



# 2015 Zoning Code Amendments

City Council  
September 21, 2015

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# Council Goals

- Advance project and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation
- Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride

# Overview

- Why Changes are being Proposed
- Summary of Proposed Changes (Industrial, Commercial, Residential):
  - Definitions
  - Streamline Approval Process - Day Care & Home Improvement
  - Require Conditional Use Permit for new Warehouses
  - Changes to Wireless Communication permit process
  - Housing changes per State law
  - Parking Standard modifications & clean up
- Planning Commission Recommendations & Public Outreach
- Recommendation

# Why Are Changes Necessary?

- Changes in State and Federal legislation
- Community Feedback
- Next Generation Workplace Study
- Items Needing Minor Revisions/Clean-up
- To Streamline the process and increase flexibility

# Article 3, Definitions

## **Four new definitions:**

- Consignment
- Supportive Housing
- Target Population
- Transitional Housing

## **Six amended definitions:**

- Brewpub
- Domestic Violence Safe House
- Emergency Shelters
- Family
- Group Housing
- Single Housekeeping Unit

# Residential Changes-Article 5

- **Day Care, General** – Changed from Conditional Use Permit (CUP) to Administrative Review (AR) to streamline permit process

# Commercial Changes-Article 6

- **Day Care, Limited and Day Care, General** – CUP to AR
- **Industry, Custom** – Conditionally permitted in certain DA Districts to allow high-tech industrial uses
- **Home Improvement/Interior Design** – Conditionally permitted in certain DA Districts to allow flexibility for smaller, design-oriented businesses

# Industrial Changes-Article 7

- **Day Care, General** - CUP to AR in certain Industrial Districts
- **Emergency Shelters** - Renamed from “homeless shelters”
- **Warehouse/Storage Facilities** - Removed outdated language, added clarifying language requiring CUP if an existing building expanded by 10,000 s.f. or more or a new building is proposed - in keeping with *Next Generation Study*



# Open Space Changes – Article 8

- Minor wording change triggered by changes to permitting process for architecturally-integrated wireless telecommunications facilities and co-locations in Article 16 (Section 1686), Wireless Telecommunications Facilities.

# Wireless Changes-Article 16

- Updated Section 1686 , Wireless Telecommunications Facilities, to reflect recent Federal legislation (“The Shot Clock Rule”) and include required language;
- Added definitions for Base Station, Eligible Facilities Request, and Maintenance;
- Modified definitions for “Alternative Tower Structure,” “Substantial Modification,” and “Tower;” and
- Changed permit process from CUP to AR for co-locations, modifications and architecturally-integrated facilities.

# Housing Changes – Article 16

- New Section (Section 4-1656) added to “All Districts” in Article 16 to address development regulations for supportive and transitional housing to comply with State Law (SB745).

# Parking Changes-Article 17

- Added parking standards for Supportive and Transitional Housing;
- Added clarification for wording “adjacent” to BART;”
- Guest parking ratios added into existing parking standards for ease in interpretation;
- Parking ratio for Vehicle/Equipment Repair changed to be consistent with similar uses;
- Wording added to encourage shared parking in Mixed-Use Districts; and
- DA and SA District parking standards grouped together for easier reading.

# Public Outreach

- Courtesy notice sent to all neighborhood associations and to San Leandro Chamber of Commerce;
- Notification of August 20, 2015 Planning Commission meeting also included legal ad in Daily Review and posting of meeting at City Hall a minimum of 72 hours prior to meeting; and
- Notification of September 21, 2015 City Council meeting also included legal ad in Daily Review and posting of meeting at City Hall a minimum of 72 hours prior to meeting;

# BZA Meeting

## August 6, 2015

- Concerns about language limiting customers to visit home occupations;
- Concerns about “adjacent to BART” meaning “within 1/4 mile of BART;”
- Removal of “upscale” and “gently-used” in “Consignment” definition; and
- Wanted Live Music included (Not included because represents larger policy issue affecting Municipal Code).

# Planning Commission Meeting

## August 20, 2015

At the August 20<sup>th</sup> hearing, the Commission approved a motion (6-eyes, 1 absent) to change staff's proposal to:

- Delete the proposed wording limiting customers to Home Occupations;
- Clarify that a "Brewpub" means a public house (pub) or restaurant that brews on the premises; and
- Revise the "Consignment" definition to strike out "upscale" and "gently-used" wording.

# Recommendation

Staff recommends the City Council take public testimony on the proposed amendments and:

- Adopt the findings that this item is exempt from CEQA under Section 15061 (b)(3), the General Rule Exemption where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and Section 15305, Minor Alterations to Land Use Limitations; and
- Adopt the Ordinance amending the City of San Leandro Zoning Code Article 3 Definitions; Article 5 Residential Districts; Article 6 Commercial and Professional Districts; Article 7 Industrial Districts; Article 8 Open Space District; Article 16, Development Regulations; and Article 17 Off-Street Parking and Loading Regulations.