

PLN25-0127 - Temporary Use Encinal Terminals

Planning Board
March 23, 2026





- 1521 Buena Vista Avenue (fronting on Clement Avenue)
- Vacant – formerly warehouse, storage, shipping
- Between Alaska Basin and Fortman Marina north of Clement Avenue at Oakland Estuary
- Northern Waterfront Priority Development Area (PDA)
- Part of the Bay Area’s regional sustainability plan (Plan Bay Area)
- Multi-Family opportunity site in Housing Element.



- **2018: Master Plan / EIR**
 - Public waterfront parks – 4.5 acres
 - No public access currently exists
 - Transit-oriented
 - Pedestrian
 - Transit
 - Bicycle
 - Mixed-use
 - Market-rate – 509 units
 - Affordable Housing – 80 units
 - Retail – 50,000 sf +/-
 - Maritime – up to 160 slips
- **2022: Encinal Terminals Tidelands Exchange**
 - Master Plan
 - Development Agreement
 - Dev. & Disposition Agreement
 - Tidelands Exchange
 - Assessment District
 - Included certain milestones within the overall 15-year term of the DA/DDA
- **2025: Interim Deadlines Extended by 3 years**
 - Assessment District – 2026 & 2027
 - Plans and Permits – March 2028
 - Site Preparation / Demo. – begin March 2028



- **Tidelands Lease**

- **1983 – 25 year term, extended to 2029**

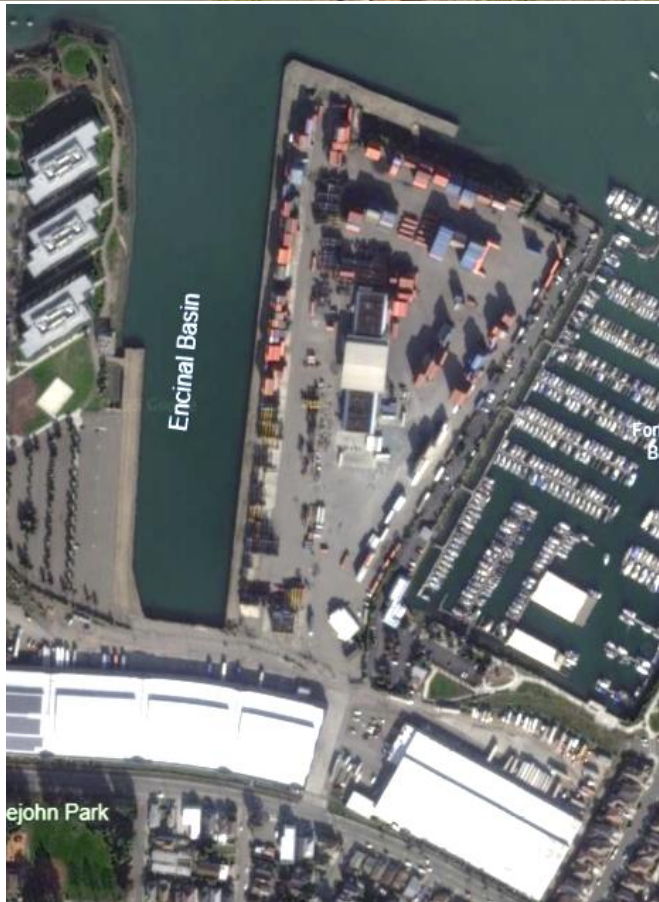
- **Uses**

- Pursuant to lease / tidelands trust
 - Harbor, marina, wharf, dock, pier, slips
 - Warehouses, factories, structures
 - Incidental general manufacturing
 - Any other lawful purpose
 - Assignment – All or portion of site may be sublet
 - New uses subject to approval by City
 - Restaurant, shop, office, other commercial uses

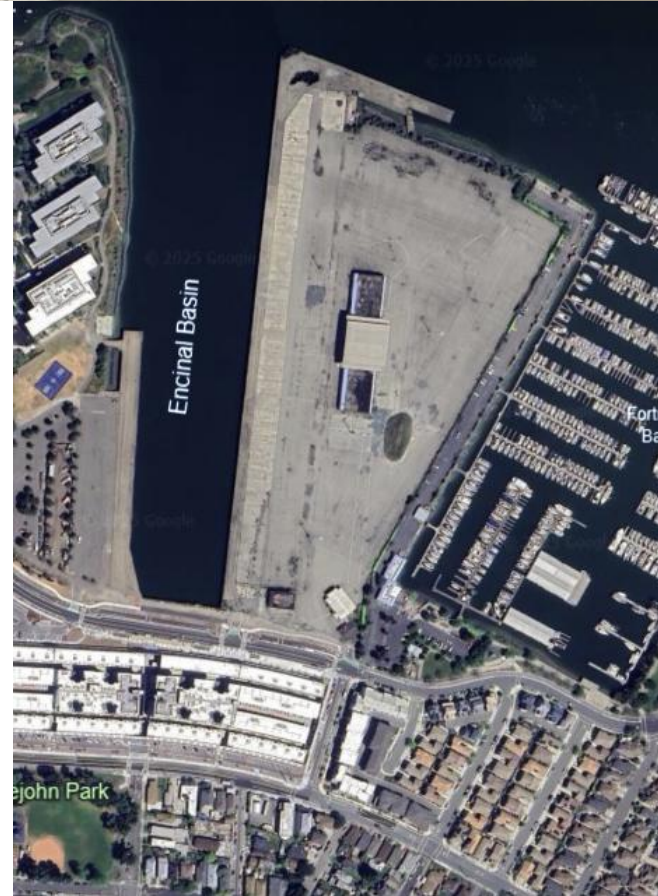
- **Zoning**

- **M-X – Mixed Use / Master Plan**

- Residential
 - Retail
 - Offices
 - Recreational
 - Entertainment
 - Research / light industrial
 - Water oriented
 - Other related uses



2000-2012



TODAY

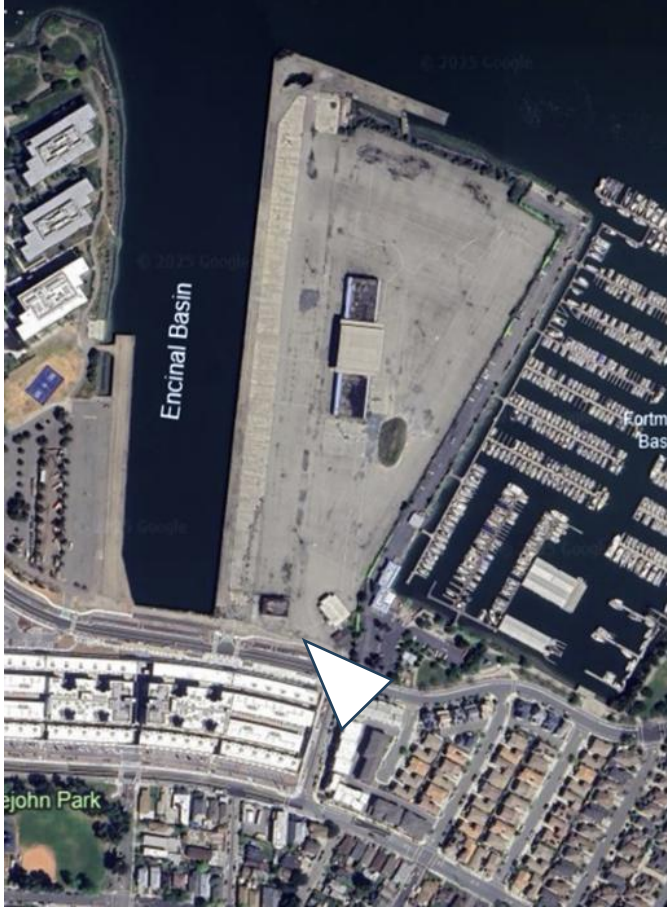




Figure 1.1 Existing Parcels (Pre-Tidelands Exchange)

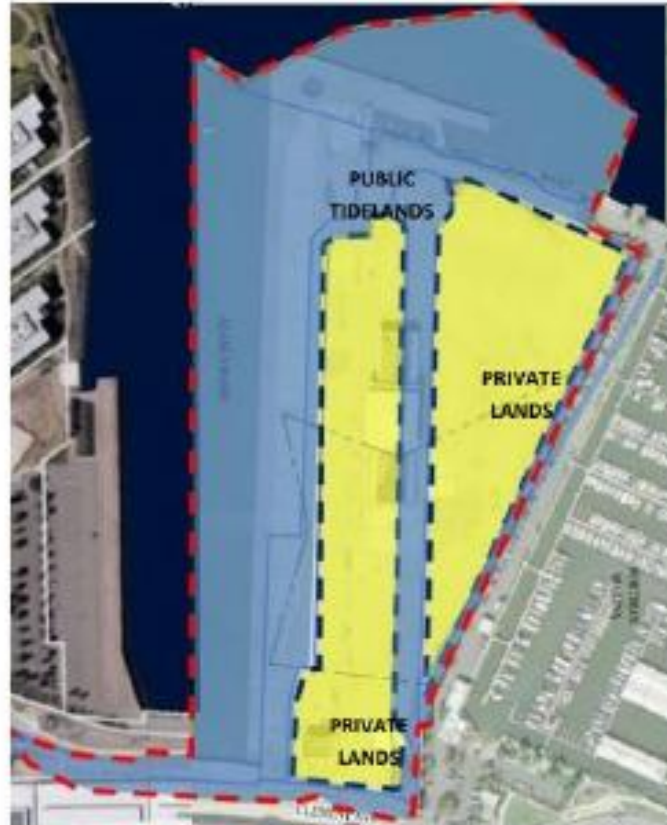
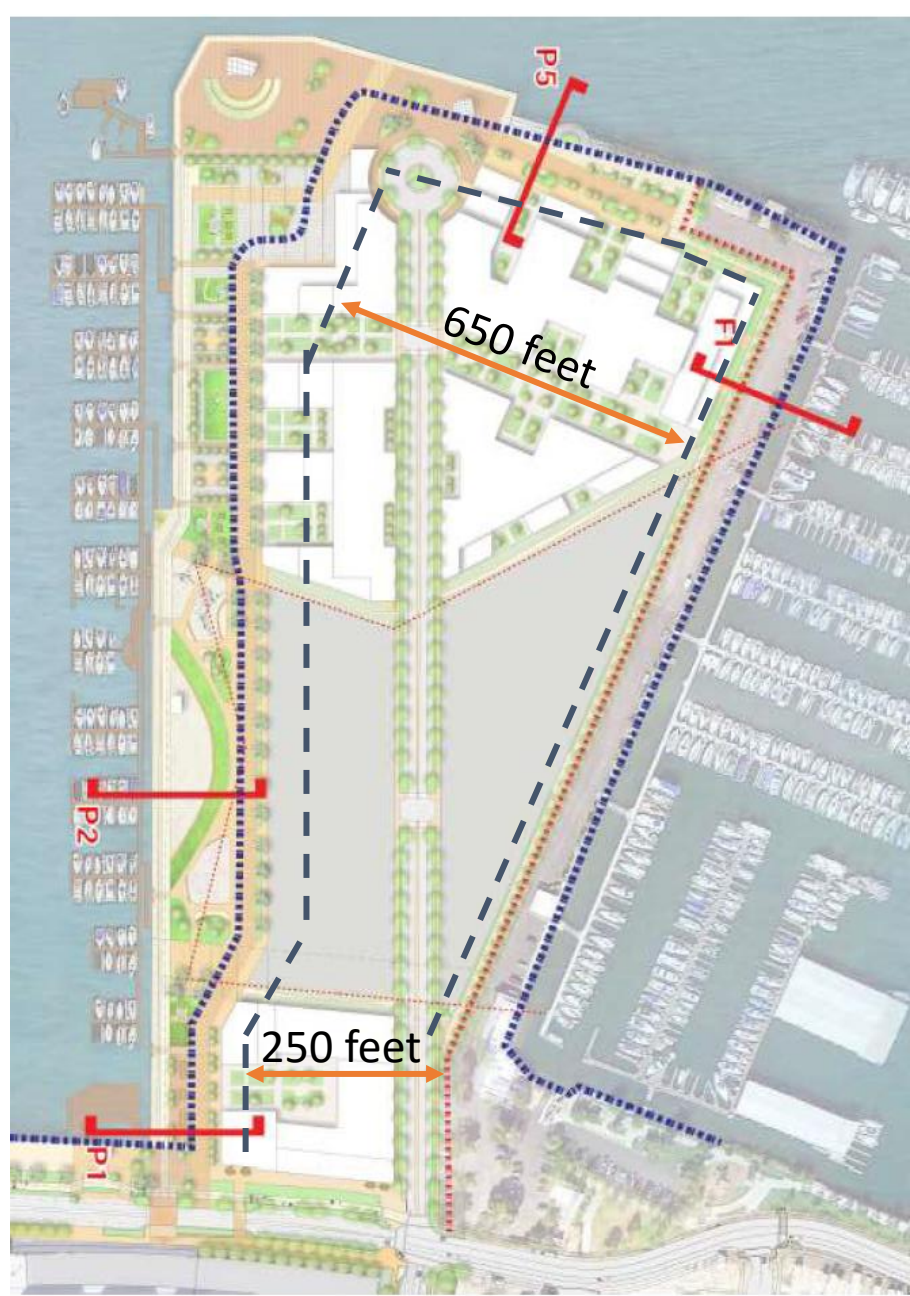
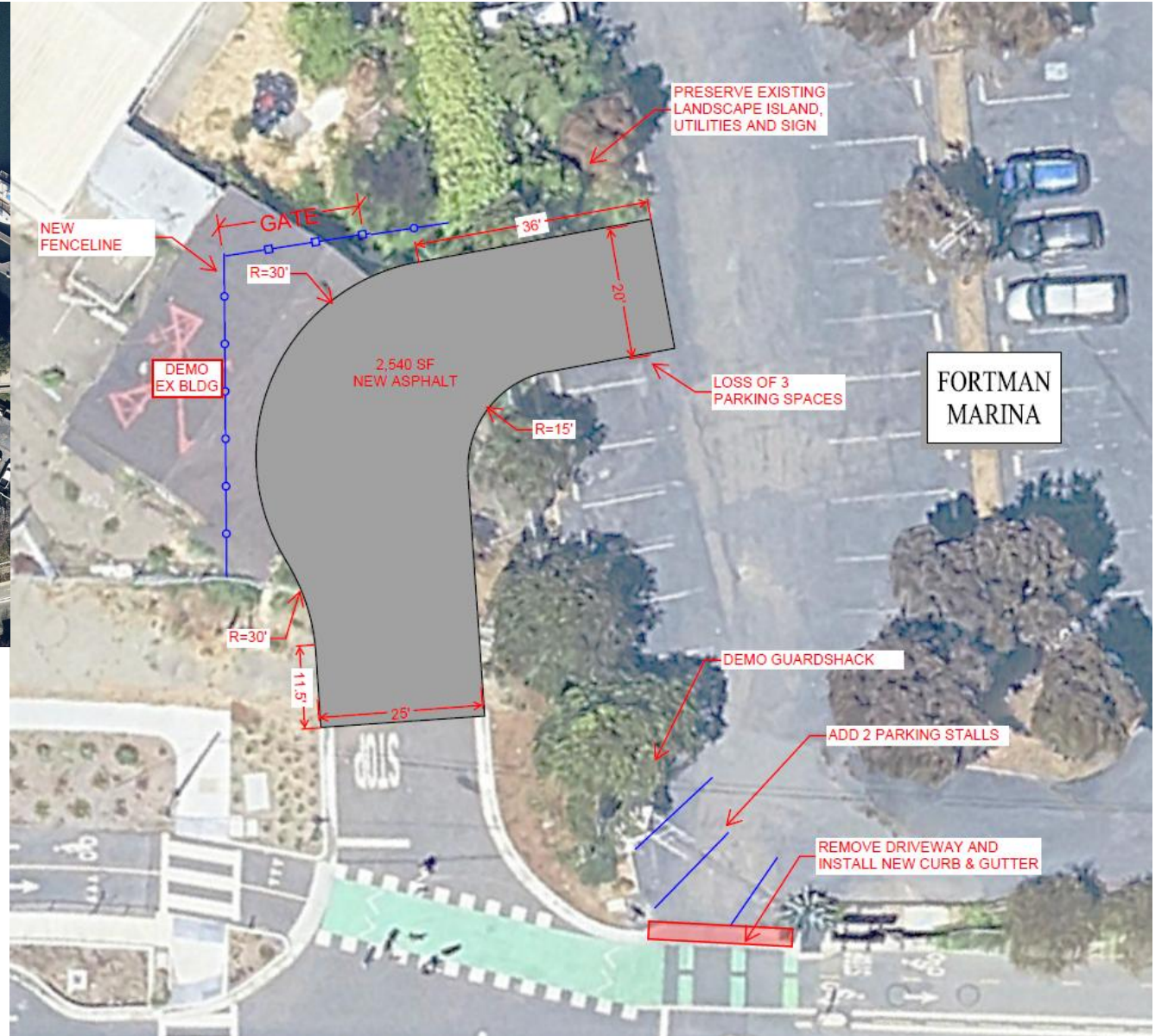


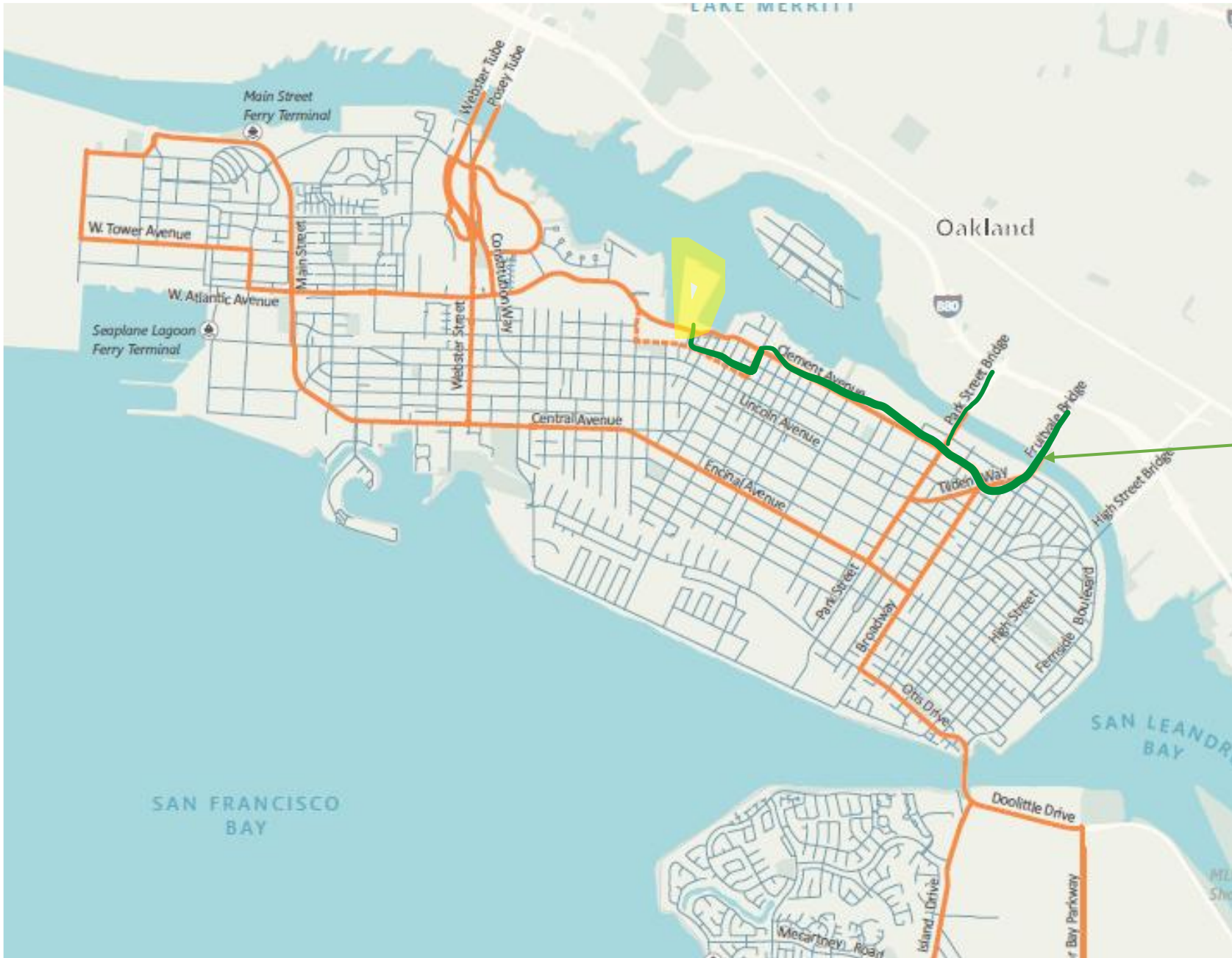
Figure 1.2 Post Tidelands Exchange Configuration



Figure 1.3 Conceptual Illustrative Plan







Likely route to project site



Master Plan conditional uses

- Maritime industrial
- Maritime workplace
- Maritime recreational
- Boatyard / dry boat storage
- Related and similar
- Public trust uses

Interim uses

- Permitted or conditionally permitted
- Allowed if good-faith effort to complete the master plan
- Term of the use permit must be defined and limited
- Interim use may not have significant impact
- Allowed if will not inhibit or delay master plan



Conditions of approval

- Truck routes
- Noise control
- Light control
- Hours of operations
- Security
 - Fences
 - Staff on site
- Maintenance
 - Buildings
 - Graffiti
 - Weeds