



Bay Fair Transit-Oriented Development (TOD) Specific Plan
Community Advisory Committee (CAC) Meeting #4
October 23, 2017, 6 pm - 8 pm
Senior Community Center

AGENDA

I. Roll Call

Present: Bolden, Brennan (Chair), Fitzsimons, Fostersmith, Gelfenbeyn, Kyle, Lee, Leichner, Magallon, Maloon, Panzer, Poon, Souza (Vice Chair), Udemezue

Absent: Aborashed, Baratta, Esquierdo, Garcia, Jefferson, Tucker, Ward

City staff present: Tom Liao (CAC Secretary/Deputy Community Development Director), Kimberly Anderson (Administrative Assistant II, Community Development Department), and Keith Cooke (Engineering/Transportation Director). Also in attendance from the Planning consultant team were Aaron Welch (Raimi + Associates) and Laurence Lewis (Kittelson & Associates).

II. CAC Business

a. Approval of CAC Meeting #3 Minutes

Vice Chair Souza motioned, seconded by Member Panzer, to approve the minutes for CAC Meeting #3 and the minutes were unanimously approved.

III. Public Comments (Non-Agenda Items)

None.

IV. Presentation/Discussion of Draft Bay Fair TOD Specific Plan

- a. Update/Background*
- b. Draft EIR*
- c. Vision + Planning Framework*
- d. "Mall to Village" Development Scenarios*
- e. Transportation/Streets*
- f. Development Standards + Guidelines*
- g. Land Use + Housing*

Deputy Community Development (CD) Director Tom Liao presented Agenda items IV.a and IV.b and noted that the focus of the presentation would be on the Draft Plan and not the Draft EIR, though people were welcome to comment on the latter. Aaron Welch from Raimi + Associates presented Items IV.c through IV.g. Below is a summary of key comments from the CAC regarding the Draft Plan:

- Parking standards seem low for residential and office uses
- Need formulas for public parking standards
- Use tools such as transportation demand management (TDM) to provide parking reductions and have these tools worked elsewhere
- Regarding building height exceptions in Area 1 (page 86 of Draft Plan), there needs to be clearer guidance/procedures on exceeding the 8 story maximum
- Need to add renewable energy and gray and purple piping requirements in the Plan policies
- The Draft Plan does not mention minimum lot sizes
- Underground utilities is a good thing and should be encouraged
- The Plan should look more creatively at affordable housing through design and alternative housing models such as micro-housing, shared housing and intergenerational housing
- "Internet of Things" language is missing
- Broader engagement of private sector, community groups, artists, etc., on key issues from the 2035 General Plan strategies including public art will unify these diverse groups around the Plan
- Electric vehicle (EV) charging stations for home and work uses should be a required policy
- What are the benefits of the Plan to the community? There should be policies on local preferences for contracting and providing opportunities to veterans
- Sharrows don't work and should not be allowed in the Plan
- Who will be responsible for implementing the Plan?
- With the projected population increase in the Plan area, there will be a need for more public safety services such as Fire
- Need to extend the Bus Rapid Transit (BRT) from AC Transit from San Leandro BART Station to Bay Fair BART Station
- Explore making bike/pedestrian connections from the Bay Fair Plan Area to the former Kraft factory (at Halcyon Drive & Washington Ave), which is being redeveloped into an important jobs center. There may be opportunity to extend the buffered Fairmont Drive bike lane west along Halcyon as new development projects occur.
- BART is in the process of reducing train wheel noise but it will take time

Chair Brennan opened the meeting to public comments: Leah Hall spoke the need for more bike connectivity in the Plan which still seems more auto-centric. Deputy CD Director read the two attached email comments sent by Hisako Hintz and Dan Dillman.

Chair Brennan asked the CAC if it would entertain a motion affirming its support of the Draft Plan and its comprehensiveness to the Planning Commission and City Council. Member Bolden made a motion, seconded by Member Udemezue: 14 Ayes, 0 No.

V. Miscellaneous

a. Next steps:

- i. December 14, 2017, 7 pm, City Council Chambers - Planning Commission reviews Final Plan and Environmental Impact Report (EIR)
- ii. January/February 2018 - City Council reviews Final Plan and EIR

Deputy CD Director Liao noted that the Final Bay Fair TOD Specific Plan and Final Environmental Impact Report was scheduled for review at the December 14 Planning Commission special meeting, and would then go for City Council review in January/February 2018.

VI. Adjourn

Meeting adjourned.

If you need special accommodations due to physical disabilities or need translation services, please contact Tom Liao, City of San Leandro, at 510-577-6003, TDD (510) 577-3343, in advance of this meeting.

Si requiere acomodados especiales debido a discapacidad física o necesita servicios de traducción, por favor póngase en contacto con Tom Liao, Ciudad de San Leandro, en el 510-577-6003, TDD (510) 577-3343 al menos antes de esta reunión.

如果您因肢體傷殘而需要特別安排或如您需要翻譯服務，請在會議前聯絡聖利安住市職員 Tom Liao，電510-577-6003，聆聽障礙者電TDD 510-577-3343.

Liao, Thomas

From: Dan <dan@baltheatre.com>
Sent: Wednesday, October 18, 2017 5:18 PM
To: Liao, Thomas
Subject: Re: notice of availability for draft bay fair tod specific plan environmental impact report

Importance: High

Hi Tom :)

I AM unable to attend tonights meeting, as there is a private Truth is Beauty event at the Theatre, But I would like to advocate and suggest that the Historic BAL Theatre be included and drawn into the TOD Area/Map..

I hope you will share this with the committee or any decision making entities..

Thank You

Dan Dillman
President/Artistic Director
San Leandro Curtain Call Performing Arts Inc.
Historic BAL Theatre
14808 East 14th Street
San Leandro CA 94578
510-614-1224 office
510-376-1589 cell
<http://www.baltheatre.com>

The Vision of CCPA is to ensure that performance-based arts are accessible to everyone who desires to participate or attend performances by keeping both ticket prices low and class/workshop tuition affordable.

THE INFORMATION IN THIS EMAIL IS CONFIDENTIAL - DO NOT FORWARD.

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On Oct 6, 2017, at 10:34 AM, Liao, Thomas <TLiao@sanleandro.org> wrote:

Dear Interested Persons, Businesses, and Organizations:

As required under the California Environmental Quality Act, attached is the Notice of Availability (NOA) for the Draft Environmental Impact Report (DEIR) related to the Draft Bay Fair Transit-Oriented Development (TOD) Plan.

Members of the public and public agencies are invited to provide comments in writing on the DEIR starting October 6, 2017 and ending November 20, 2017. Please mail your comments to Tom Liao, Deputy Community Development Director, 835 East 14th Street, San Leandro, CA 94577, or send via email to tliao@sanleandro.org with "Bay Fair TOD Specific Plan Draft EIR" as the subject.

Liao, Thomas

From: Hisako Endo <hisakoendo@yahoo.com>
Sent: Friday, October 20, 2017 1:38 PM
To: Liao, Thomas
Cc: Anderson, Kimberly; aijindeng@yahoo.com; Amy; chas; Dave Sigel; david sigel; Dennis Chowenhill
Subject: Re: Reminder: bay fair tod community advisory committee meeting on october 23

Dear Mr. Liao,

Thank you for the reminder. I have written and sent you all I had to say since the Fall of 2015. The most important message that I would like you to relay to the TOD committee and others involved on my and my neighbors' behalf is that our city and all cities must first focus and use available resources on strengthening safety, infrastructure, and emergency response, without which no "improvement" or "quality of life" is sustainable or worth tax payers' money and inconvenience.

I wasn't able to add others in the cc box due to space limitation.

Thank you.

Hisako Hintz
15220 Upton Ave.
San Leandro, CA 94578

On Thu, 10/19/17, Liao, Thomas <TLiao@sanleandro.org> wrote:

Subject: Reminder: bay fair tod community advisory committee meeting on october 23
To:
Cc: "Anderson, Kimberly" <KimberlyAnderson@sanleandro.org>
Date: Thursday, October 19, 2017, 6:30 PM

Dear Interested Persons,
Businesses, and Organizations:

Just a reminder that the fourth and final Bay Fair TOD CAC meeting will be held on Monday, October 23 at 6 pm in the Senior Community Center. The CAC will review and have public discussion on the Draft Plan and Draft EIR, but the focus of the meeting will be on the Draft Plan. Attached is the agenda for the meeting. The agenda materials will be posted on the Bay Fair TOD Plan website (https://www.sanleandro.org/depts/cd/project_updates/bftod/cac/default.asp) by Monday, October 23 before the meeting. Copies of the agenda materials will also be made available at the meeting.