

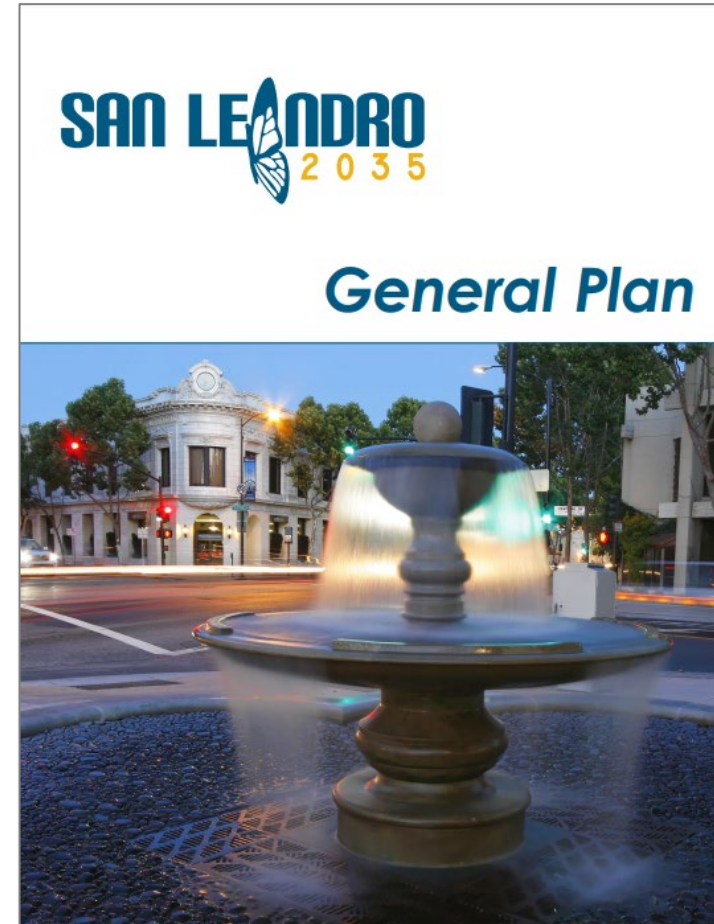


San Leandro Housing Element Update

Related General Plan and Zoning Amendments

October 10, 2022
City Council Work Session

What is the General Plan?



General Plan Updates Underway



Environmental Hazards Element Update



New Environmental Justice Element

www.sanleandro.org/EJ



Housing Element Update

SLHousingElement.com



Environmental Justice Element



Environmental Justice (EJ) Element

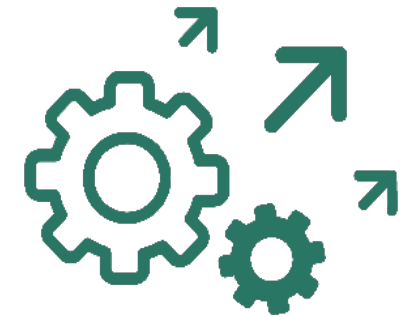
Per **Senate Bill 1000 (2016)**, the City's Environmental Justice Element will define goals and policies for EJ communities in San Leandro to:



**Reduce Unique or
Compounded Health
Risks**



**Promote Engagement
in Public Decision-
Making**



**Prioritize
Improvements &
Programs**

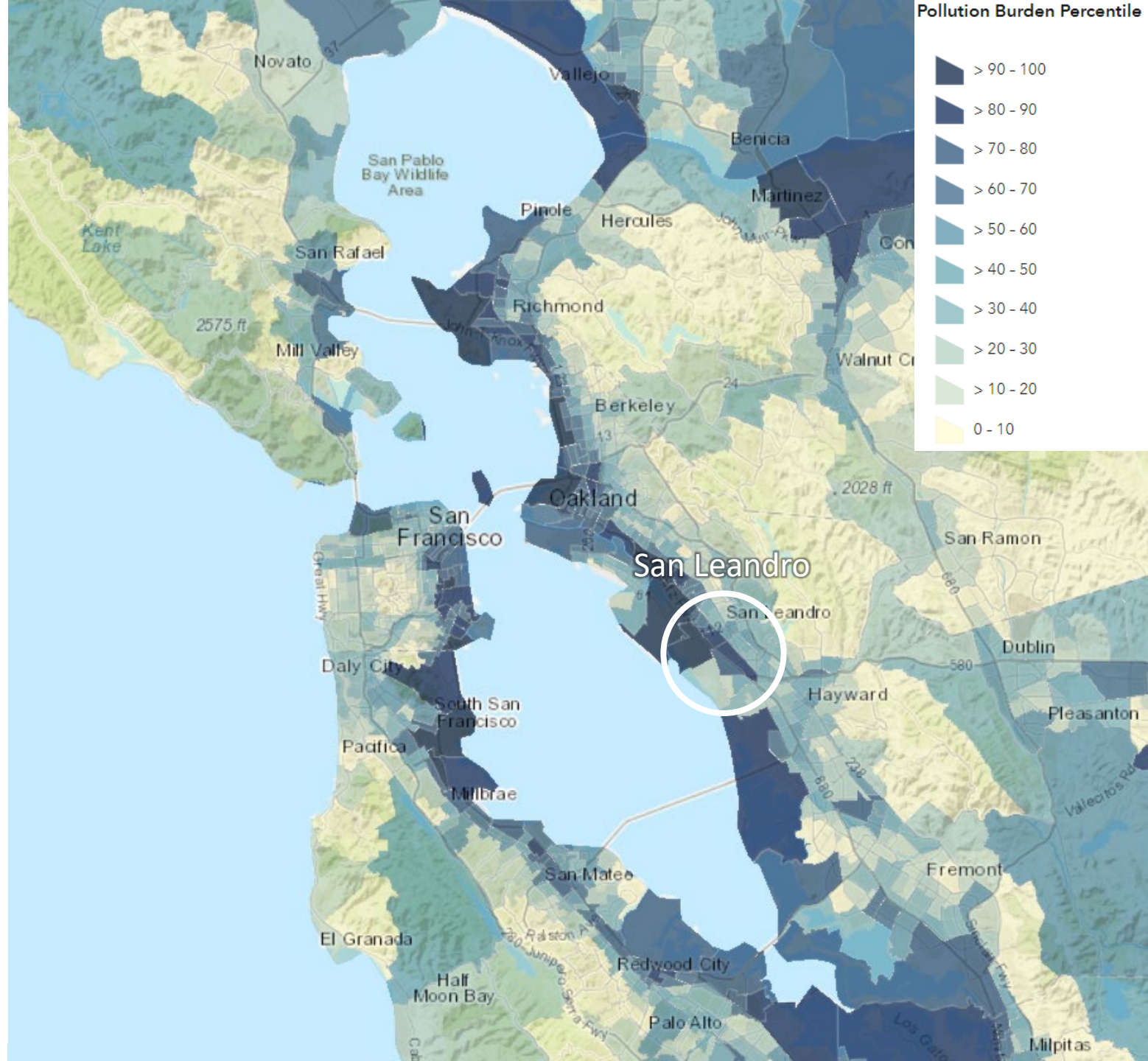


Environmental Justice Communities

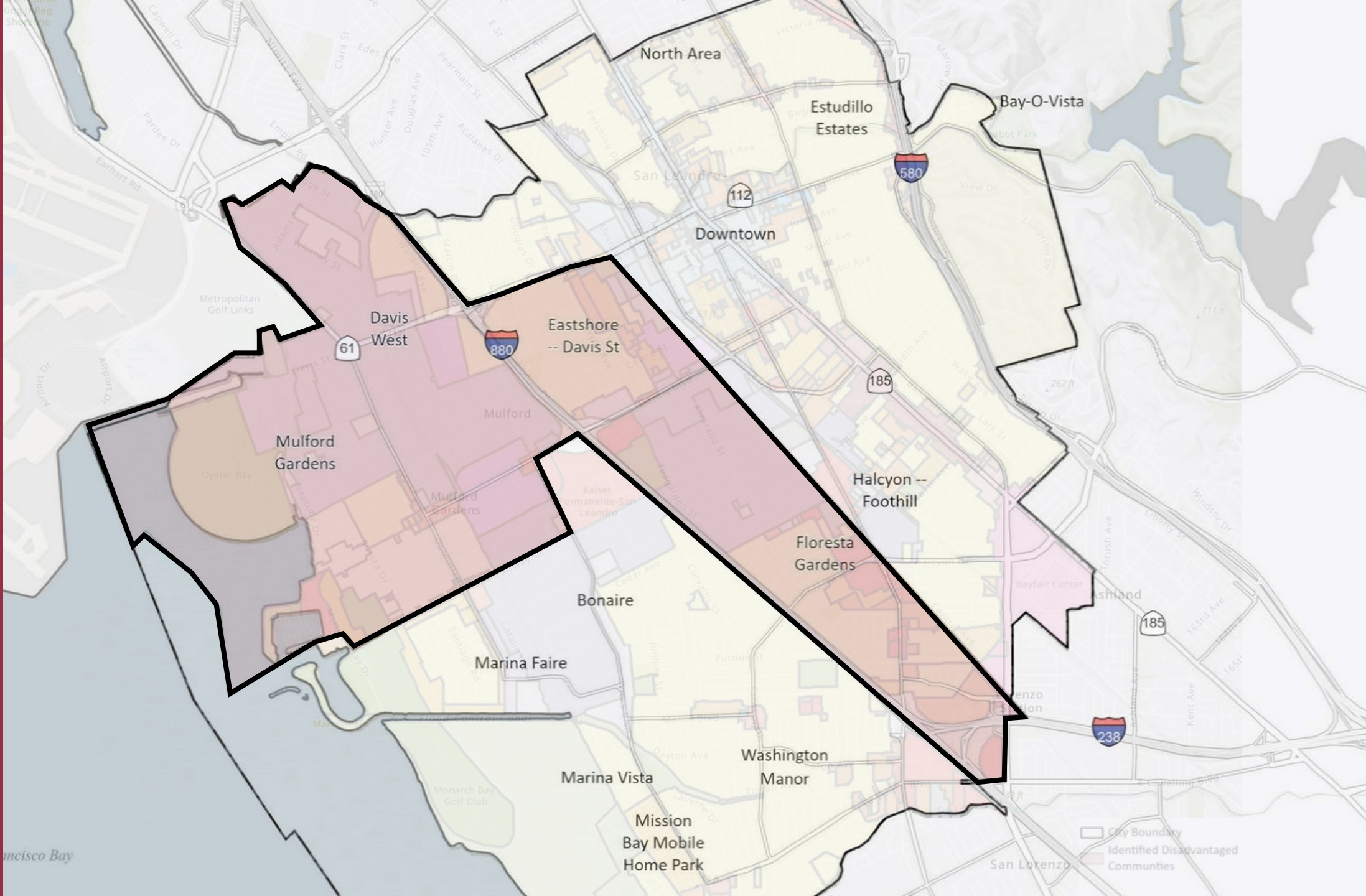
Pollution is a regional issue in the Bay Area.

"It's about I-580 versus I-880, but it's also about where we place environmental burdens, and whether we're going to move away from a model where more disadvantaged communities are forced to accept greater environmental risks in our country"

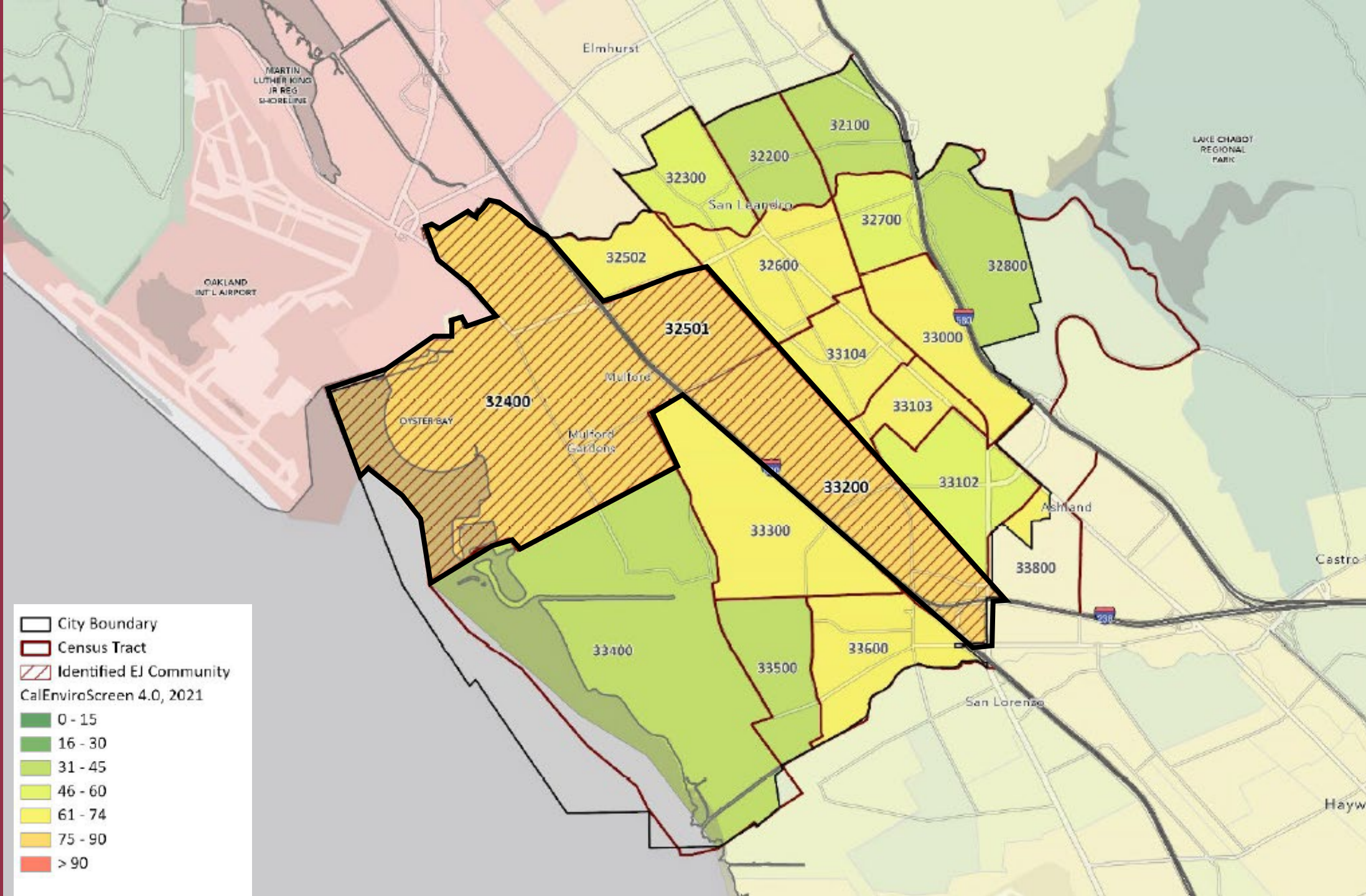
- Josh Apte, Assistant Professor of Environmental Health Sciences and Environmental Engineering



Environmental Justice Communities

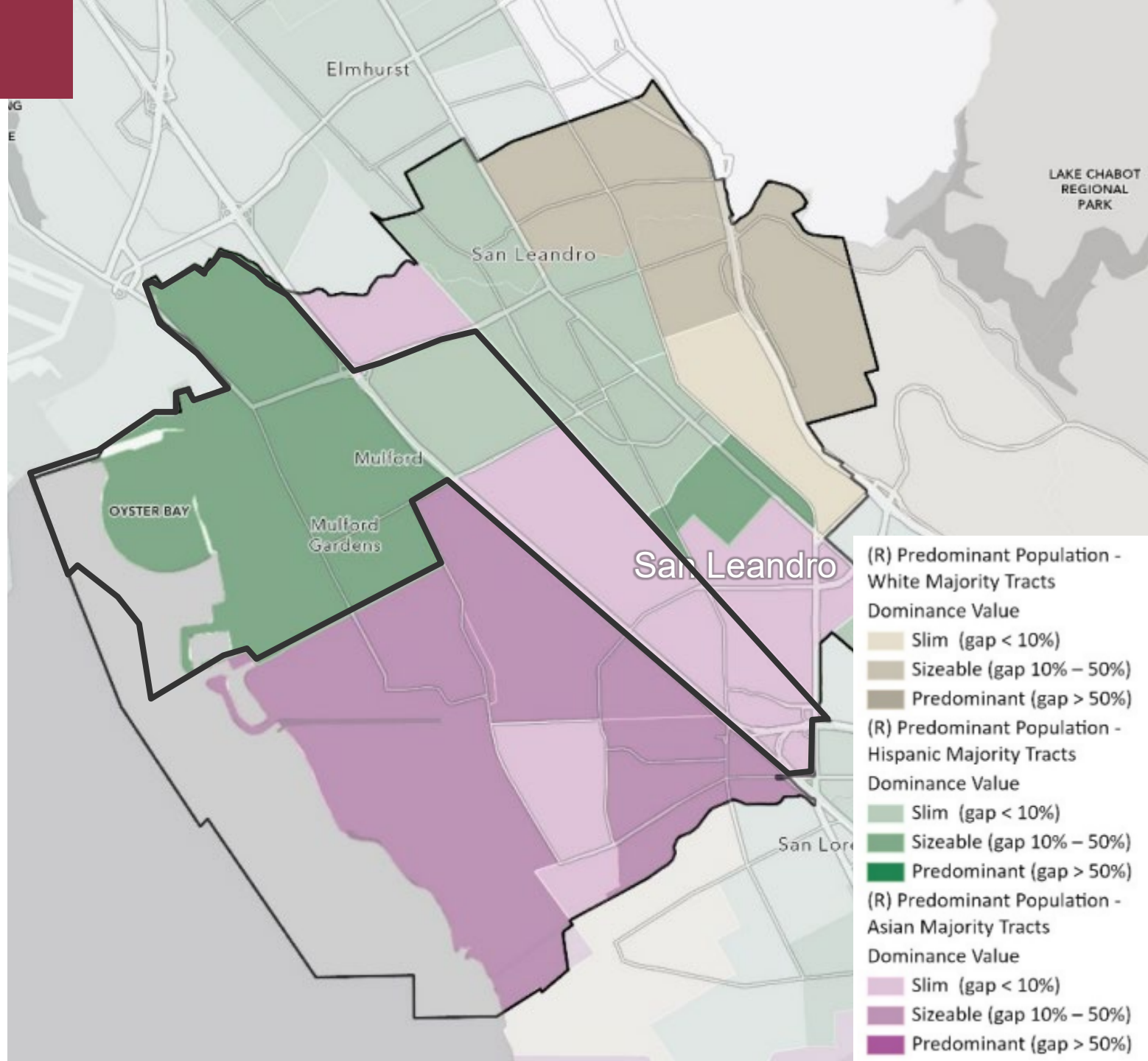


Environmental Justice Communities



Racial Diversity

Race	San Leandro	Bay Area
Asian	36.3%	28.2%
American/Pacific Islander		
Black/African American	10.7%	5.6%
Hispanic/Latino	25.8%	24.4%
Other or Multiple Races	4.8%	5.9%
White	19.6%	35.8%

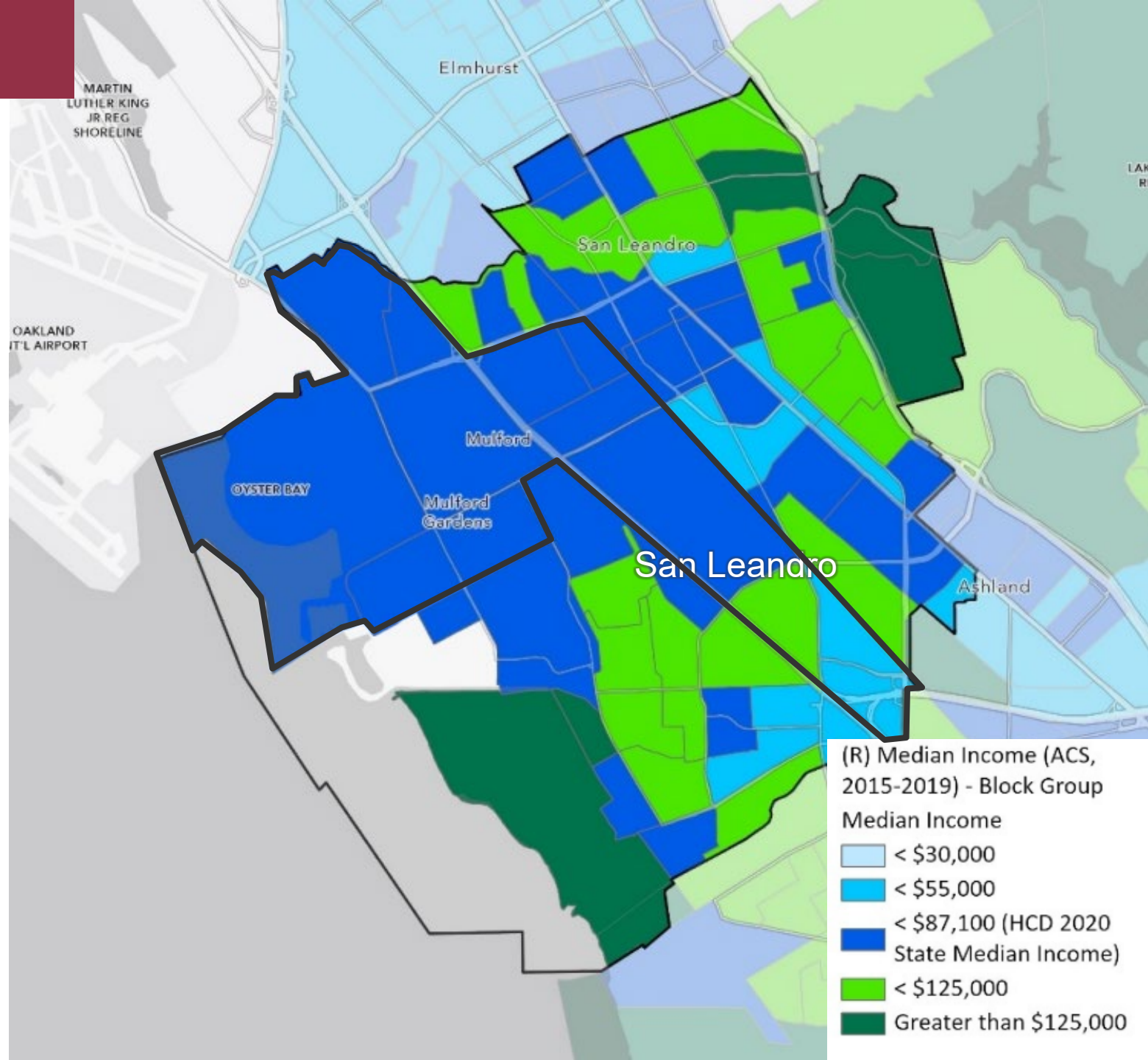


Source: IPUMS National Historical Geographic Information System. US Census, 2020. Census State Redistricting Data, Table P002.



Income Distribution

- San Leandro's median household income estimated at \$78,003 per 2015-2019 ACS
- 24% lower than the median income for Alameda County as a whole



Draft Goals

Pollution Exposure and Air Quality

- Reduce pollution exposure and improve air quality

Physical Activity and Public Facilities

- Promote physical activity and adequate and equitable access to public facilities

Food Access

- Promote food access so all people in San Leandro can access nutritionally adequate, culturally appropriate, and affordable food

Civic Engagement and Investment Prioritization

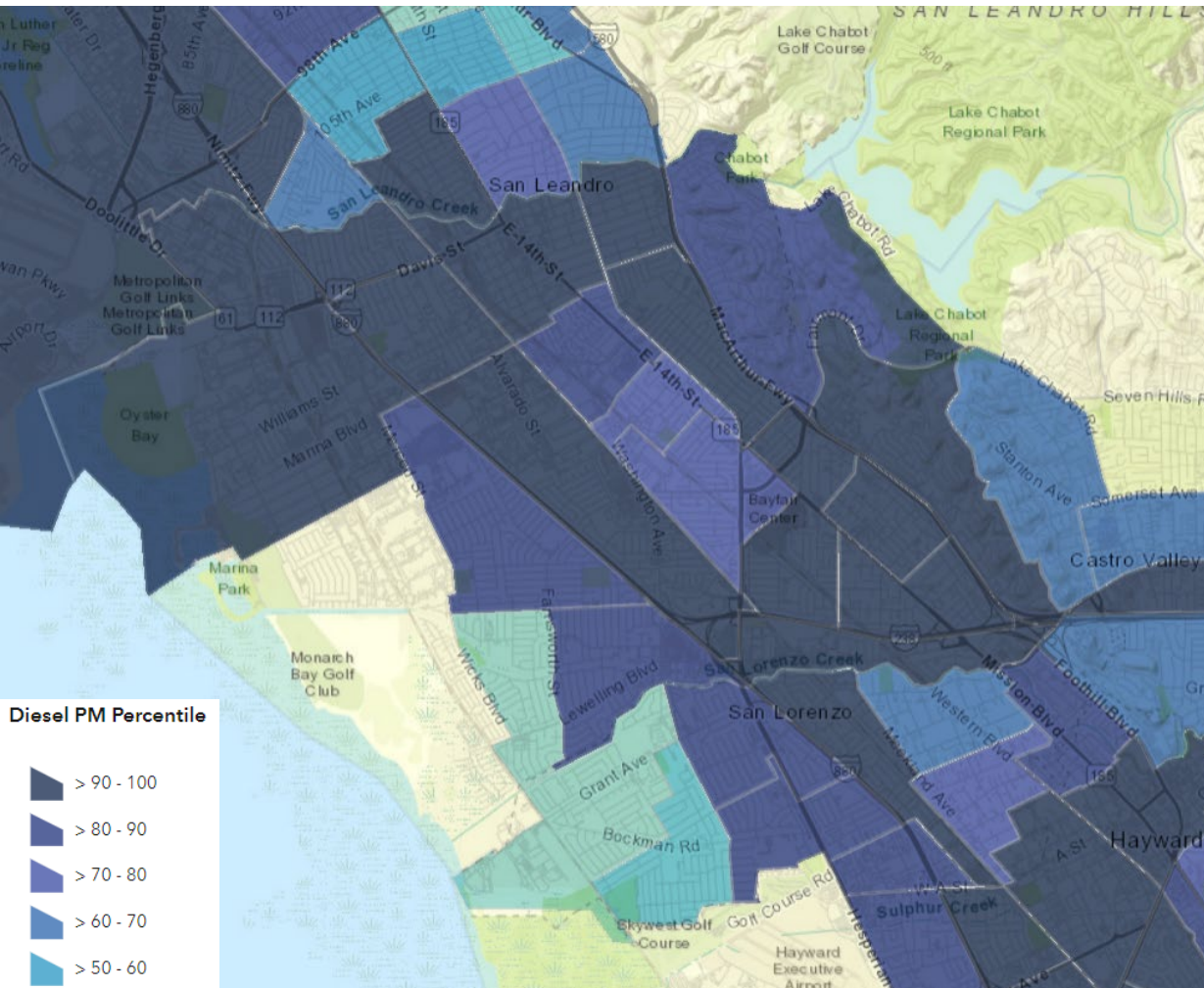
- Prioritize engagement of people from all backgrounds and direct resources to Environmental Justice communities

Safe and Sanitary Homes

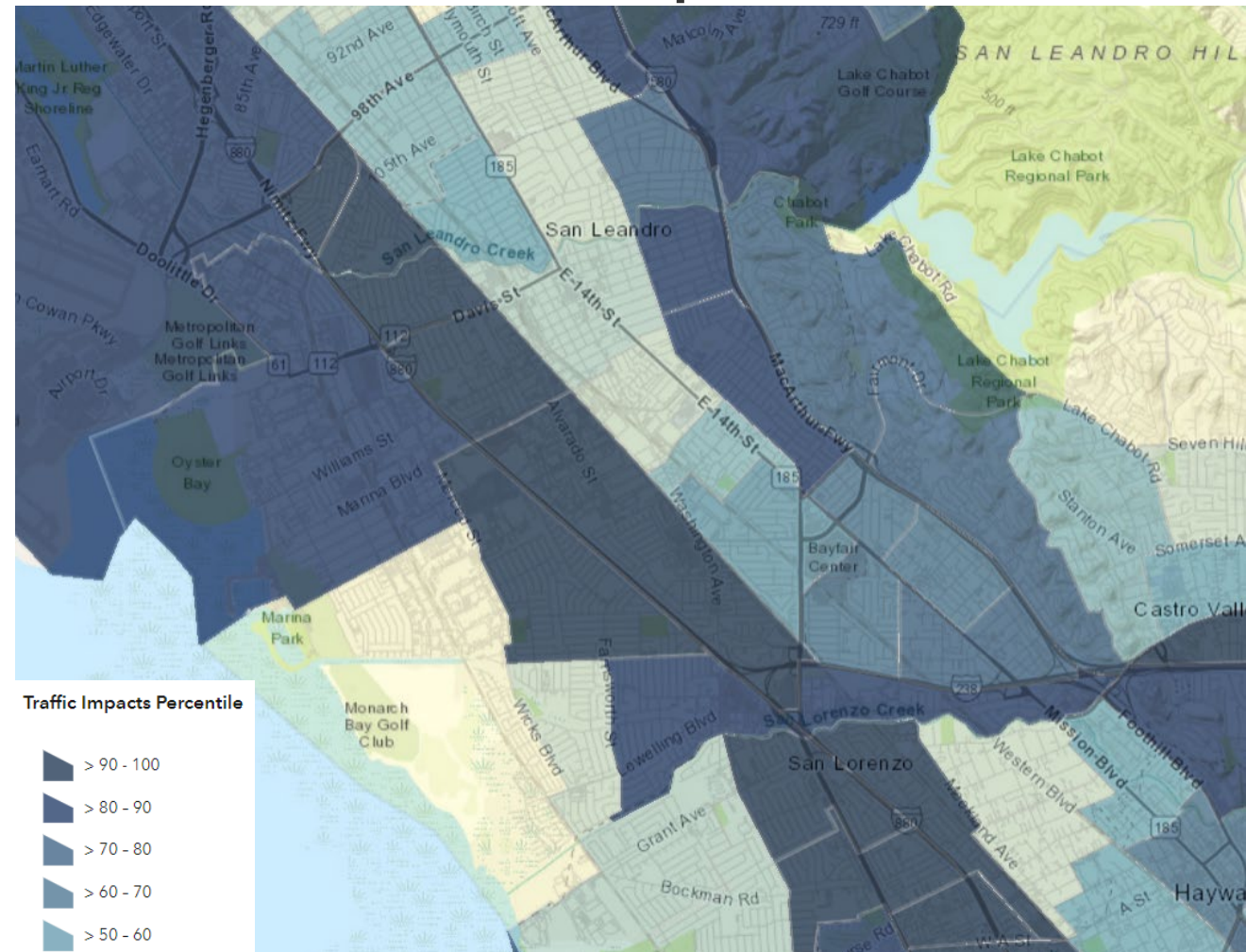
- Promote safe, healthy, and affordable homes

Air Pollution Factors

Diesel Particulate Matter

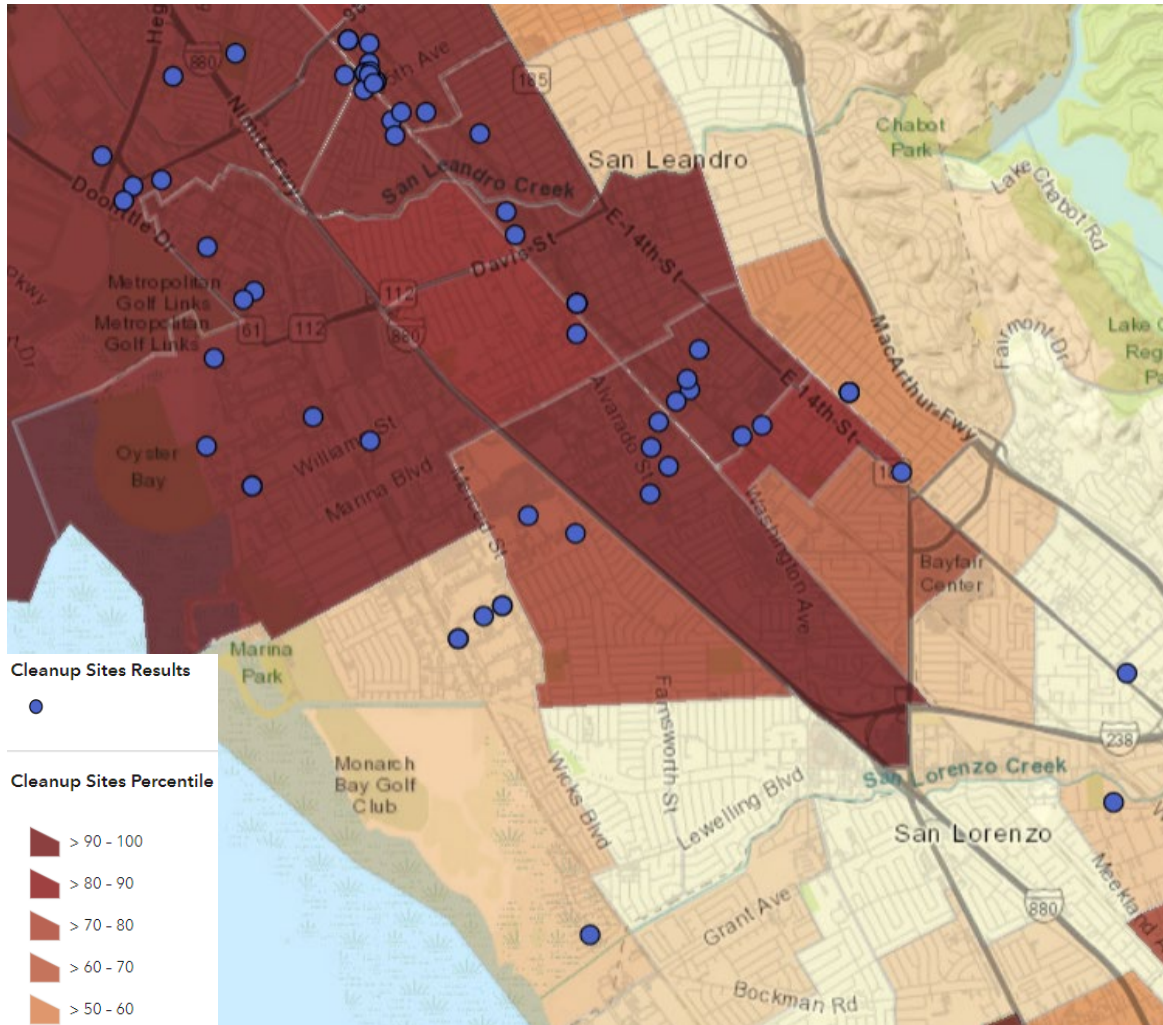


Traffic Impacts

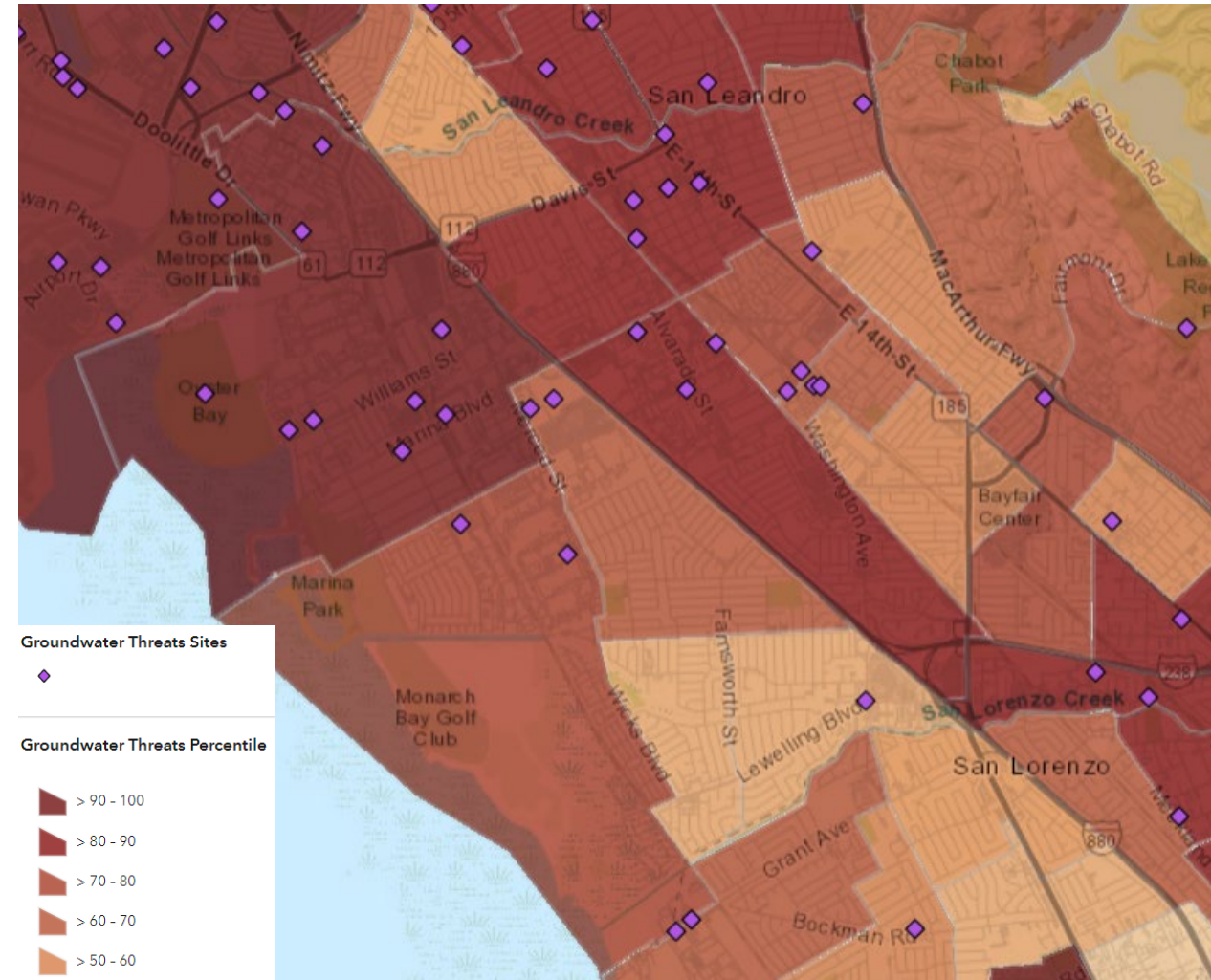


Surface/Subsurface Pollution Exposure

Cleanup Sites



Groundwater Threats



Summary of Existing Policies

- Avoid, reduce, minimize or eliminate pollution impacts and improve air quality by focusing on:
 - Transportation emissions
 - Indoor air filtration/improvement
 - Land use compatibility
 - Groundwater cleanup
 - Public awareness of resources



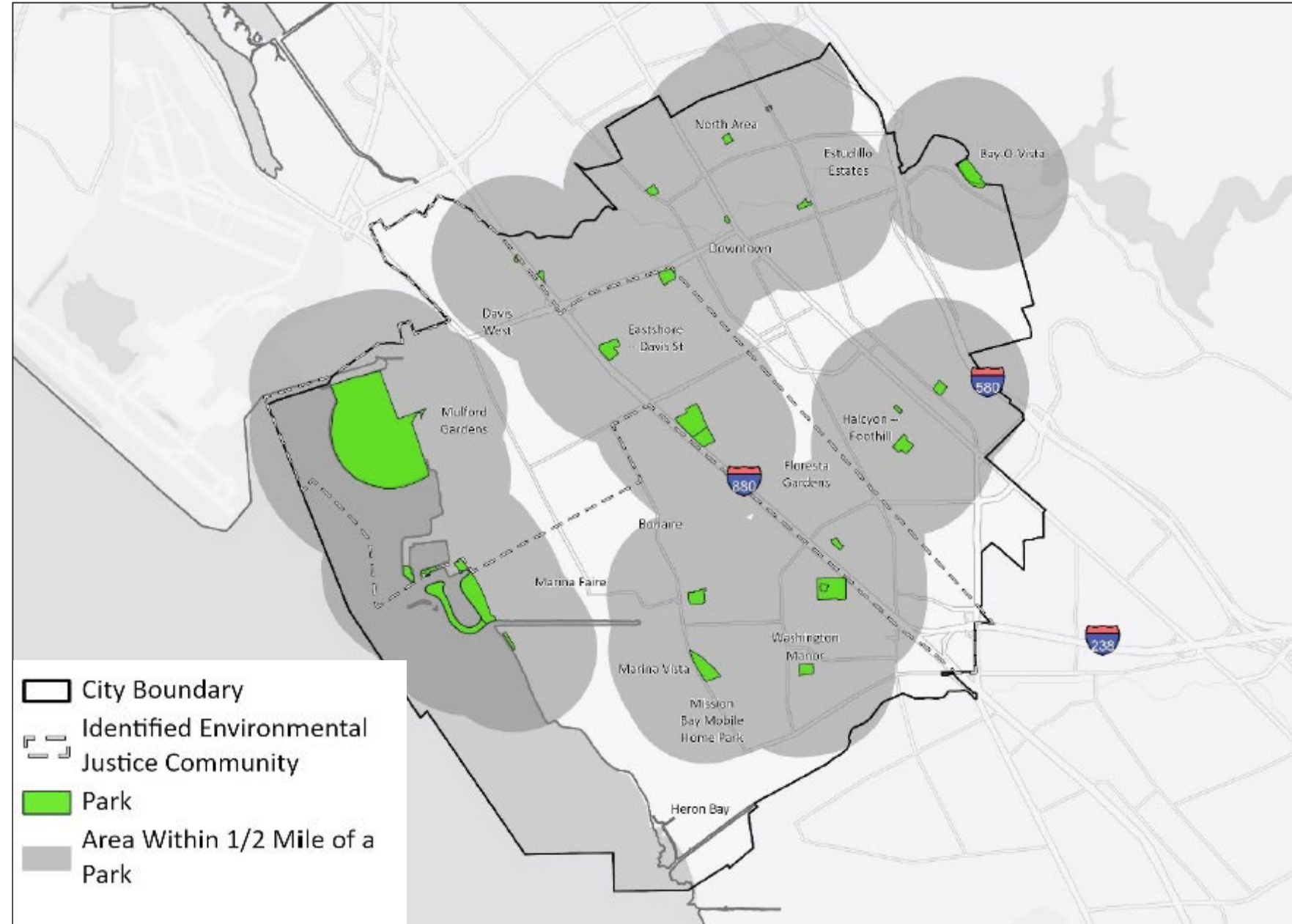
Summary of Draft New Policies

- Monitor and reduce Diesel Particulate Matter, including:
 - Air quality monitor installation
 - Air quality monitor loan program
 - Urban greening initiatives
 - Promotion of Electric Vehicle (EV) infrastructure
- Continue monitoring and enforcing solid/hazardous waste facilities and local cleanup sites
- Continue providing public education and information on air quality hazards and options for increasing personal safety



Physical Activity and Public Facilities Key Findings

City's established goal for parkland (5 acres per 1,000 residents and a park within 1/2 mile of each resident) not currently met



Summary of Existing Policies

- Encourage “complete neighborhoods” and “complete streets”
- Improve active transportation
 - including cross-town bike routes
- Recognize link between parks and public health:
 - New parks and open spaces
 - new development
 - conversion of underutilized right-of-way
 - Joint-use agreements with school districts
 - High level of personal safety and security in parks
 - Equitable and affordable access to recreation and human services programs
 - Use health data to guide investment in new park and recreational facilities, and to shape new recreational programs



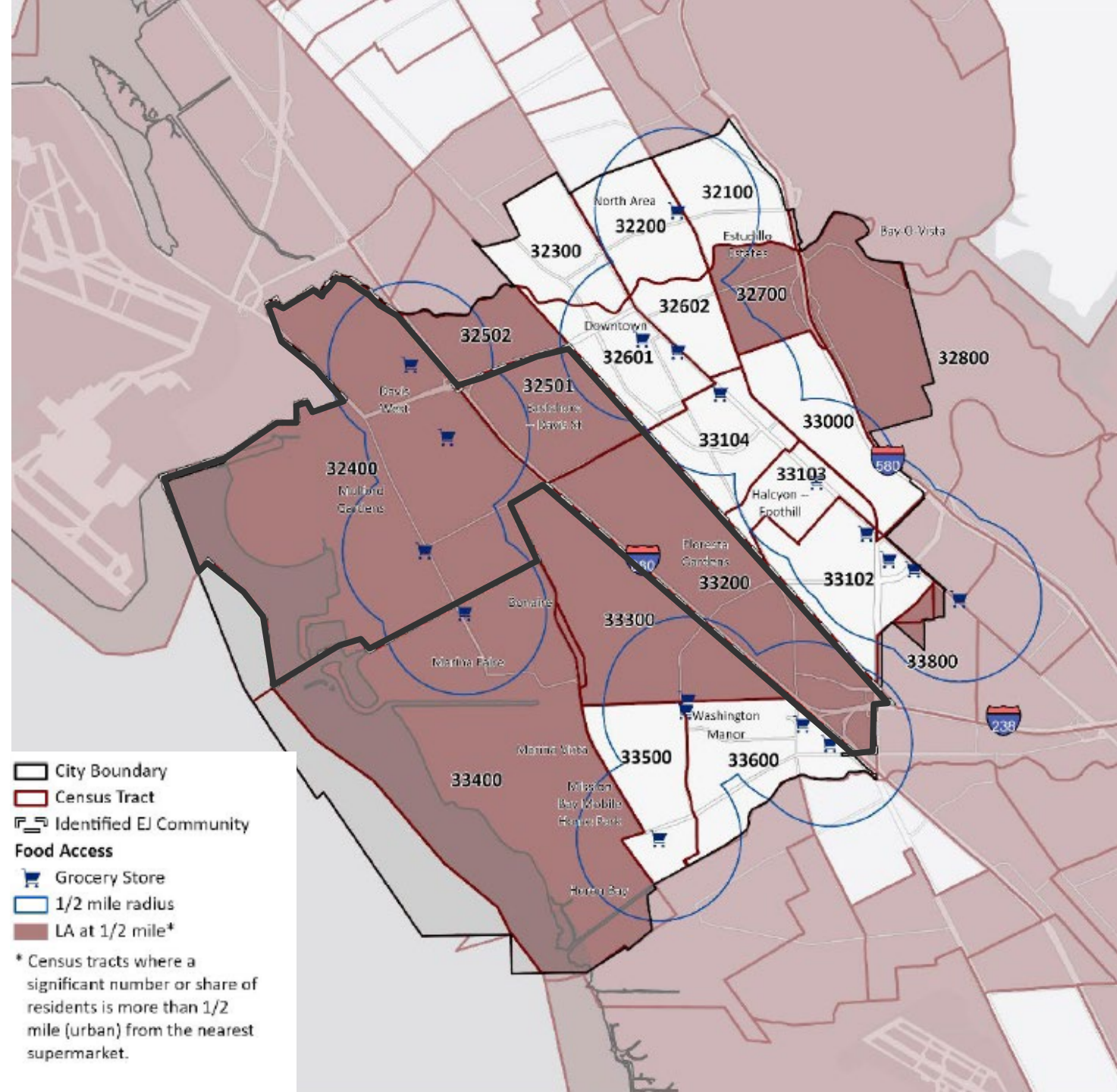
Summary of Draft New Policies

- Increase park access
- Seek input on community priorities and preferences
- Promote awareness about existing health resources
- Improve transit access and safety of walking and bicycle routes
- Evaluate hours/access to libraries on western side of town and seek to enhance equitable services



Key Findings: Food Access

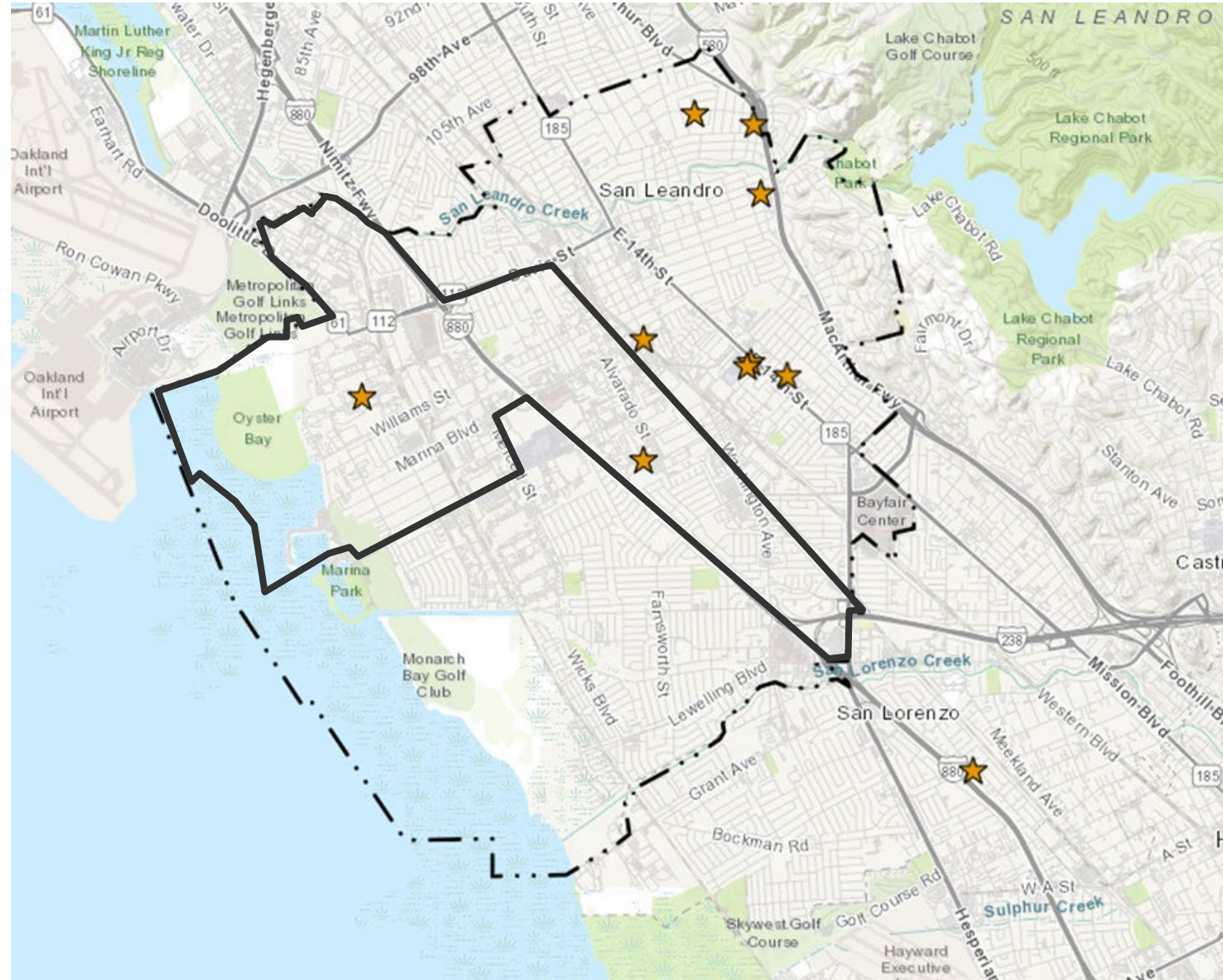
- No food deserts in San Leandro (> 1-mile from a Supercenter, Supermarket, or Large Grocery Store)
- USDA identifies three EJ Communities as:
 - **Low-Income (LI):** poverty rate $\geq 20\%$, or median family income $\leq 80\%$ of CA or metropolitan area
 - **Low Access (LA):** More than 33% of census tract more than 0.5 mile from the nearest Supercenter, Supermarket, and Large Grocery Store



Key Findings: Food Access

- Opportunity to support additional food pantry/distribution in EJ communities

Food Pantry/Distribution Location Map



Summary of Existing and Draft New Policies

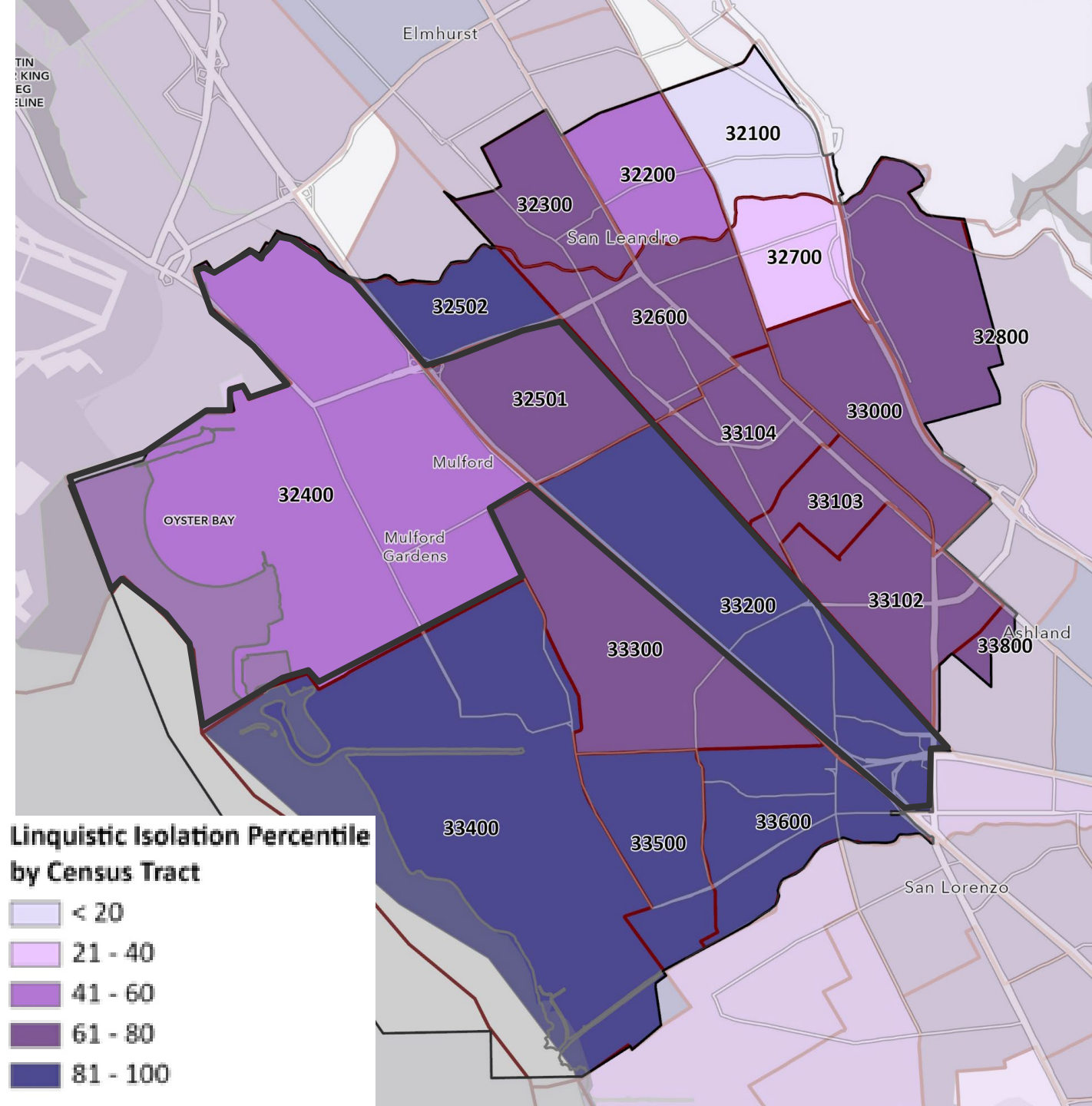
- Existing Policies:
 - Promote reinvestment in neighborhood shopping centers and access to fresh healthy produce in all parts of the city
 - Support new community gardens with a priority on underused utility-owned and School District owned properties
- Proposed Policies:
 - Expand healthy food access through:
 - Farmers markets
 - Community gardens
 - Food distribution program for low-income residents
 - Coordinate with School Districts to support gardens and “Edible School Yards” on District properties



Key Findings: Civic Engagement

Majority of census tracts have a high level of **linguistic isolation**. The top three languages spoken besides English are Spanish, Chinese, and Tagalog.

*The US Census Bureau defines **linguistic isolation** living in a household in which all members aged 14 years and older speak a non-English language and also speak English less than “very well” (i.e., have difficulty with English).*



Summary of Existing Policies

- Advance equitable communication through:
 - Language and media diversity to ensure access to information for those without easy access to electronic media and those whose primary language is not English
 - Neighborhood based communications
 - Multi-lingual information and cultural competency
- Engage underrepresented residents and people of all racial, ethnic, and economic backgrounds in the City's Community Development and Human Services Departments' programs to achieve equitable outcomes



Summary of Draft New Policies

- Implement Equity Work Plan:
 - Incorporate Diversity, Equity, Inclusion, and Belonging (DEIB)
 - Develop training, evaluation, and oversight protocols
 - Establish principles and core values that support equitable community engagement and advance integrity, trust, inclusiveness, open/transparent dialogue, co-creation, and belonging
 - Conduct GIS mapping analysis of distribution and access to City resources and services and ensure equitable access and allocation of City resources and services
 - Coordinate and monitor City-wide outreach policies, ensure department level coordination of communication and outreach, and provide language access services that promote communication accessibility
 - Increase participation by low-income, people of color, non-English speaking persons, residents with children, and those without cars in City meetings and on City boards, commissions, and committees



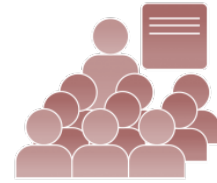
Next Steps

WE
ARE
HERE



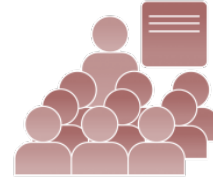
Community Advisory
Committee Input

Existing
Conditions
Analysis &
Policy
Framework



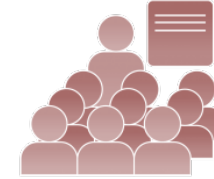
9/14 Public
Workshop

Draft EJ Goals and
Policies



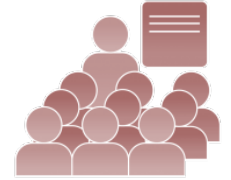
Work Sessions:
PC: 10/6
CC: 10/10

Draft
Environmental
Justice Element



11/17 PC
Public Hearing

Planning
Commission (PC)
Hearing and
Recommendation



12/5 CC
Public Hearing

City Council (CC)
Hearing and
Adoption





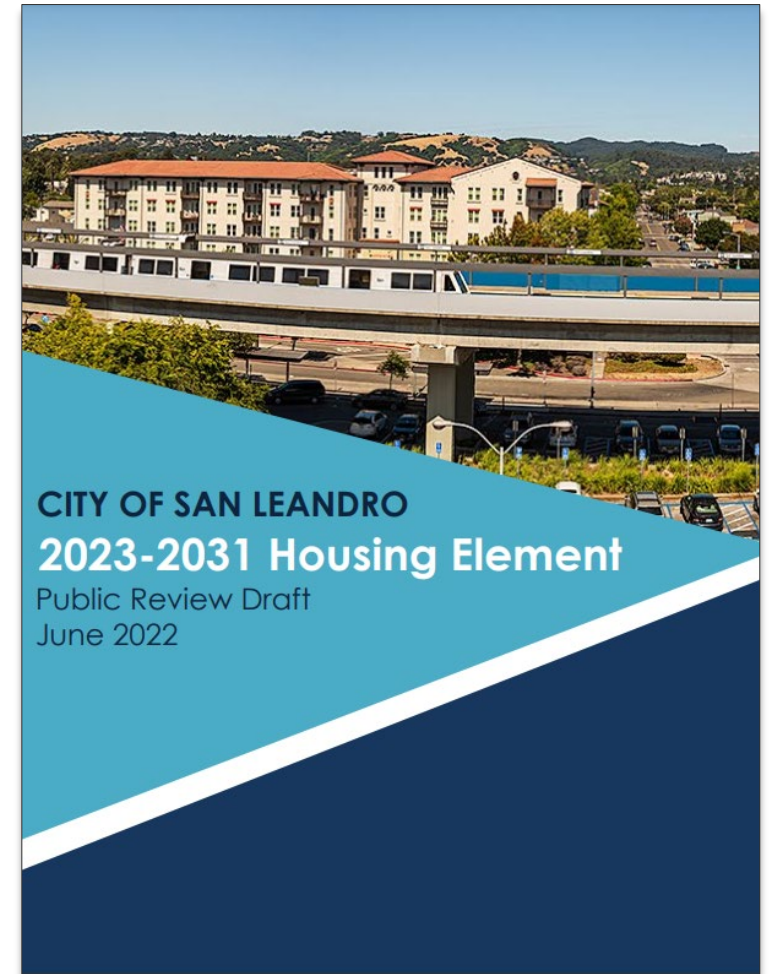
ZONING CODE AMENDMENTS

1. Implement *2015-2023* Housing Element
2. Amend development standards to facilitate housing and meet RHNA
3. Address changes in State Law
4. Miscellaneous amendments



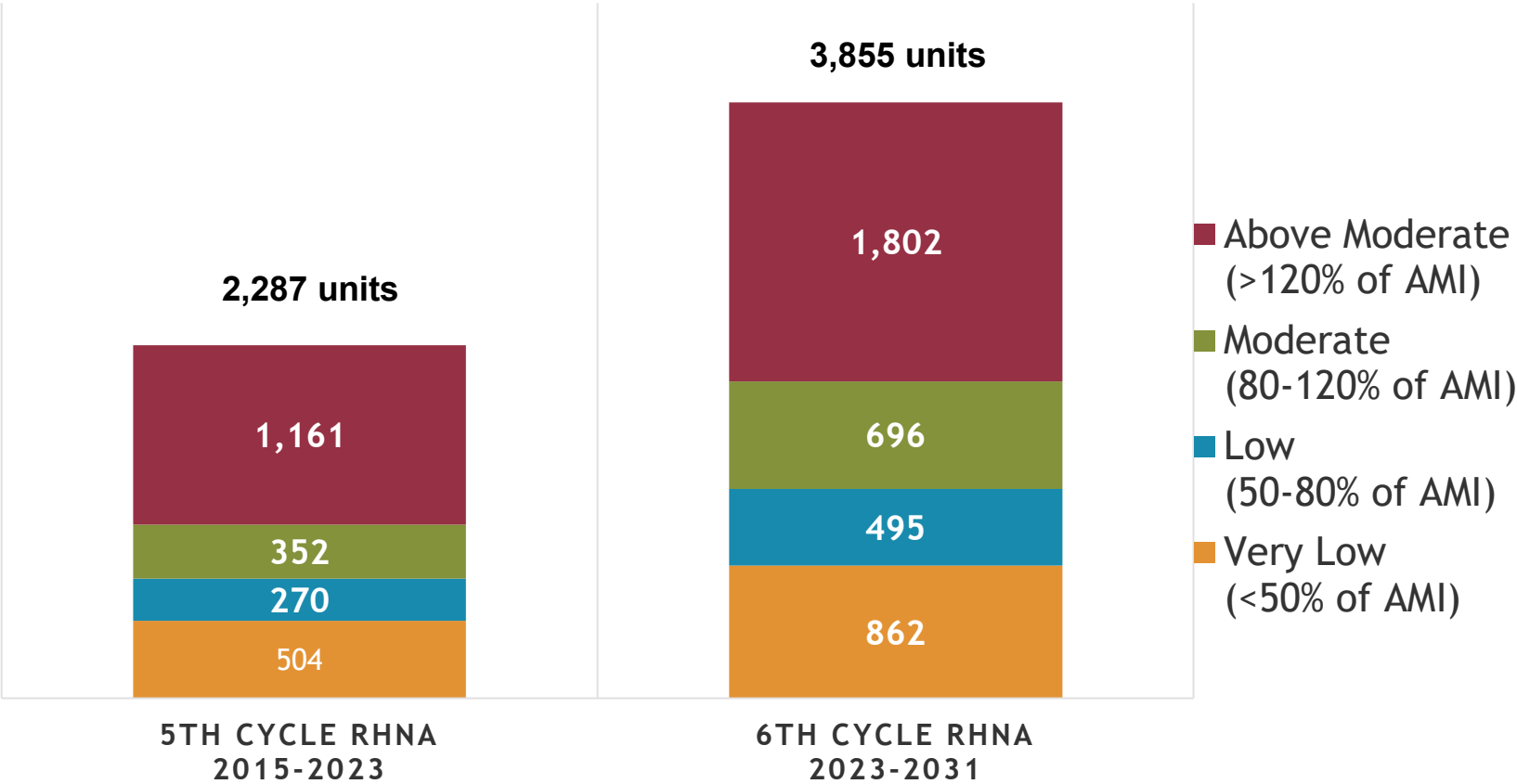
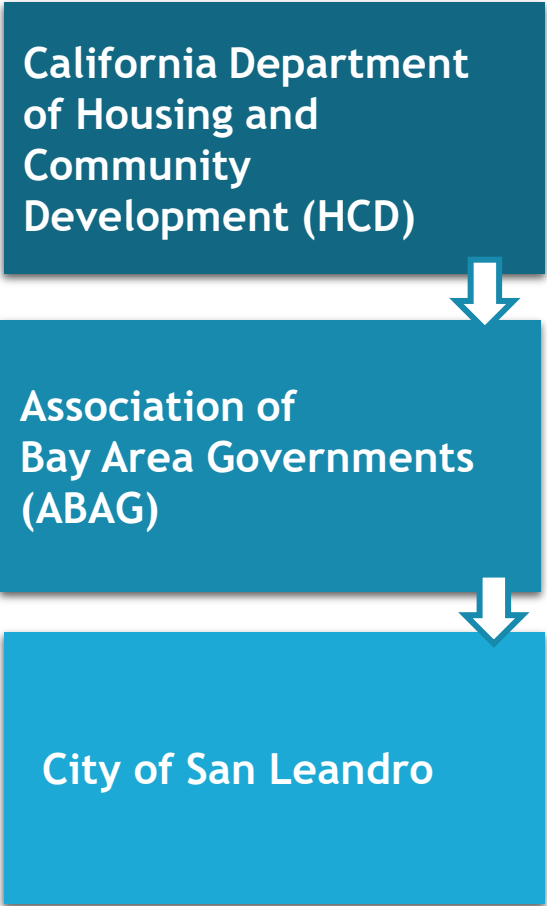
What is the Housing Element?

- Eight-year blueprint for meeting community's housing needs from 2023 to 2031
- Coordinated strategy for preserving existing housing and advancing opportunities for new housing in a smart and sustainable way – removing governmental constraints
- Strategy to address housing needs across economic and social spectrum, reflecting needs of a diverse community
- One of eight mandatory elements of the General Plan
 - Governed by California Government Code Article 10.6 (Sections 65580-65589.11)
 - Updated every 8 years in accordance with the RHNA cycle
 - Only element that MUST be approved and certified by State



REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- Housing units each community is required to demonstrate “adequate sites” through zoning
- One of primary criteria necessary to achieve HCD certification



ADDRESSING THE 2023-2031 RHNA

❖ First, we consider:

- ✓ Planned and approved projects
 - Extension Proposed
- ✓ Accessory Dwelling Units (ADUs)



Planned
and
Approved
Projects

❖ Next, we select housing opportunity sites. Preferred sites are 0.5 - 10 acres and have access to:

- ✓ Transit
- ✓ Schools and jobs
- ✓ Amenities such as parks and services
- ✓ Grocery stores
- ✓ Infrastructure and utilities

ADUs



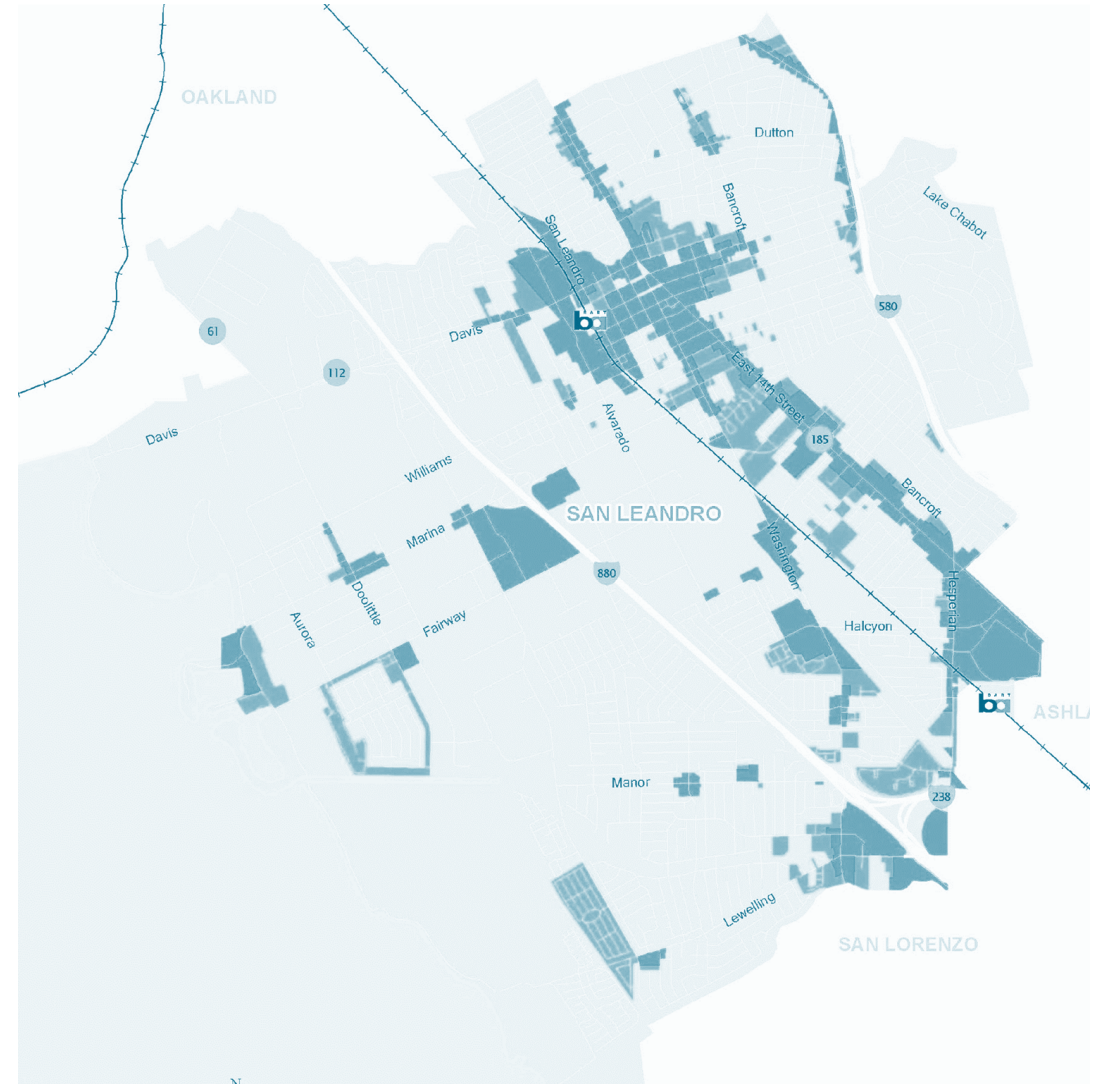
Housing
Opportunity
Sites



Proposed Opportunity Sites to Highlight

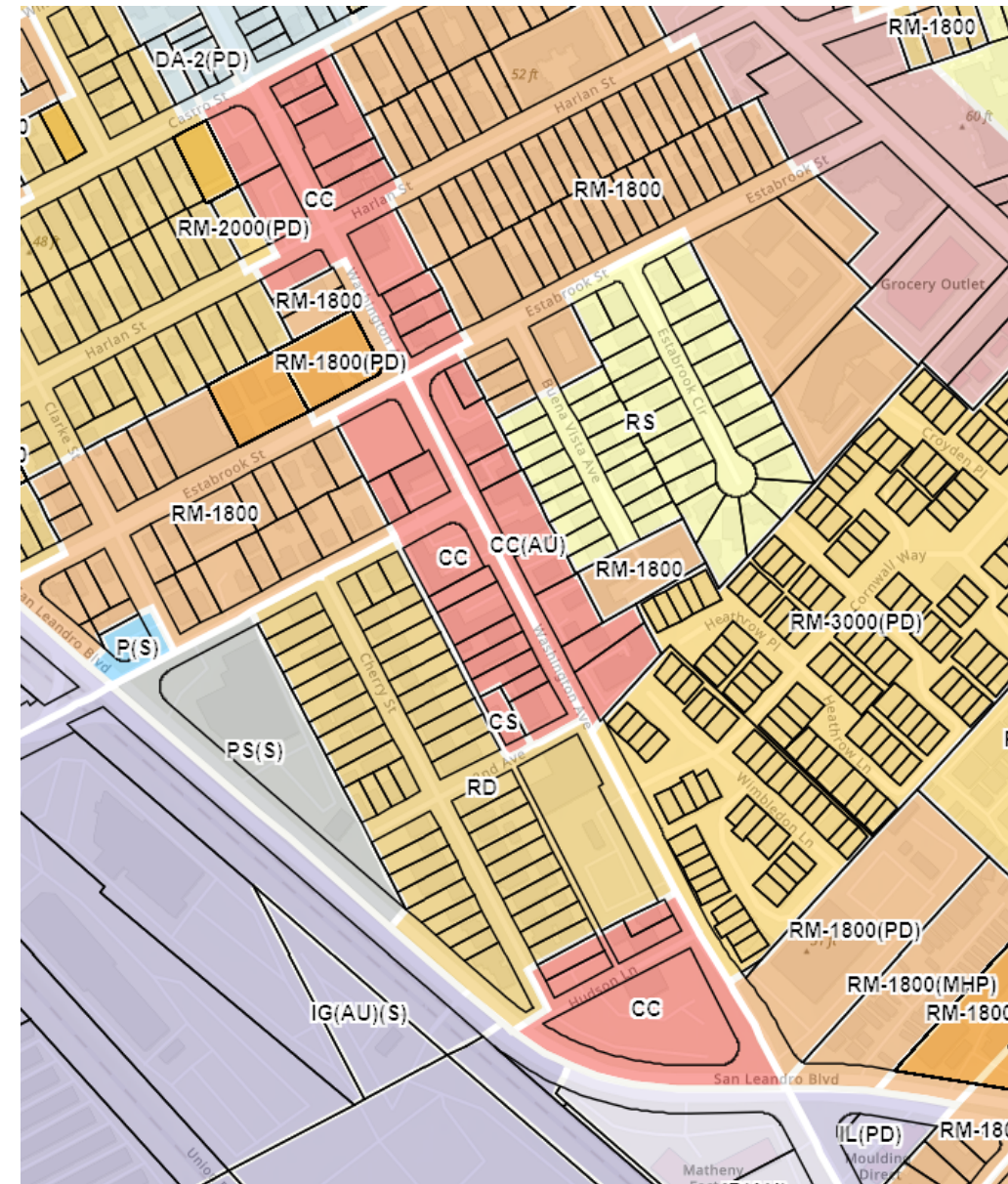
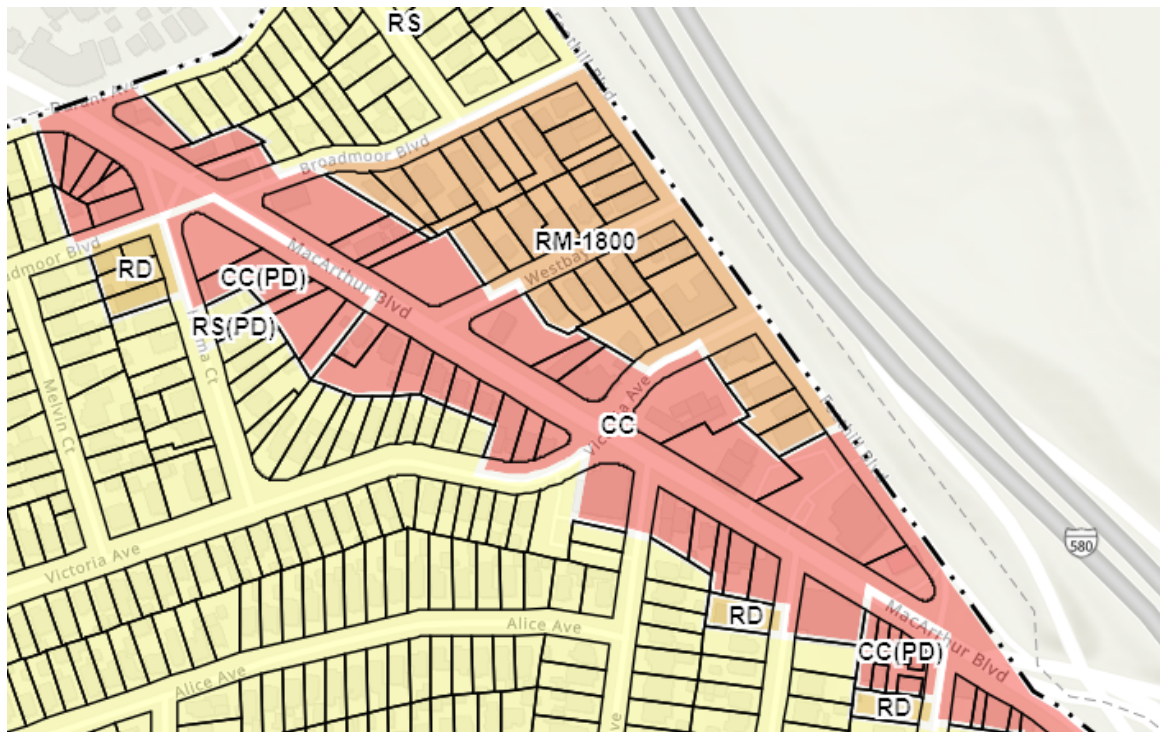


Where Multi-Family is Allowed

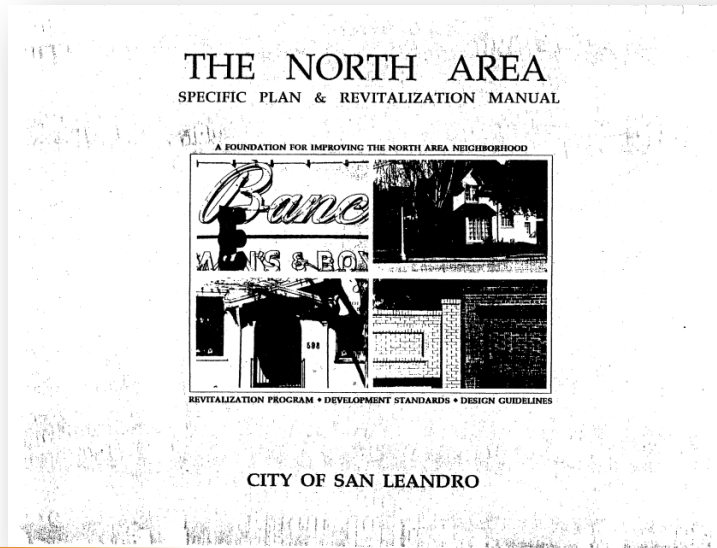


Implement 2015-2023 Housing Element

- **Allow Multi-Family and Mixed-Use in CC District:**
 - MacArthur Blvd. between Durant Ave. and Foothill Blvd.
 - Washington St. between Castro St. and San Leandro Blvd.
- **Require minimum density in RM Districts**
 - RM-1800, RM-2000, and R-2500 Districts: **12 du/ac**
 - RM-875 District: **20 units/acre**



E. 14th Corridor Planning Through the Decades

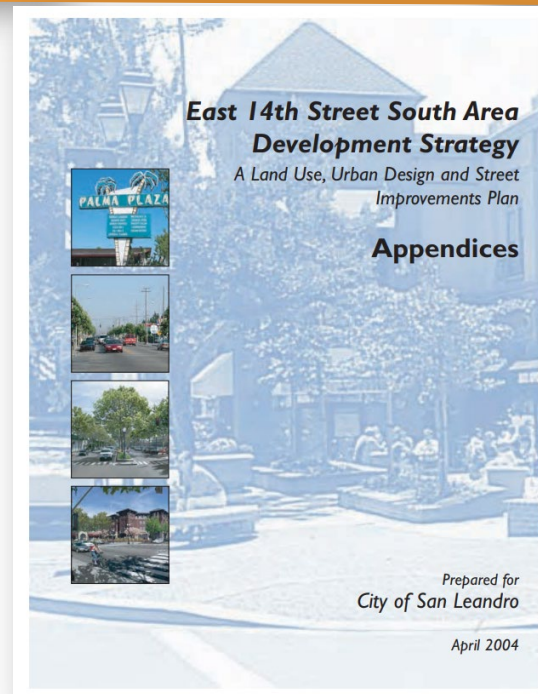


1991

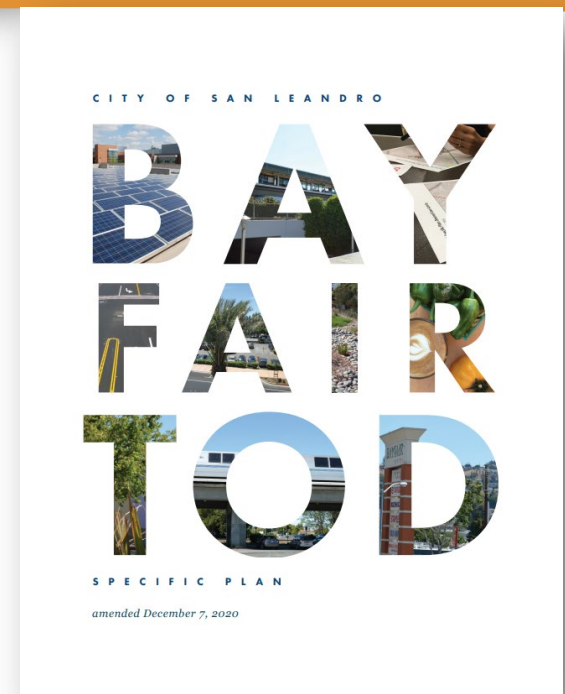


2004

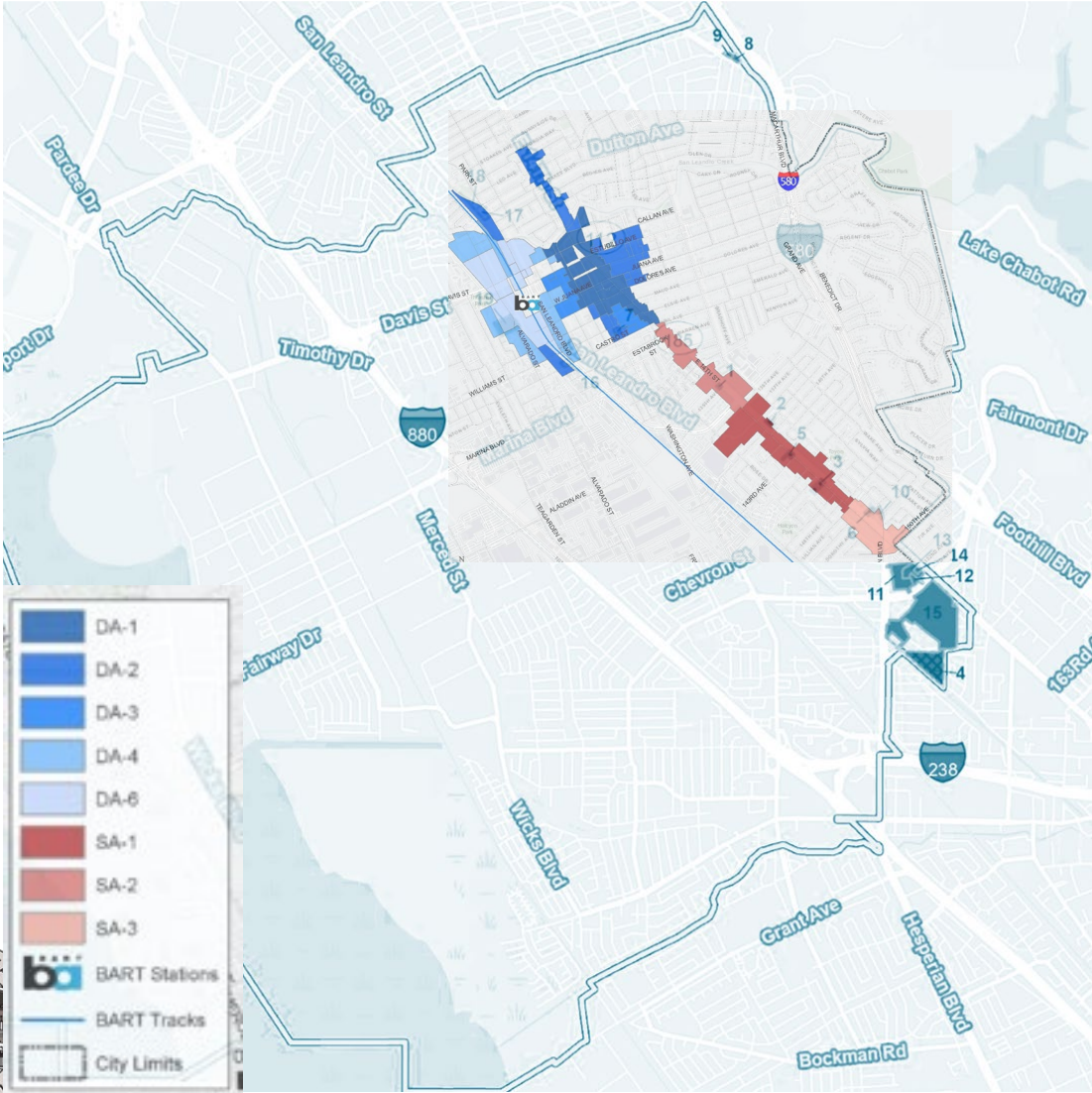
2018



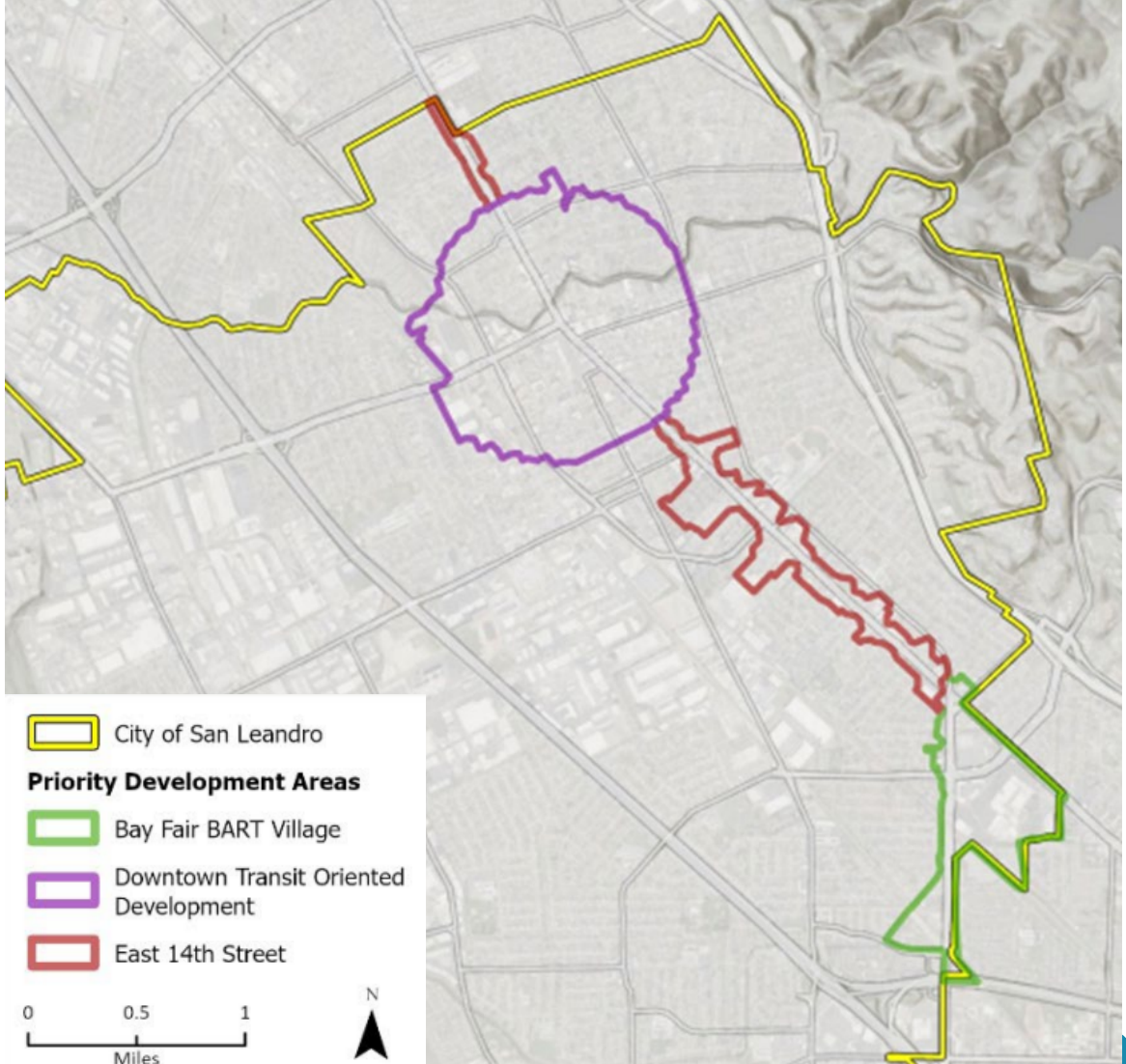
2007



Downtown and South Area Districts

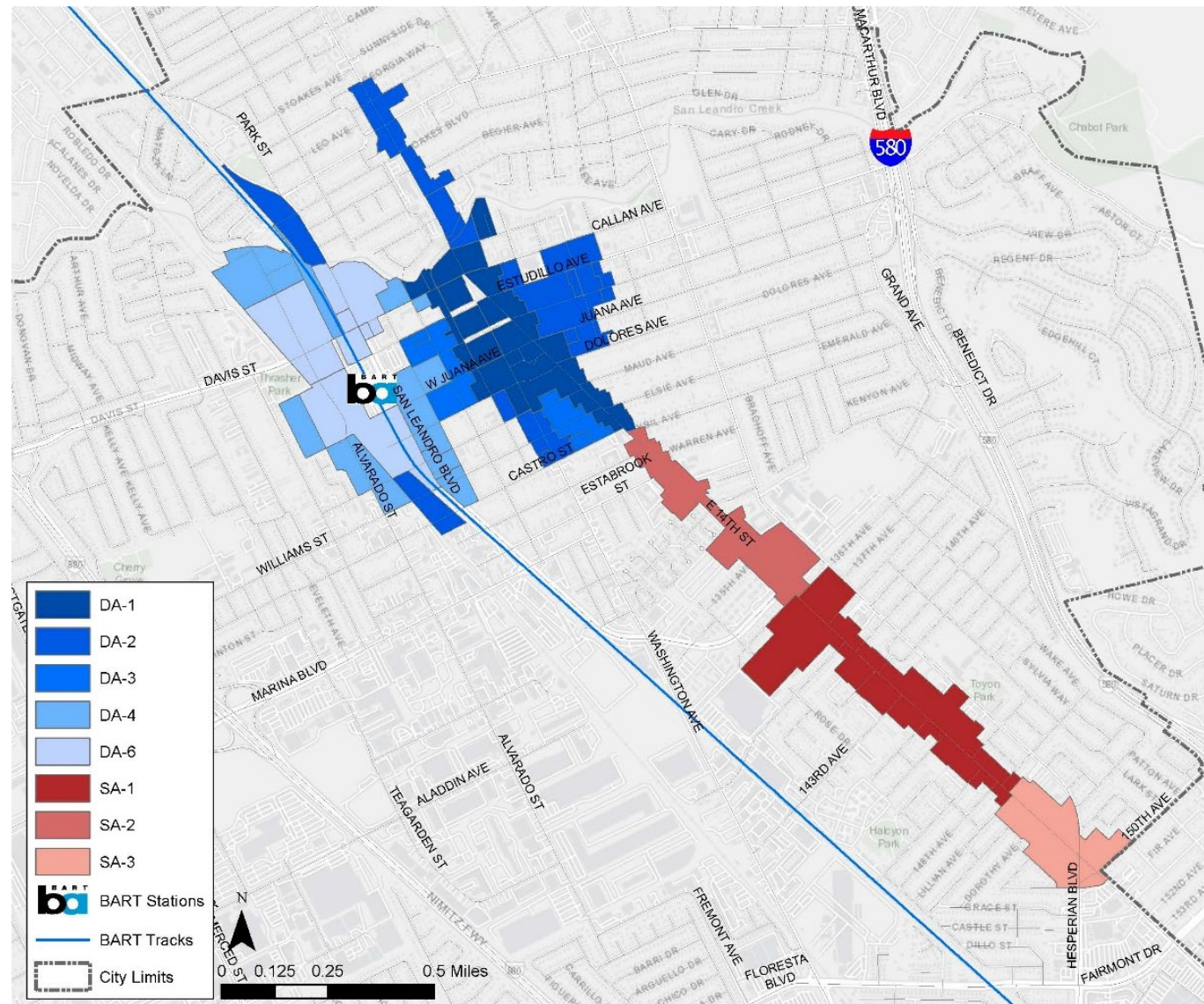


Priority Development Areas

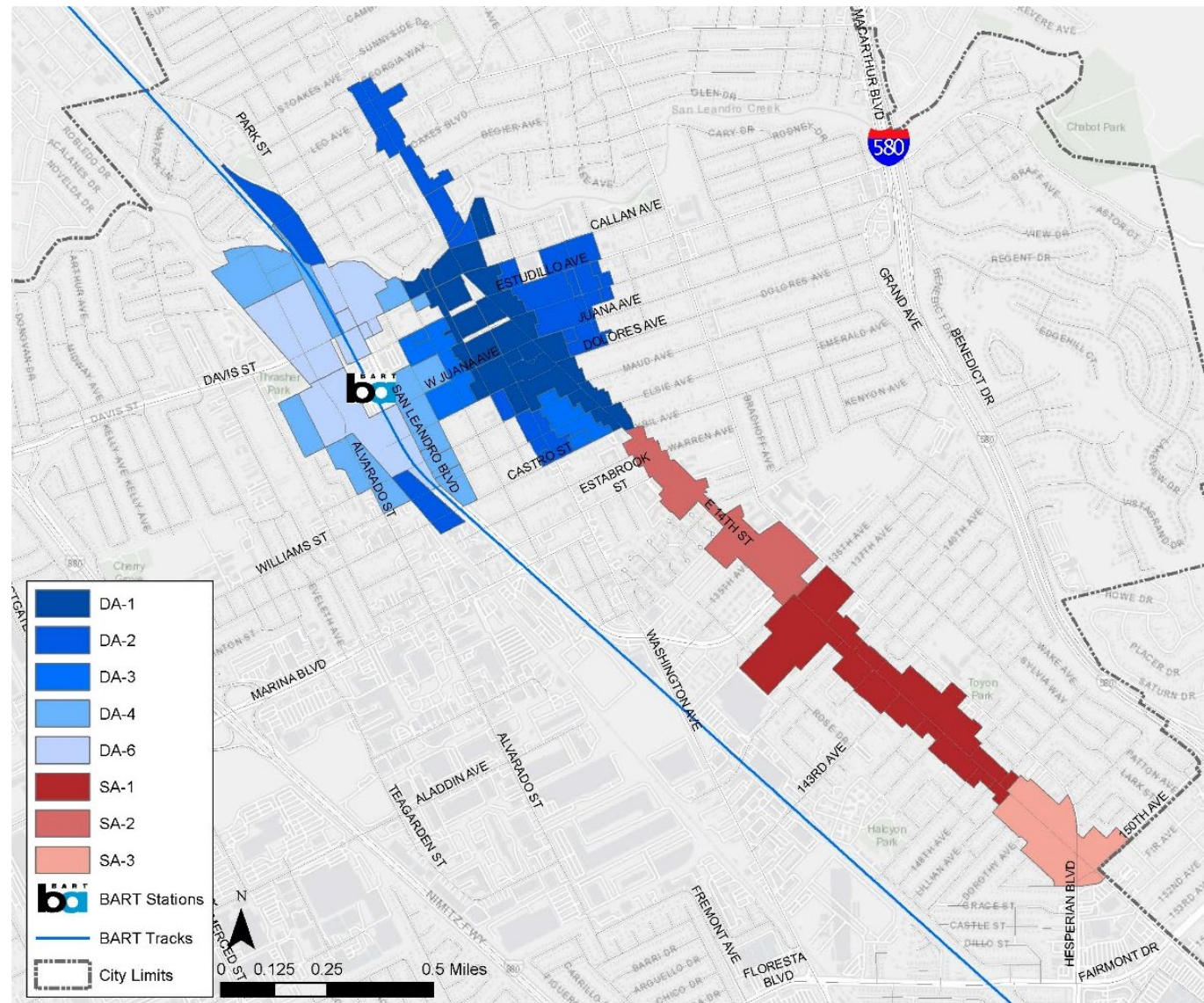


Achieving Intended Development - Downtown and South Area

Corridor Vision: Multi-story apartments and mixed-use buildings



Achieving Intended Development - Downtown and South Area



Current Standards: DA-2, DA-3, SA-1, SA-2, SA-3 generally support townhomes



Proposed Amendments

Adjust density limitations, floor area ratio (FAR), and heights in Corridor Mixed Use Land Use area, Downtown (DA) and South Area (SA) to create a path for multi-story apartments and mixed-use buildings

Removes governmental barriers to housing and addresses San Leandro's RHNA

Land Use Designation	Current FAR	Proposed FAR
Downtown Mixed Use	Maximum 3.5	Maximum 3.5
Transit-Oriented Mixed Use	Maximum 4.0, 5.0 adjacent to BART	Maximum 4.0, 5.0 adjacent to BART
Corridor Mixed Use	Maximum 1.5	Maximum 2.5 (increase of 1.0 FAR)

Zoning	Current Maximum Height (feet)	Proposed Maximum Height (feet)
DA-2	50	65
DA-6	75	No Maximum
SA-1, SA-2, SA-3	50	65



Proposed Changes to Allowable Density in DA & SA Districts

Zoning District	Current Maximum Density (du/a)	Proposed Maximum Density (du/a)
DA-1	100	125 (increase of 25 du/acre)
DA-2	40	85; or Within the General Plan Downtown Mixed Use land use category: 100 Within the General Plan Transit-Oriented Mixed Use land use category: 125 (increase of 45-85 du/acre)
DA-3	60	100; or Within the General Plan Transit-Oriented Mixed Use land use category: 125 (increase of 40-65 du/acre)
DA-4	100	125 (increase of 25 du/acre)
DA-6	N/A	N/A
NA-1, NA-2, P	24	24
SA-1, SA-2, SA-3	35	85 (increase of 50 du/acre)



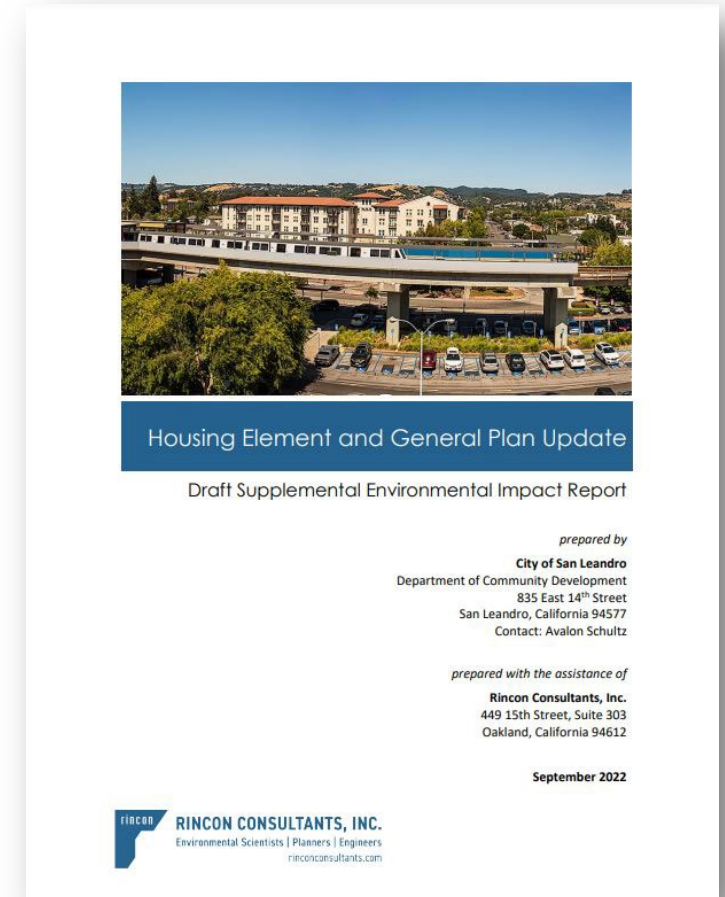
Address Changes in State Law & Misc.

- Density Bonus provisions
 - Employee housing
 - Transitional and supportive housing
 - Emergency shelter standards
 - Low barrier navigation centers
-
- Updating housing terms and definitions
 - Clean up items



Environmental Review

- 2035 General Plan adopted and EIR certified in 2016
- City prepared a **Supplemental EIR (SEIR)** to analyze the Project:
 - *General Plan*: new Environmental Justice Element, 2023-2031 Housing Element, Environmental Hazards Element, Land Use Element, and related amendments
 - *Zoning*: Implementation of 2015-2031 Housing Element, increase development standards to facilitate housing and meet RHNA, address changes in State Law, and miscellaneous clean-up amendments
- Draft SEIR found **no new significant and unavoidable impacts** associated with the project
 - Three new mitigation measures proposed to comply with the Bay Area Air Quality Management District's (BAAQMD's) updated CEQA guidelines
 - One revised mitigation measure to reduce construction noise/vibration to the extent feasible
- Two alternatives analyzed – No Project and Downtown Emphasis
- Public comments on the Draft Supplemental EIR accepted until **5pm on Monday, October 31**



Community Engagement to date



Community Workshop Series:

- Oct./Nov. '21: Housing Element Introduction
- Dec. '21: Housing Policies
- Jan. '22: Housing Opportunity Sites & CEQA



Opportunity Sites Selection:

- Balancing Act tool
- Draft list online



Project Website, Email Newsletters, and Social Media:

- www.SLHousingElement.com



Online Housing Needs Survey:

- English
- Spanish
- Chinese



Digital and Non-Digital Outreach:

- English
- Spanish
- Chinese



Stakeholder Interviews & Group Meetings



Timeline

City Council
Workshop
September 13,
2021

Community
Workshops on
Policy
December 9,
2021

Draft Housing
Element for
Public Review
June/July 2022

Public Hearings
on Adoption of
Housing Element,
SEIR and Related
Amendments
November/ December
2022



Introductory
Community
Workshops
October 27 and
November 6, 2021

Community
Workshops on
Sites Inventory
January 19, 2022

Work Sessions
on Related
Amendments
October 2022

SEIR Comment Period
September 16 - October 31, 2022

2021

2022

Recap

- **Updating Environmental Hazards Element**
- **NEW Environmental Justice Element**
- **Zoning Amendments**
 - Implement 2015-2023 Housing Element
 - Increase development standards in select areas to facilitate housing and meet San Leandro's RHNA
 - Downtown (DA) Zoning Districts
 - South Area (SA) Zoning Districts (E. 14th St between Downtown and Bay Fair)
 - Corridor Mixed Use General Plan Land Use Designation
 - Address changes in State Law

