would deliver several key benefits:</p> <p>Lower development costs: Removing land costs (often around 10% of total project costs) makes affordable housing more financially feasible</p> <p>Permanent affordability: Public ownership of land helps ensure housing remains affordable over the long term</p> <p>Long-term public value: Leasing generates ongoing revenue and preserves public control, rather than creating one-time gains from land sales</p> <p>☐</p> <p>For City-owned parcels that are not suitable for housing due to size, location, or other constraints, the City can still pursue ground leases for alternative uses at market rates. Revenue from these leases can support affordable housing development while maintaining public ownership of the land.</p>
4/23/2026	Email	Constituent Email - Lopez	Indigenous stewardship, freeway impacts, native plants, tree canopy, habitat restoration, water system, transit improvements	<p>Advocates for banning development on undeveloped land and supporting Indigenous land stewardship (1), while calling for habitat corridors and reduced freeway pollution through native tree planting (2) and stricter enforcement of habitat restoration when environmental damage occurs (3). They emphasize shifting away from sprawl toward dense affordable housing, transit, and walkable communities (4), along with expanding urban tree canopy to reduce heat (5) and restoring creeks, springs, and permeable landscapes (6). Also highlights the need for improved transit and bike infrastructure (7), mandating native plants in all landscaping (8), implementing rain gardens and water capture systems to manage flooding and increase resilience (9).</p>
4/23/2026	Email	Constituent Email - Aune	native plants, more TODs	<p>Mandate use of native plants in all landscaping projects including streetsides, medians, and parks. Generally favors more housing and transit-oriented development but is mindful that the area around the Safeway on Redwood Road is one of the last vestiges of serpentine habitat, filled with unusual and rare plants and opposes any development in this area. City should instead protect the lands by creating a botanical reserve.</p>

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4/23/2026	Comment Letter	Comment Letter - 7th Street Thrives	economic development, displacement protections, small business support	<p>Support for 7th St. corridor as a neighborhood center which aligns with economic development priority for the corridor.</p> <p>Urges staff to develop a comprehensive anti-displacement strategy including a housing preference policy that prioritizes affordable housing for households displaced by government action, local hiring and first-source employment requirements for all development projects receiving city funding, entitlement streamlining or density bonuses, including the T&R hubs; and a dedicated housing displacement impact analysis for the T&R hubs prior to plan adoption.</p> <p>Requests that the City adopt standards for community benefits such as publicly accessible ground-floor retail, community amenity space, etc. on all T&R-designated parcels.</p> <p>Request that the City complete a dedicated small business strategy including displacement protections for small, legacy businesses, modeled after San Francisco's or Los Angeles' Legacy Business Programs.</p> <p>Urges the City to use the General Plan to establish a framework for extended temporary activations to allow corridor entrepreneurs and community organizations to activate vacant lots longer than 30 days.</p> <p>Urges the City use the General Plan to establish service-level standards for maintenance and blight response and identify dedicated funding mechanisms to sustain services in transitioning neighborhoods.</p>
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<p>4/23/2026</p>	<p>Workshop</p>	<p>Arts and Culture Stakeholders</p>	<p>anti-displacement, funding, arts, culture, transit access, youth recreation, workforce development</p>	<p>Invest in Oakland’s cultural identity through a dedicated cultural vitality fund, with 3.5% suggested as a reasonable target, and explore partnerships with libraries. There is concern about data centers in T&R areas, and film-related jobs remain unfunded despite successful models in San Francisco. Audit City-owned spaces for cultural use, especially parks, schools, and other underutilized properties. Developers should participate through clear community benefits agreements that define their contributions. Policy should support activation of pocket parks, discourage speculative development, and incentivize art centers, with transportation and access prioritized. Youth training and workforce pathways should be expanded, including opportunities connected to T&R hubs. The Native Religion Act of 1967 and BAMBD CDC may offer scalable models for cultural preservation and stewardship. Cultural districts can help mitigate displacement and manage tourism, with Calle 24 in San Francisco serving as a useful example. The City should support media education and the emerging content economy, including easier public-space access for students working in media. Additional models to explore include SB 707, community reuse and upcycling approaches from Europe, Detroit, and Los Angeles, and commercial land trusts supported through landlord incentives and requirements. More pathways are needed for artists to activate spaces without ownership, including access to City-owned land or recreation centers for youth arts training. Sideshows should be recognized as cultural expression, with safe, designated spaces considered for this activity or similar uses. Long-term strategies: Oakland has an opportunity to grow its film industry, but subsidies should be tied to building a local workforce so benefits stay in the city. City should invest in a theater space and a film center/archive for physical art that is created and archived in an effort to preserve the history of art in Oakland Urges the city to explore partnerships with other cities who want a piece of Oakland's culture Desire for city-supported spaces equivalent to guerilla arts exhibitions, e.g., pop up for a few months whereby artists staff the space and the City provides insurance, permitting, and does outreach Encourages the City to explore incentivizing post-production for movies, commercials, TV shows, etc.</p>
<p>4/24/2026</p>	<p>Pop-up Event</p>	<p>Fruitvale Village Farmer's Market</p>	<p>transit safety and infrastructure, parks/green specs, workforce development, libraries</p>	<p>loss of blue collar jobs and need summer youth programs Libraries need to be preserved need consistent schedules and buses on time. The city removed all bus shelters which is bad for seniors and handicapped people who have to wait in bad weather More access to daily needs and closer to home; more frequent, cheaper, and safer transit BART doesn't always run when some people are working Better rider safety, especially for women and children. Mixed-use developments near transit but mostly just need more housing; nicer parks would be nice Good things Oakland has are community centers, libraries, culture and diversity.</p>

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4/24/2026	Pop-up Event	Black Arts Movement and Business District Community Development Corporation (BAMBD CDC)	transit, infrastructure, park maintenance, local jobs	<p>BART Stations 1. Mixed reception to proposal for new San Antonio infill BART station due to lack of density in the neighborhood, proximity of Lake Merritt and Fruitvale stops, environmental impacts.</p> <p>Bus Routes 1. Not enough routes in Deep East Oakland 2. Lack of benches that riders can use to sit and wait at bus stops due to anit-homeless architecture</p> <p>East Oakland, Fruitvale 1. Lack of focused attention to the revitalization of Deep East Oakland to the benefits of the residents.</p> <p>Industrial Areas, Technology and Research 1. Concerned about pushing out residents to make space for new buildings. Residents want a clear, defined path forward for Technology and Research Centers, focused on high-level employment opportunities available to Oakland residents, with job training and tech-based recreational activities. Do not want to see a bunch of office buildings for administrative use.</p> <p>Parks and Greenways 1. Existing parks are not fully functional and need to be revitalized and properly maintained before making new ones. 2. Residents want to see more attention to facility maintenance, working water fountains (without lead). 3. Consider streamlining the process for starting community gardens. Offer technical assistance and grants.</p>
4/24/2026	Deep Listening Session	Eastside Arts Alliance (ESAA)	parks/green spaces, affordable housing, displacement prevention, community amenities, public safety, transit	<p>Community safety and accountability: Reject AI, surveillance technology, weapons tech, and weaponizable security infrastructure, and prevent public infrastructure like airports from being used for military cargo.</p> <p>Responsible development: If new technologies like data centers are introduced, they should not consume local water resources and must provide clear community benefits.</p> <p>Access to parks and shoreline: Improve connections to the shoreline, parks, and open space through greenways, land bridges, better transit, and shuttle service, especially for underserved neighborhoods.</p> <p>Equitable transit: Expand affordable, reliable public transportation to greenspaces, protect public transit, and avoid privatization.</p> <p>Housing justice: Ensure new housing truly serves current residents, includes deeply affordable options, protects unhoused people, prevents displacement, and guarantees a right of return.</p> <p>Parks, greenways, and food access: Add more neighborhood parks, true greenways, native plants, benches, community gardens, and grocery access in underserved areas.</p> <p>Cultural recognition and community-led spaces: Expand and better define cultural districts, recognize overlapping communities, support local artists, and ensure public spaces are programmed by community-based organizations.</p> <p>Stewardship and long-term planning: Support community land trusts, native stewardship, educational programming, and intentional placement of green spaces to reflect community needs.</p>
4/25/2026	Deep Listening Session	Eastside Arts Alliance (ESAA)	youth, illegal dumping, community amenities	<p>Participants want to see cultural centers for the Mam community, programming and workforce development for youth , community gardens, investment in public transportation, open air markets, and greater access to green spaces in the Oakland hills (e.g., shuttles). Lack of adequate lighting at night and illegal dumping were also concerns. Residents want to see new public schools, especially near San Antonio, expansion of preschools and small business support.</p>

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4/25/2026	Email	Constituent Email - C. Miller	native plants, tree canopy, creek daylighting, habitat restoration, indigenous land stewardship	Require only native plants on City and commercial landscaping. Turn roadside areas into rain gardens to mitigate flooding. Guarantee funding to maintain at least 25% canopy cover of native trees in all neighborhoods, daylighting and restore creeks and springs, and de-pave where possible to mitigate the urban heat island effect. Create habitat corridors by planting and maintaining native closed-canopy forests along freeway rights-of-way. Ban new developments on undeveloped parcels, return the land to indigenous groups.
4/25/2026	Email	Constituent Email - L. Miller	native plants, tree canopy, creek daylighting, habitat restoration, indigenous land stewardship	Require only native plants on City and commercial landscaping. Turn roadside areas into rain gardens to mitigate flooding. Guarantee funding to maintain at least 25% canopy cover of native trees in all neighborhoods, daylighting and restore creeks and springs, and de-pave where possible to mitigate the urban heat island effect. Create habitat corridors by planting and maintaining native closed-canopy forests along freeway rights-of-way. Ban new developments on undeveloped parcels, return the land to indigenous groups.

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<p>4/25/2026</p>	<p>Comment Letter</p>	<p>San Antonio Station Alliance</p>	<p>parks and green spaces, infrastructure financing, affordable housing, displacement prevention, multi-modal transportation, San Antonio Transit Hub</p>	<p>San Antonio Station Alliance:</p> <ol style="list-style-type: none"> 1. Establish a community-centered station area with TOD; small business incubation & support; revitalized commercial corridor along 14th Avenue, between E. 12th St and MacArthur Blvd; and public space improvements. 2. A multi-modal transit hub with safe walking & walking connections along the East Bay Greenway, the SF Bay Trail, 14 Avenue; innovation such as gondolas, new ferry terminal, and first/last mile improvements; increased bus frequency and transit-friendly improvements along International Blvd, Foothill Blvd, 14th Avenue and Embarcadero - Jingtowntown to Jack London; and North/South connections across I-880 to the Embarcadero and Brooklyn Basin, as well as routes servicing regional parks in the Oakland Hills. 3. Reconnect the Neighborhood to the Waterfront via transit (service on 14th, Embarcadero) , bike and walking 4. Advance Equity and Prevent Displacement (housing, small business, culture) 5. Prioritize new green spaces, tree planting, and urban canopy expansion; Explore green buffers or sound barriers along I-880; Protect and improve existing assets such as San Antonio Park, Bella Vista Park, Clinton Park, Franklin Recreation Center, and the Embarcadero Waterfront. Integrate improvements with existing plans such as the East Bay Greenway; the San Francisco Bay Trail, the 14th Avenue Streetscape Project; Highland Hospital’s grounds improvement and “Slow Streets” e.g. 11 Ave and E. 19 St. 6. Explore the establishment of an Enhanced Infrastructure Financing District (EIFD) for the San Antonio Station area; align funding strategies with existing regional and city initiatives, maintain ongoing community engagement as planning advances; consider office of redevelopment 7. Prioritize amenities and improvements for SAS, specifically, sound barrier/tree barrier against 880; 14th Ave commercial district/park/transit; ped/bike crossing to water and Brooklyn Basin; Bus corridor on 14th Ave; bike lanes on E. 12th St.; bus lines on Embarcadero; and increased safety and reduction in crime 8. Protect affordable housing, architecture, small business, commercial areas on e. 12th St., 14th Ave
<p>4/25/2026</p>	<p>Pop-up Event</p>	<p>Frontline Catalysts - Seeds of Change</p>	<p>affordable housing, mixed-use development, street vendors</p>	<p>Housing Residents strongly expressed the need for more affordable housing options. A key suggestion was that the City should utilize the high number of empty lots it owns in the Fruitvale area to build more housing.</p> <p>Mixed-use Buildings The community showed clear support for increasing the number of mixed-use buildings. Residents articulated that this approach would support both financial growth in neighborhoods and the construction of more homes. A notable question raised concerned how the city plans to prioritize small businesses within the development of these new mixed-use structures.</p> <p>Street Vendors Attendees underscored the significant cultural and economic value of vendors within the Fruitvale community. They sought clarity on how the city is actively supporting vendors and considering their livelihoods as the new city plan is crafted. To better integrate vendors, some suggested creating designated open space areas, such as the area by the Walgreens on Foothill, that are specifically designed for street vendors and include seating to be more welcoming to community members</p>

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4/27/2026	Pop-up Event	The Village - In Person Outreach to Unhoused Residents	improved transit infrastructure and amenities, access to trees and green spaces, resilience centers, services and resources for unhoused residents	<p><u>Key Themes:</u> Transportation: E.14th St. was a mistake, more frequent buses at night, drinking fountains, more direct lines connecting Oakland across town and to other East Bay cities Green Spaces and Cooling: access to clean drinking water and community gardens, programs and services to serve the unhoused instead of kicking us out of parks. At parks with rec centers, consider weekly workforce development programs for GED/GRE programs, self-defense classes for unhoused women & children, parks as resilience centers/hubs in the event of a natural disaster Public Safety: not having personal property taken away, having a job, police protection instead of harassment, less feelings of animosity towards the unhoused Development and Community spaces: Rec centers and community centers with programs we need (free groceries, hot meals, job prep, adult education) permanent housing where entire encampments can move into because that is our community, parks with fun programming, things to do at night Research & Technology: opportunities to get into these jobs and not just as security guards or janitors or test subjects, a school to job pipeline through Peralta, some of the campuses should have community-wide events, programs to create technology to help the unhoused like e apps, research programs to end hunger, homelessness, and mental health issues.</p>
4/28/2026	Email	Constituent Email - Brown	human trafficking, safety	<p>General Plan does not mention addressing human trafficking, which is a persistent issue for District 2 for over 50 years. It should consider how the built environment allows this issue so that we can figure out how to eliminate this issue. Measure success by the number of neighbors that feel a sense of comfort and safety in the neighborhood, businesses that stay open past 6pm, neighborhood pride, etc.</p>
4/28/2026	Email	Bicycle and Pedestrian Advisory Committee (BPAC)	greenways, transit mode shift, neighborhood centers	<p>1. Greenway Network and Definitions - update definition of green parkway connectors to just greenway connectors instead. Greenway network must consist of definitive Class 1 greenway paths proposed where possible in public ROW, e.g., along the 10 major day-lighted creeks segments where appropriate, along I-580 and S-13 freeways as bike highway segments, along abandoned railroads where applicable, and within boulevard medians. Add Stanford Ave. and 14th Ave. to existing paths along Mandela and Bancroft. Distinguish segments in maps of green network that are intended only for recreation and not directly as part of bike transit network. 2. Neighborhood centers - Highlight goals of neighborhood engagement in planning and ongoing implementation plans by district (as in 1998 LUTE). 3. Consider new infill BART station at 98/San Leandro since this is a new neighborhood center. 4. Transit Mode Shift - Include within the transportation strategies aspirational but significant opportunities for enabling a wider city transit mode shift (consider potential for "hybrid" light rail line along West MacArthur Blvd., designations for land bridges for the areas between 66th Ave along the Coliseum (included in text but not in map), and show future considerations for gondola service (Northeastern to Merrit College or Oakland Zoo to 98th Ave.). 5. Open Space - update map to show hiking and recreation trails and greenway connectors that should gain added green interculture features. 6. Infrastructure - details on infrastructure are sparse. Consider EIFDs, maintenance policies, 311 resources, etc. 7. Glossary - add definition or reference to "Neighborhood Bike Routes" as part of the definition of slow streets.</p>

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4/29/2026	Email	Constituent Email - Wegener	parks/green space, illegal dumping, traffic safety	Regarding, San Leandro Blvd from 105th street to High Street: 1. The railroad track that is rarely used should be deactivated and the east of San Leandro Blvd should green space. 2. The large greenspace on the Northeast corner should be opened to the public for a park alongside a highrise development with 1/3 of the residents in low income homes. 3. Dumping and reckless speeding must stop. Install cameras along the route to catch and fine both dumpers and reckless/speeders.
4/29/2026	Email	Constituent Email - Lien	native plants	Oakland resident: 1. Propose a city-wide native planting mandate in city and corporate landscaping, access to natural areas for ALL Oakland residents, rain gardens to mitigate flooding, and higher tree cover in neighborhoods most affected by extreme heat. 2. Plant more native and keystone trees in these neighborhoods (Oakland's poorest neighborhoods) and along the highways whenever possible to mitigate the effects of accelerating climate change.
4/29/2026	Email	Constituent Email - Jeon	transit-oriented development, no parking minimums	As a property owner, supports the Draft Framework, specifically designation of Foothill Blvd. corridor as a "vibrant corridor" and Eastmont Center as "regional center." Designations are essential for encouraging high-density, transit-oriented housing required to meet housing allocation targets. Supports removing parking minimums and believes the Framework provides legislative certainty to attract investment and transform vacant lots into housing that supports the Eastmont Transit Center and the local workforce.
4/29/2026	Comment Letter	Supply Chain Federation	industrial lands, goods movement, freight infrastructure	Supply Chain Federation (SCF): 1. Concerns regarding Industrial Land Preservation in areas near major freight corridors, the Port, and regional infrastructure and how changes that reduce industrial capacity. Consider as these may have unintended consequences, including job displacement, reduced economic output, and impacts to the City's tax base. 2. Need for a data driven approach that includes goods movement patterns, infrastructure needs, and economic impacts. Conduct a comprehensive economic impact and feasibility analysis of the proposed land use changes, including impacts to goods movement, jobs, regional supply chain efficiency, and City tax revenues. 3. Land use decisions should be closely aligned with the City's freight and transportation network. Ensuring that industrial areas remain compatible with truck routes, rail access, and port operations.
4/30/2026	Email	Constituent Email - Hopkins	housing	Letter in support of major housing development proposed at Oak Knoll and Holy Names, and of more affordable housing in Oakland more broadly.
4/30/2026	Email	Constituent Email - Ambrosek	native plants	1. Consider 50% native plants for all landscaping and private development. 2. Daylight creeks, protect natural spring, plant more trees, especially oak trees. Remove eucalyptus trees and ban sale of invasive plant at Oakland nurseries.

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4/30/2026	Email	Constituent Email - Taylor	climate change	Was the ECAP goal plan achieved and if not, has it been incorporated into the General Plan Update? Would like an update on the 2030 ECAP.
4/30/2026	Email	Constituent Email - Oraftik	native plants, tree canopy, creek daylighting, habitat restoration, indigenous land stewardship	Require only native plants on City and commercial landscaping. Turn roadside areas into rain gardens to mitigate flooding. Guarantee funding to maintain at least 25% canopy cover of native trees in all neighborhoods, daylighting and restore creeks and springs, and de-pave where possible to mitigate the urban heat island effect. Create habitat corridors by planting and maintaining native closed-canopy forests along freeway rights-of-way. Ban new developments on undeveloped parcels, return the land to indigenous groups.
4/30/2026	Email	Constituent Email - Johnson	commercial spaces	City needs to invest in land uses that are actually accessible to CBOs and local groups. Too many commercial spaces are out of reach in terms of cost, lease terms, and rigidity of how spaces can be used create barriers for people who are building communities through organizing, cultural work, and grassroots programming. Recommends supporting short-term, low-barrier leases for community programming since not every group can afford long-term commercial leases.
4/30/2026	Email	Constituent Email - Wang	climate change, natural resources	Expresses disappointment with insufficient climate action and that Oakland's natural ecosystems are vital both environmentally and economically. They oppose development that destroys these areas, calling for permanent protection of all remaining natural spaces and restoration of those already damaged. They also propose requiring native plants, expanding tree canopy coverage, and restoring waterways to reduce urban heat and support climate resilience. Please prioritize policies and investments that make space accessible, flexible and community driven for short-term use.

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4/30/2026	Email	Constituent Email - Soso	industrial land, stakeholder engagement,	Who bears the cost of realizing the GPU's vision? I'm the owner of a light industrial park with thriving, small business tenants and my property is slated for conversion into a Neighborhood Center. None of the tenants participated in the stakeholder engagement nor are informed about the plan referenced in Section 02, Introduction on page 8 which is concerning. On page 24, section 4 Land Use, the city appears to be considering a transition to a different use for this area, effectively deciding and managing the outcome and communication regarding these potential changes has been minimal leaving owners with little advance notice or input.
4/30/2026	Email	Constituent Email - Soso	truck routes, industrial land	Description of attachment is a map of the Oakland's truck routes and prohibited streets with presumably the owner's neighborhood where their property is located and 98th Avenue, a truck route, is circled.
4/30/2026	Comment Letter	Kurv Industrial (Formerly Bridge Industrial)	industrial lands, support Port of Oakland	Kurv Industrial, owner of 5441 International Blvd., strongly opposes the proposal to re-designate the property from General Industry and Transportation to Green, Low-Impact and requests that the City remove the property from the GPU Phase 2 altogether and maintain its current designation. Kurv got involved only after the City rejected GE, the former owner, proposal to mothball the demolish and cap the site to contain onsite contamination. City's direction to GE in 2017 was to fully remediate the contamination and identify a productive long-term use rather than leave it dormant. Kurv obtained approval to construct a warehouse and logistics facility, helped pass SB153 to allow Caltrans to issue OW truck permits to get to/from the Port, all of which represents more than \$170million in transforming the site into a property that contributes to the community. The proposed re-designation to Green, Low-Impact prohibits the use the building was approved for and is a bad-faith reversal of the City's approval. Had Kurv known this, it would never have invested in Oakland.
4/30/2026	Comment Letter	BART	San Antonio Transit Hub, Link 21,	<ol style="list-style-type: none"> 1. Asks City to please refer to the San Antonio Transit Hub in future planning efforts rather than San Antonio BART Station due to the fact that a BART station requires evaluation by the project sponsor for consistency with BART, MTC, and Federal policy and then would require a specific plan and additional planning efforts. It's possible that San Antonio Transit Hub could include BART once the assessments are complete. 2. Provided a revised description for the Link 21 project. 3. Concerned that the City does not have limited resources to advance multiple neighborhood centers simultaneously, given slow economic growth in Downtown. Suggest creating an implementation plan to prioritize improvements on a focused set of neighborhood centers.

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4/30/2026	Comment Letter	West Oakland Environmental Indicators Project (WOEIP)	truck management, anti-displacement, environmental justice, urban forest	<p>1. Enforce the West Oakland Truck Management Plan and clarify truck routes. Framework has little mention of goods movement. Port of Oakland expected to cause 70% of diesel particulate matter in West Oakland over next 5-10 years. Improve truck infrastructure, like Adeline St Bridge to get trucks of 7th St. Implement EJ-A.8 from the EJ Element, an action that directs staff to explore modifications to truck routes.</p> <p>2. Strengthen anti-displacement measures. Framework lacks comprehensive anti-displacement plan to stabilize communities. Include local hiring requirements for new business and new developments. create workforce development programs in partnership with trusted organizations. Update housing preference policy, using Berkeley's 2023 policy as a model. Pair development with safeguards for current residents, like stronger tenant protections, investments in community land trusts, and resources for low income homeowners to prevent foreclosure.</p> <p>3. Make the Research and Development hub a green resource for all West Oakland residents. WOEIP supports creation of R&D hub to phase out historic polluters and bring investment to the area. Want to see safeguards such as requiring community benefits like publicly accessible spaces and ground floor retail. Make sure new industries are actually non-polluting gushing conditions of approval related environmental impact. Conduct impact studies related to traffic, racial equity, and displacement. Make polluted land uses non conforming.</p> <p>4. City is planning to add more density in pollution hotspots: e.g. upzoning parts of South Prescott from residential mixed land use to urban residential high land use, encouraging more dense housing close to the Port.</p> <p>5. Implement 2024 Urban Forest Plan - pursue regional and federal funding for tree planting, implement the policy recommendations laid out by the West Oakland tree stewardship coalition, prioritize maintenance of existing reen spaces over creating new parks in West Oakland. Several existing green spaces that are fenced off and inaccessible to the community, such as Fitzgerald Park and Cypress Memorial Park. The City should prioritize long-term housing options for residents currently sheltering in parks, and work on making all existing parks accessible and family-friendly.</p>
4/30/2026	Comment Letter	Terreno Realty Corporation	industrial land, land use designations	<p>1. Oppose the City's proposed redesignation of their property (1700 2nd St.) to Technology and Research. Do not understand the City's goal of creating "campus-sized" technology and research areas, as this strategy only works if land is consolidated. Concerned that the proposals in the Framework will drive down land values and prohibit the only marketable uses.</p> <p>2. Concerned that the amount of land redesignated to TR and Green Low Impact residential uses does not support the Port of Oakland</p>
4/30/2026	Comment Letter	Linda Hothem	industrial land, warehousing	<p>1. Businesses located at 9401 San Leandro St., 700 98th Ave., and 700 Independent Road are proposed to change land use designations to Green, Low Impact Technology and the existing buildings cannot conform to these proposed uses. Future development would be cost prohibitive.</p> <p>2. Property owned at 700 98th Ave will be redesignated from CIX-2 to Neighborhood Mixed use. This site is adjacent to the railroad track and not suitable for residential development. Please keep it as Light Industry.</p> <p>3. Prohibition of warehousing and distribution in TR and GLI areas is a significant policy shift the would directly affect key logistics areas in West Oakland near the Port and Coliseum and Airport area.</p> <p>4. Would like to see the Final Land Use Framework includes Green Logistics and Distribution as permitted uses within both Green Low Impact Industry and Technology and research zones.</p>

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4/30/2026	Comment Letter	Constituent Email - Connor	Industrial land, warehousing	Strategies included in the General Plan Update should not make it harder to redevelop the area around San Leandro Street, G Street, and 92nd Ave to support modern warehousing and industrial activity. Industrial properties can be a driver of income for the city (property taxes) and high-paying jobs.
4/30/2026	Comment Letter	Oakland Heritage Alliance	Historic preservation, OSCAR policies, document formatting	The letter identifies specific policies included in the current LUTE and OSCAR (OS-12, OSCAR Rec 2.6, OSCAR CO 6.1, OSCAR CO 6.3, OSCAR CO 7.3, OSCAR CO 7.4, and LUTE Policy 9.9) that OHA would like to see included in the new elements. The letter also identifies specific updates that OHA would like made to the DLUF, mostly focused on adding references to historic preservation into the DLUF text. Lastly, the letter requests that a directory of goal, policy, and action statements be created to serve as a quick reference guide for the DLUF.
4/30/2026	Comment Letter	Prologis	industrial land, economic impacts, infrastructure upgrades, goods movement	Proposed framework redesignates sweeping areas of industrial land currently General Industrial or Light Industrial to newly created designations such as Technology and Research and Green, Low-Impact, that prohibit warehousing and distribution which could have significant unintended economic impacts. While not in the text, other current industrial parcels are proposed to be redesignated to residential use; the total acres of industrial land lost or downzoned is not calculated and the scale of proposed change warrants further evaluation and consideration. Life science/R&D markets are shrinking and are already oversupplied in the Bay Area e.g., Aquatic Park in Berkeley is still entirely unleased. Life science/R&D market is still evolving and may have limited capacity to absorb significant additional supply in the near to medium term. To overcome these challenges over time, Oakland needs to foster a conversion to life science and R&D through major infrastructure upgrades and capital investment, e.g., transportation networks and electrical service. Life science and R&D require different buildings and won't move into existing buildings. Restricting warehouse and distribution uses may discourage investment in logistics sector and logistics remains the dominant and in-demand use due to proximity to the Port. Oakland risks losing future investment which may shift to other cities with fewer barriers to goods movement uses. By being able to attract new warehouse and logistics users, there is also new development of and investment in buildings for advanced manufacturing and innovative technologies. The result of Oakland's policies does not provide any motivation for life science and R&D to invest in new buildings. the Framework emphasizes attracting life science/R&D industries without clearly establishing how local residents will access these jobs. These sectors typically require specialized training and workforce pipelines that will take time to develop. A more inclusive approach would maintain a range of employment opportunities across skill levels while intentionally building pathways into emerging industries over time.
4/30/2026	Comment Letter	Layline	industrial land, economic impacts, infrastructure upgrades, goods movement	The Technology and Research and Green Low-Impact Industry land use designations proposed in the DLUF will be overly restrictive and will pose a barrier to the redevelopment of the areas in which these designations are proposed. AB 98, SB 415, and Oakland Planning Code provisions requiring a CUP Truck-intensive activities within certain buffer zones (17.73) and establishing additional regulations for Truck-Intensive Industrial Activities (17.103.065) already provide sufficient regulations to address incompatibilities between industrial and other activities. Rather than restrictive use criteria, Oakland should instead focus on requiring modern and cleaner industrial buildings while allowing the market to dictate use.

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4/30/2026	Comment Letter	Communities for a Better Environment (CBE)	Industrial-residential land use conflicts, health and safety concerns stemming from industrial land uses, consistency with EJ element, concerns around T&R designation	<p>Deeply concerned with advanced manufacturing as an activity since the California legislature is increasingly passing laws that exempt projects from CEQA that are deemed advanced manufacturing. The proposed land use designations contain several damaging assumptions that run contrary to the goals and actions of the EJ Element, in particular the unfounded assumption that T&R hubs, "green," and "low impact" industry will have minimal air quality, noise, traffic impacts. Regarding Housing and Business mix designation, the DLUF does not clearly differentiate between "low-impact light industrial" and "light industrial," and thereby fails to address health and safety concerns. No clear definition for "adequate buffer." Recommendations to 1) remove "light industrial" uses from a zone that also allows for housing, 2) distinguish between "low impact light industrial" and "light industrial" to clearly define how a zone with housing and industry does not contain conflicting land uses, and 3) remove industries that handle hazardous waste from a zone designed to function as a buffer, and should generate residential-friendly noise, traffic, and air quality thresholds that businesses within the zone must adhere to.</p> <p>Need to better define Technology and Research hubs; the cumulative impact of T&R hubs negates any "low impact" and could become centers of pollution due to truck traffic that may travel from the airport and through East Oakland neighborhood roads where trucks will idle outside homes and schools before delivery to the T&R hub. CBE strongly urges the City to consider how the location of T&R Hubs will compound upon existing pollution sources created by nearby industrial uses and recommends 1) the City to identify an alternative designation instead of T&R Hubs, 2) : If City moves forward with T&R Hubs, the City should provide more transparency and clarity for this designation's desired uses. Additionally, the City must study the cumulative impacts of the location of proposed zoning designations to ensure consistency with the EJ Element, 3) The City should reconsider the framing of T&R Hubs as economic opportunities and instead develop methods of creating jobs that do not put people's health at risk.</p> <p>DLUF must incorporate meaningful actions, which may include implementation of Housing Element policies to prevent displacement as a result of redevelopment of industrial lands to new uses and/or structures that command higher rents or sales prices. Displacement prevention strategies could support homeownership and shared equity housing opportunities. City should 1) implement Housing Element policies designed to support alternative ownership models and 2) implement Action 2.2.6, which entails the release of a feasibility study to curb "house flipping" and consider a policy to ban land grabs.</p> <p>City should follow previously stated recommendations to remedy land-use conflicts between residential and industrial zones and implement Housing Element policies that address indoor health risks. study how zoning impacts racial</p>
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4/30/2026	Comment Letter	Constituent Email - Loyola	land use designations, zoning, community amenities	<p>Change zoning at Oakland Hills Tennis club (5475 Redwood Rd.) from RH-4 to CN-3 since across the street and at 11881 and 11889 Skyline Blvd. are CN-3. 11880 Skyline is also zoned CN-3 and S-14 . <u>In the CN-3 Zone only</u>, for Limited Child Care Activities, request that baby and child care sitting while members use the club facilities be a permitted activity. Request that the following activities be included as "Recreational Assembly": swimming, tennis, pickleball, fitness equipment room, multi-purpose room for cardio activities, ping pong, and free weights room. Request that the following activities be included as "Non-Assembly Cultural": social; bridge, mahjong, holiday and other social events, "Easter Bunny", July 4th social swim competition, movie nights, "Halloween for kids", "Santa Arrives in December." Request that the following activities be included as "Administrative": swimming, tennis, pickleball, fitness equipment room, multi-purpose room for cardio activities, ping pong, and free weights room. Request that vending machines be a permitted activity as they are consistent with general food sales. Request that the following activities be included as "General Retail Sales": Sporting good stores selling tennis, pickleball and fitness merchandise. Request that the following activities be included as "Personal Instruction and Improvement Services": swimming lessons, clinics, aqua classes, fitness classes, personal training with fitness equipment, spin class, aerobics, yoga, cardio, tennis clinics; pickleball, clinics. Request that the following activities be included as "Business, Communication, & Media Services" activity: on-line reservations for tennis, pickleball, swimming lanes for laps, fitness classes, Tennis and Pickleball Pro lessons and events, plus the OHTC weekly and monthly email newsletters.</p>
4/30/2026	Comment Letter	California Business Properties Association (CBPA)	industrial lands, industrial/residential conflicts	<ol style="list-style-type: none"> 1. Support the City's interest in growing sectors such as life sciences and research and development, but the current draft raises concerns about the reduction of land available for logistics, warehousing, and goods movement uses that remain essential to Oakland's economy. 2. Proposed T&R and GLI land use categories narrows the range of uses that have historically operated in these areas, including logistics and distribution. This creates uncertainty for existing and future operators and risks a growing number of nonconforming uses which can negatively impact long-term investment decisions and property values. 3. Introducing new residential uses in these locations creates additional sensitive receptors, which can trigger further restrictions on logistics operations under existing state requirements. Layering these policies together further limits where logistics uses can operate and creates a misalignment that puts additional pressure on already constrained industrial land. 4. Preserve flexibility so these districts can support both emerging industries and the ongoing need for warehousing and distribution, particularly in proximity to Port and Airport.
4/30/2026	Comment Letter	Rockridge Community Planning Council	Land use strategies related to SB79	<p>RCPC published a Community Vision Plan (CVP) dated 4/23/26 and is on their website at Rockridge.org and offers the following strategy for consideration to better align SB79 impact zones with the City's current strategies: 1) Expand the TOD planning radius for the North Oakland Tier 1 BART Stations at Rockridge, MacArthur and Ashby from 1/2 mile to 3/4 mile, or a 15-minute walking access to Primary Access Transit, 2) Expanding Open Space and Recreation Resources in Rockridge/North Oakland through public and private partnerships and large lot developments</p>

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4/30/2026	Comment Letter	Port of Oakland	goods movement, industrial lands, climate resilience	<p>Maintain and prioritize truck routes to avoid spillage on local roads, establish a goods movement policy, minimize residential encroachment on industrial lands, greenway segment along MLK Jr. Way should align with road safety, truck modal priority, and preservation of industrial uses. Greenway designation should align with SF Bay Trail designations. Clarify/further define Technology, Green Economy, and Advanced Manufacturing and how they are compatible with surrounding land use. Clarify whether proposed industrial designations are directly mapped to the existing "M" zones or are intended to replace or supplement them with a new classification. Establish clear, measurable criteria for Green, Low-Impact Industry, e.g., emission thresholds, trip generation, etc.), clarify whether logistics and warehouse uses are permitted, and ensure consistency between land uses and the actual intensity of intended projects. Unclear how land use designations account for industrial activities such as Custom Manufacturing, R&D, and Construction & Operations; designations should explicitly support trucking and truck-related activities. Third Street should continue to support commercial-serving industrial uses, including General Wholesale and related business services. Port suggests resilience planning efforts underway be reflected as part of the Climate Resilience roadmap strategies: City of Alameda-Oakland Alameda Estuary Waterway Study (FY 25 Caltrans Sustainable Communities Grant) and Port of Oak-Rising Seas and Oakland's Infrastructure and Frontline Communities: Climate Adaptation Planning for Neighborhood-led Resiliency. Port suggests adding language that highlights existing industrial uses are modernizing and advancing towards zero emissions operations. Add the presented job growth projections of Port-related jobs per the 2025 Options Report letter. Port proposes unifying land use designation across the OABP to support a broader mix of industrial, commercial, and institutional uses, and recommends a more flexible designation to accommodate evolving economic trends; wants to specifically remove "Regional Commercial" designation and establish a single designation for OABP. Port urges incorporating specific policies related to ALUCP, requiring noise mitigation and disclosure for sensitive uses, restrict certain land uses and impose airspace protection measures, and height restrictions within airport safety zones. Add policy language recognizing OAK as a critical regional and nat'l transportation asset, policies to prevent land use encroachment, and requiring interagency coordination e.g., early consultation for GP amendments, rezoning and development projects and a formal protocol between port, city, and ALUC.</p>
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4/30/2026	Comment Letter	Sagehorn, East Bay for Everyone, Seamless Bay Area, Transbay Coalition, East Bay Transit Riders Union	transit service vision, quantified service goals, implementation	<p>Overall, letter urges Oakland to commit to the following in the General Plan Update to:</p> <ol style="list-style-type: none"> 1) work with its operator partners to develop a transit service vision 2) establish quantified service goals 3) develop transit service plans 4) implement the plans through a bottle neck analysis, clear roles and responsibilities and updates to programs, policy and personnel. <p>Specific suggestions include:</p> <ul style="list-style-type: none"> - Strengthening the Transit First Policy by adding in a requirement for circulation planning of roadways to prioritize transit. This also allows planners to potentially de-signalize crossings for automobiles while retaining signals for pedestrians and cyclists. This allows buses to increase operating speeds. - Articulate a transit service vision that considers high frequency bus service around Downtown and Lake Merrit, a redesigned bus network focused on North-South connections, especially in East and West Oakland, re-design of bus network in East Lake, San Antonio and Central Estuary to plan for integrated transit for a future San Antonio BART infill station. - Coordination with OUSD on their service needs and potential for improved or new access for school trips via AC Transit's supplemental school service. - Improved bus service along MacArthur/40th Street in coordination with Emeryville and Emery-go-Round. - Increase speed, reliability, frequency and accessibility of converging bus services in Downtown by further prioritization, improvement and extension of existing Broadway transit spine. - Identify additional transit spine corridors in Downtown to better serve converging bus services. - Identify improved and new service to connect Oaklanders to regional park space in the Baylands and Oakland Hills, potentially via bus or gondola.