



May 9, 2023

To: City of Oakland General Plan Update Team

From: West Oakland Community Action Plan (WOCAP) Steering Committee

Re: Letter of Support for the Draft Planning Code Amendments Related to WOCAP Strategies

This letter of support is submitted on behalf of the West Oakland Community Action Plan (WOCAP) Steering Committee in regards to the City of Oakland's Planning Code Amendments to address truck-intensive activities. These Code Amendments are described in Exhibit 3 and Exhibit 4 of the March 15, 2023, Zoning Update Committee staff report. The WOCAP Steering Committee represents a group of residents, researchers/academics, public agencies, non-profits, and community institutions involved in the implementation of the WOCAP through the AB 617 Community Air Protection Program. The Bay Area Air Quality Management District (BAAQMD) and the West Oakland Environmental Indicators Project (WOEIP) collectively manage the WOCAP, the purpose of which is to identify and reduce pollution exposure in environmental justice communities most impacted by air pollution.

The Planning Code Amendments are an outgrowth of the West Oakland Community Action Plan WOCAP Steering Committee work and implement strategies 5, 7 and 9 of the WOCAP. As recommended in the WOCAP, Exhibit 4 contains important updates to non-conforming uses and conditionally permitted truck-related businesses that will help with transitioning these businesses located near schools and homes to more compatible uses. Section 17.103.065 in Exhibit 4 is essential to responsibly managing the impacts of heavy-duty trucks. The proposed new conditional use permit requirement and specific criteria and performance standards gives the City authority to review potential impacts related to new industrial businesses and provides objective criteria to evaluate the applicant's plans for truck management. Exhibit 3 contains important updates to the permitted industrial businesses that will better harmonize industrial uses near homes throughout the I-880 corridor.

The WOCAP Steering Committee would like to express deep appreciation to City staff for developing this proposal. We look forward to the City's continued partnership to implement the WOCAP.

Sincerely,

The West Oakland Community Action Plan Co-Leads and Steering Committee

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