



SAN LEANDRO
BAY FAIR

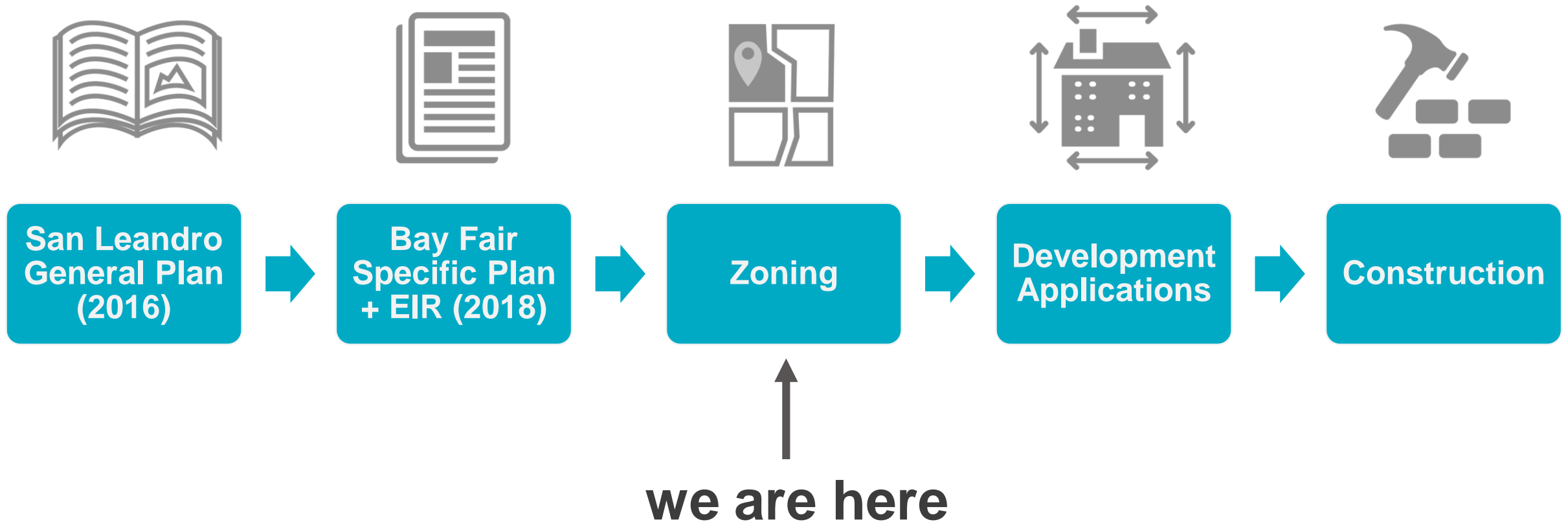
TOD

SPECIFIC PLAN

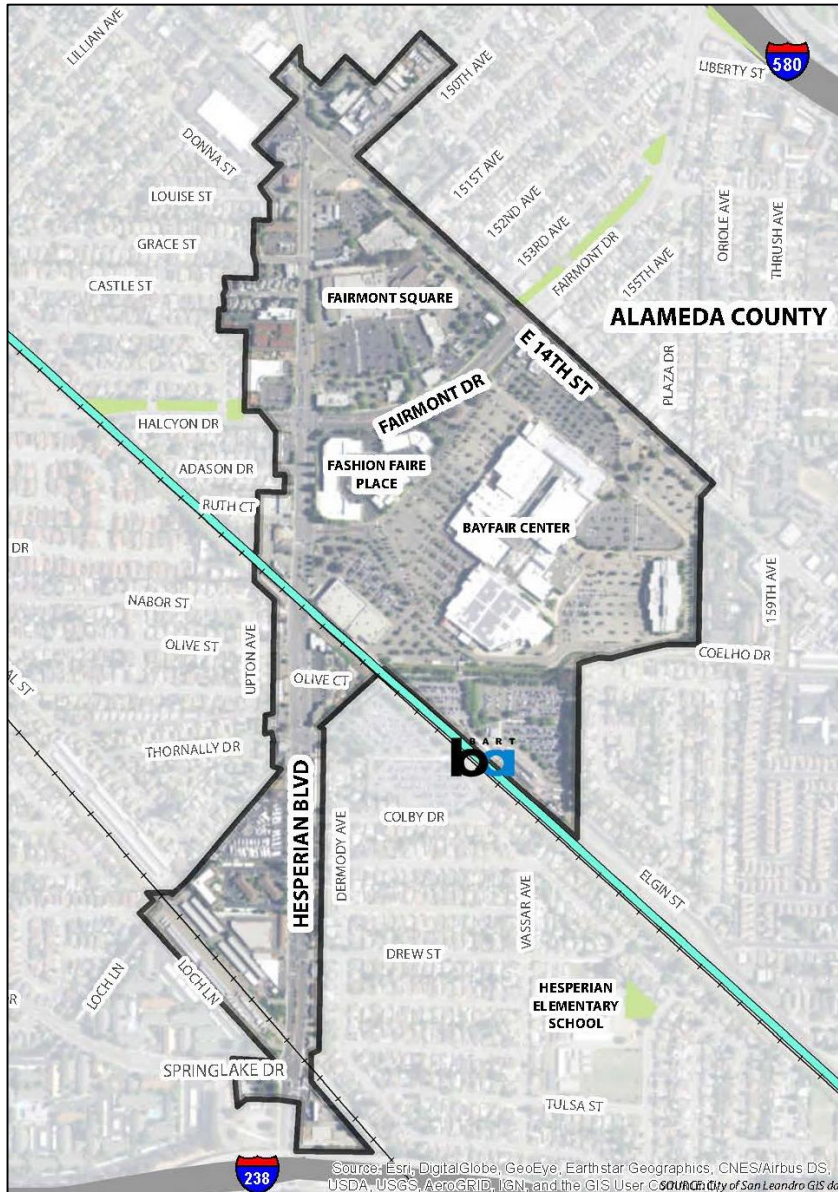
ZONING AMENDMENTS

City Council | December 7, 2020

Bay Fair TOD Planning Process



Bay Fair TOD Plan Area

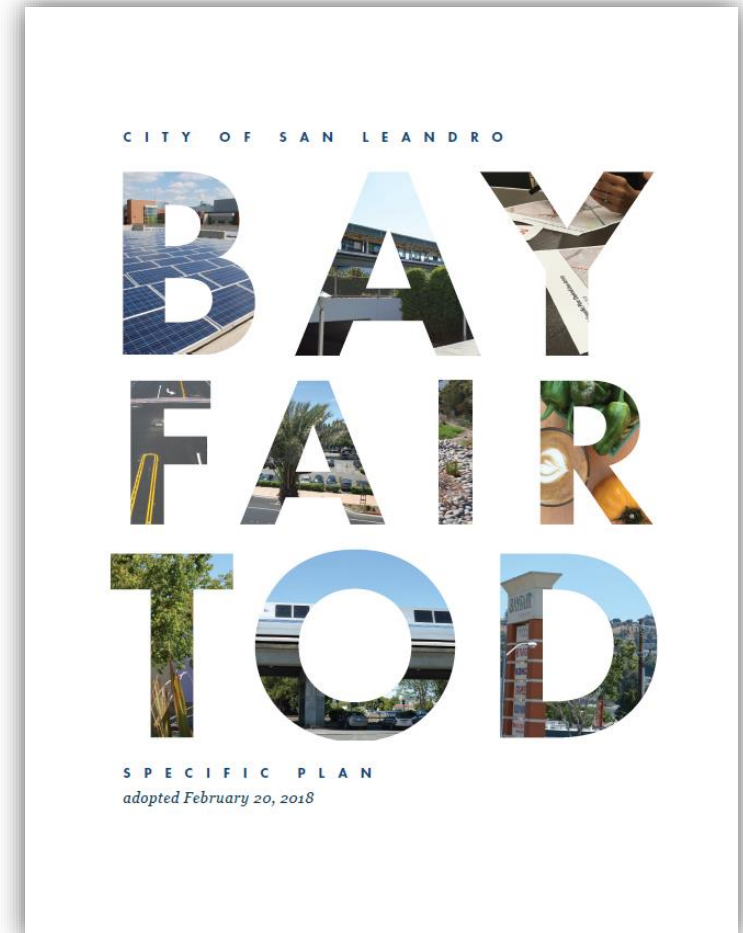


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. SOURCE: City of San Leandro GIS data

Specific Plan Desired Outcomes



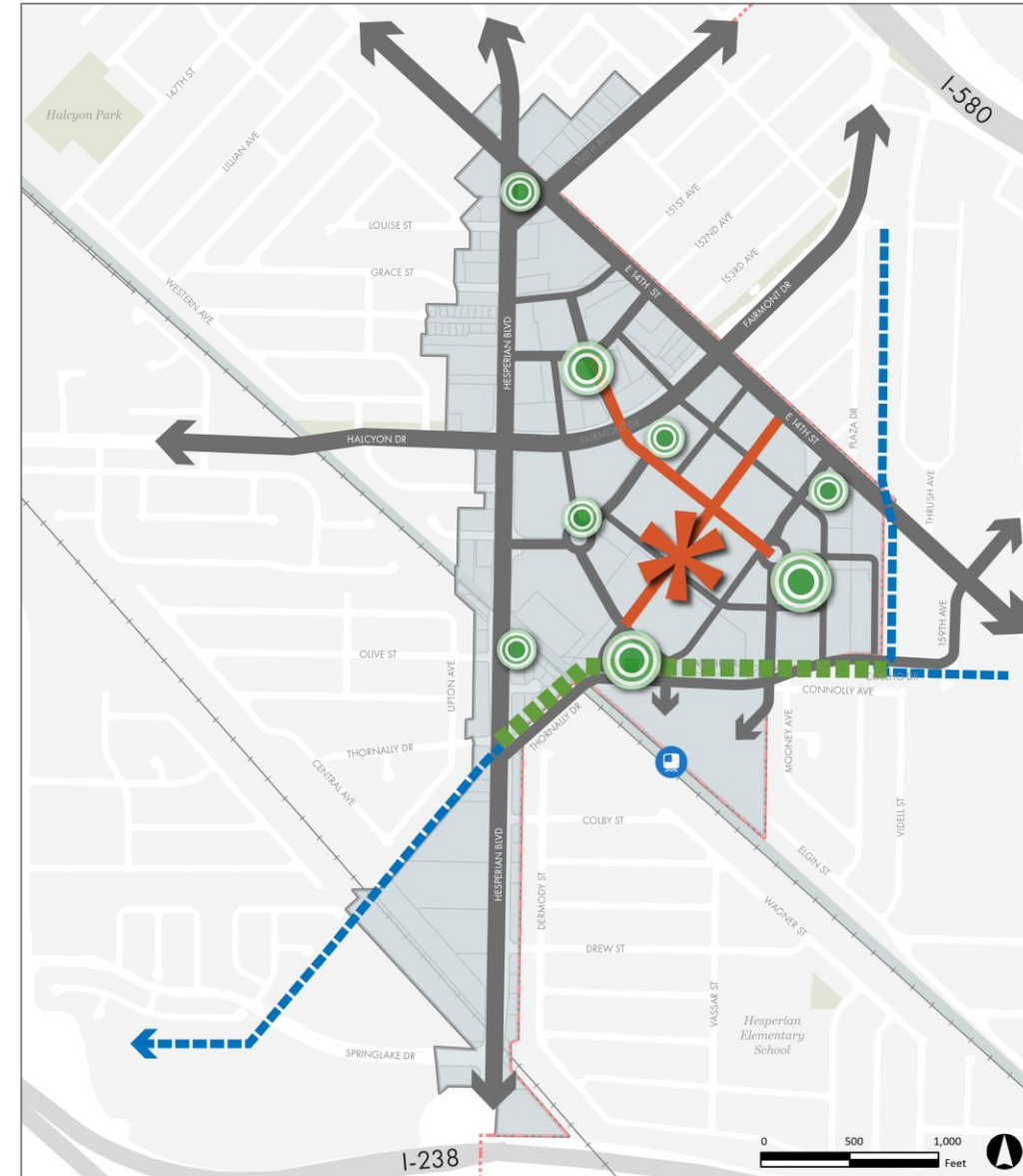
- “Mall to Village”
- Local & regional destination
- Parks & open space
- Walkable environment
- Mobility & connectivity
- Safety
- Diversity of uses
- Diverse & affordable housing
- Community facilities
- Compatibility with adjacent neighborhoods
- Efficient & shared parking
- BART & bus station improvements
- Environmental sustainability
- Zoning alignment



Specific Plan Framework



- 1 Improve mobility for all modes
- 2 Strengthen new connections to BART
- 3 Create a grid of smaller blocks
- 4 Create special, memorable public spaces
- 5 Enable a range of development scenarios



Approach to Bay Fair Zoning



- Implement Specific Plan Vision and Standards
- Confirm Implementation Details and Process
- Rely on Existing Zoning When Appropriate
- Address New State Laws
 - Objective development standards (Per state law: SB35 and SB330)
 - Zoning minimums on BART property (Per state law: AB 2923)

Project Timeline



City Council Meeting #1

October 21, 2019

Community Meeting #1

November 20, 2019

Drafting of zoning amendments

Winter/Spring 2020

Planning Commission Study Session

July 2, 2020

Bay Fair Zoning Public Draft

August 2020

Community Meeting #2

September 1, 2020

PC review and recommendation

November 5, 2020

CC review and adoption

December 7, 2020

← we are here

Proposed Amendments

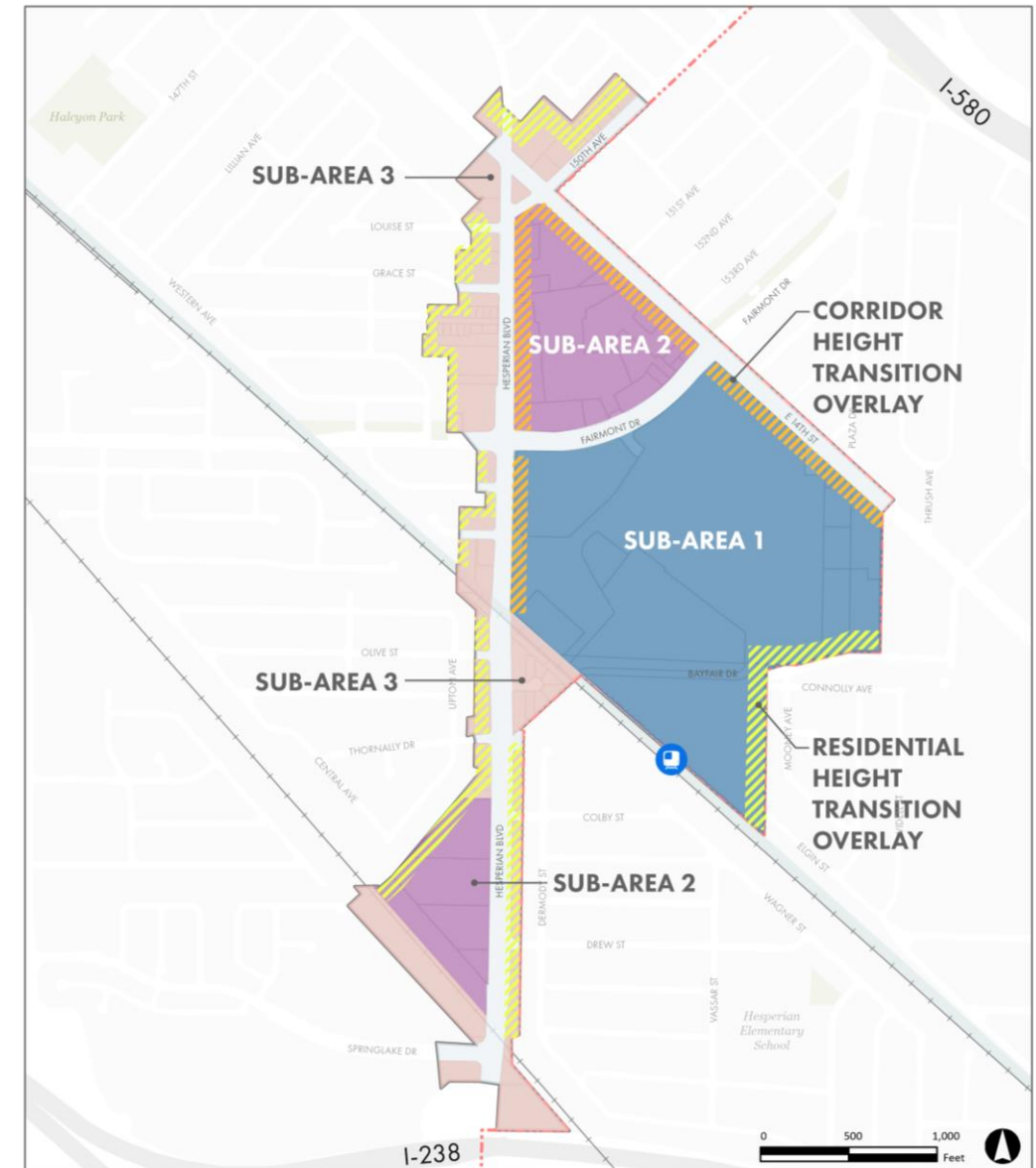


- **Zoning Code Amendments** – Add new Chapter 2.10, Bay Fair TOD (B-TOD) Zoning District and new Chapter 5.14, Development Plan Approval and misc. related Zoning Code Amendments (definitions, parking, signage, etc.).
- **Zoning Map Amendments** – Apply B-TOD Zoning District to parcels in the Specific Plan Area.
- **Municipal Code Amendments** – Achieve consistency with new Open Space requirements and allow for proportional park impact fee credit.
- **Specific Plan Amendments** – Amendments for Consistency with Zoning Updates and “objective standards.”
- **General Plan Text Amendments** – Related Amendments for Consistency with Zoning Update – B-TOD and C-RM references.
- **General Plan Land Use Map Amendments** – Align B-TOD Land Use Designation and B-TOD Zoning District Boundaries.

Proposed B-TOD Zoning



- Implements the Bay Fair TOD Specific Plan for consistency
- Three Sub-Areas of varying intensities
- Wide-ranging mix of retail, residential, office, and community uses allowed in all Sub-Areas
- Building Heights:
 - Sub-Area 1: 4-8 stories
 - Sub-Area 2: 2-6 stories
 - Sub-Area 3: ≤ 4 Stories
- Proposed density minimums
- Proposed parking maximums



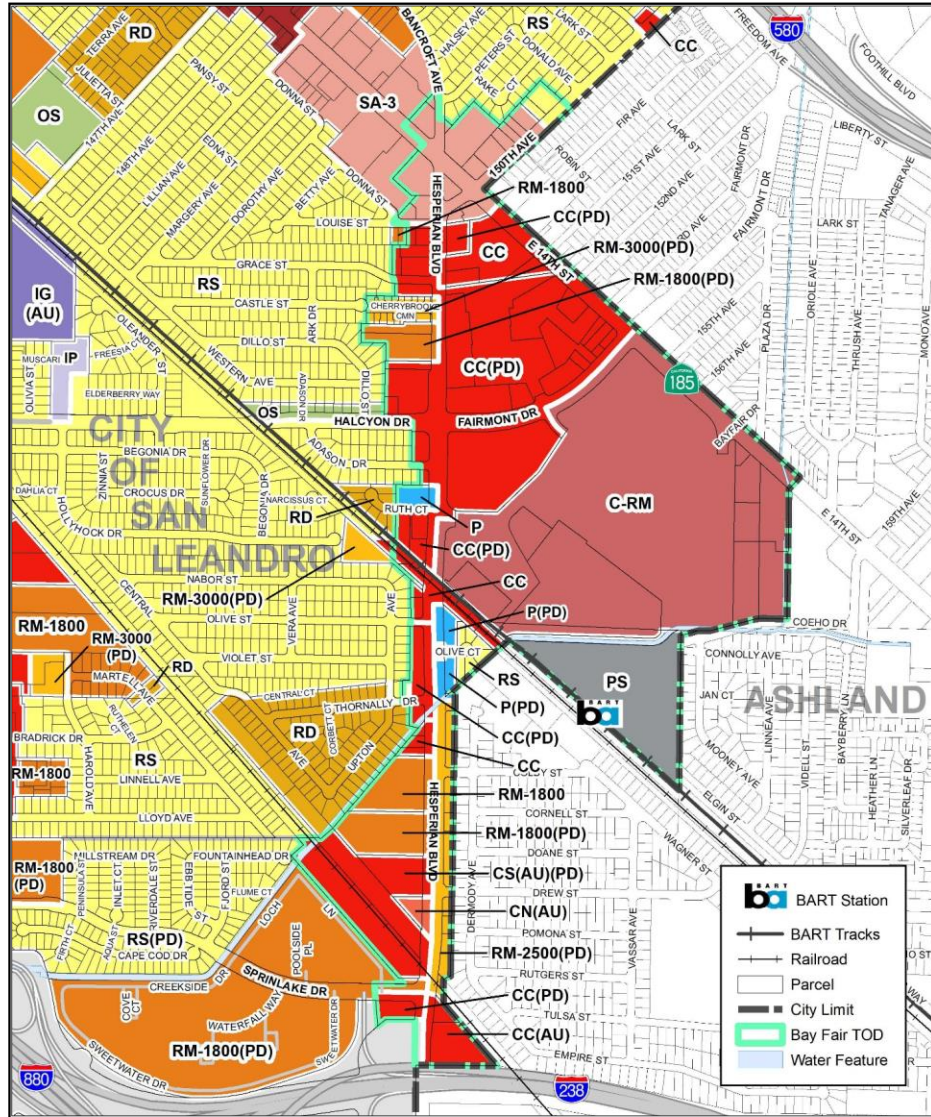
Zoning Code - Building & Site Design



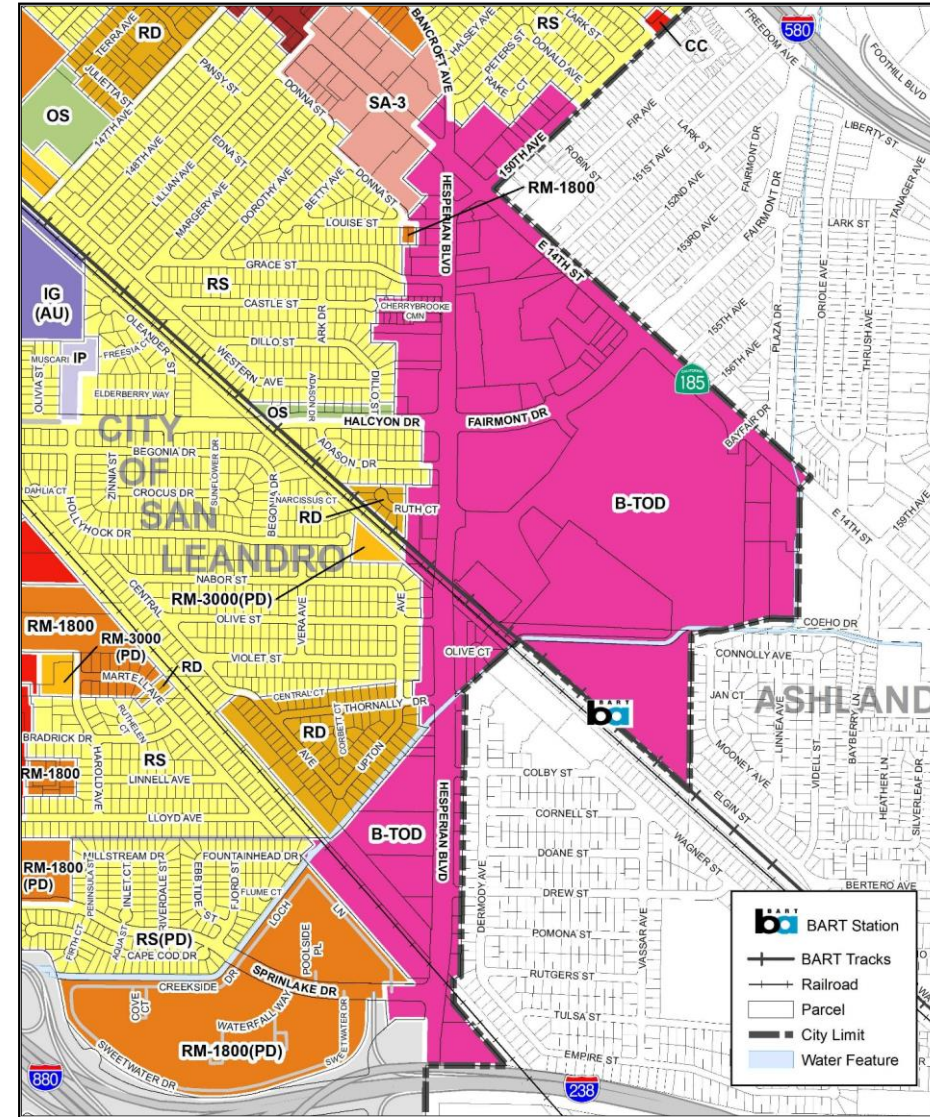
- Objective development standards:
 - Building setbacks
 - Lot coverage
 - Building length, massing, and articulation
 - Frontage improvements
 - Façade transparency and design
 - Pedestrian entrances
 - Ground-floor specifications
 - Required multi-family amenities (added)
- Multi-Family Development Standards project will build on these for citywide applicability
- Administrative Exception process allows flexibility



Zoning Map Amendment

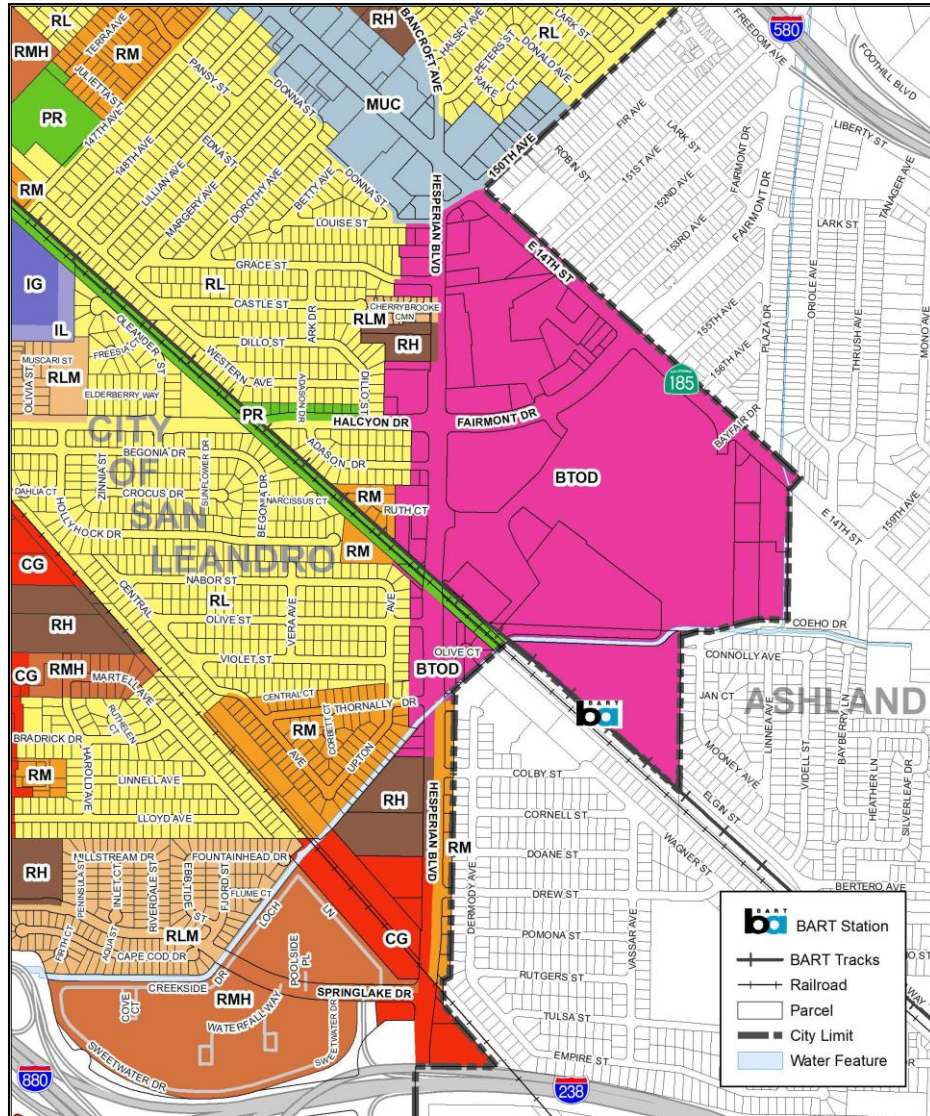


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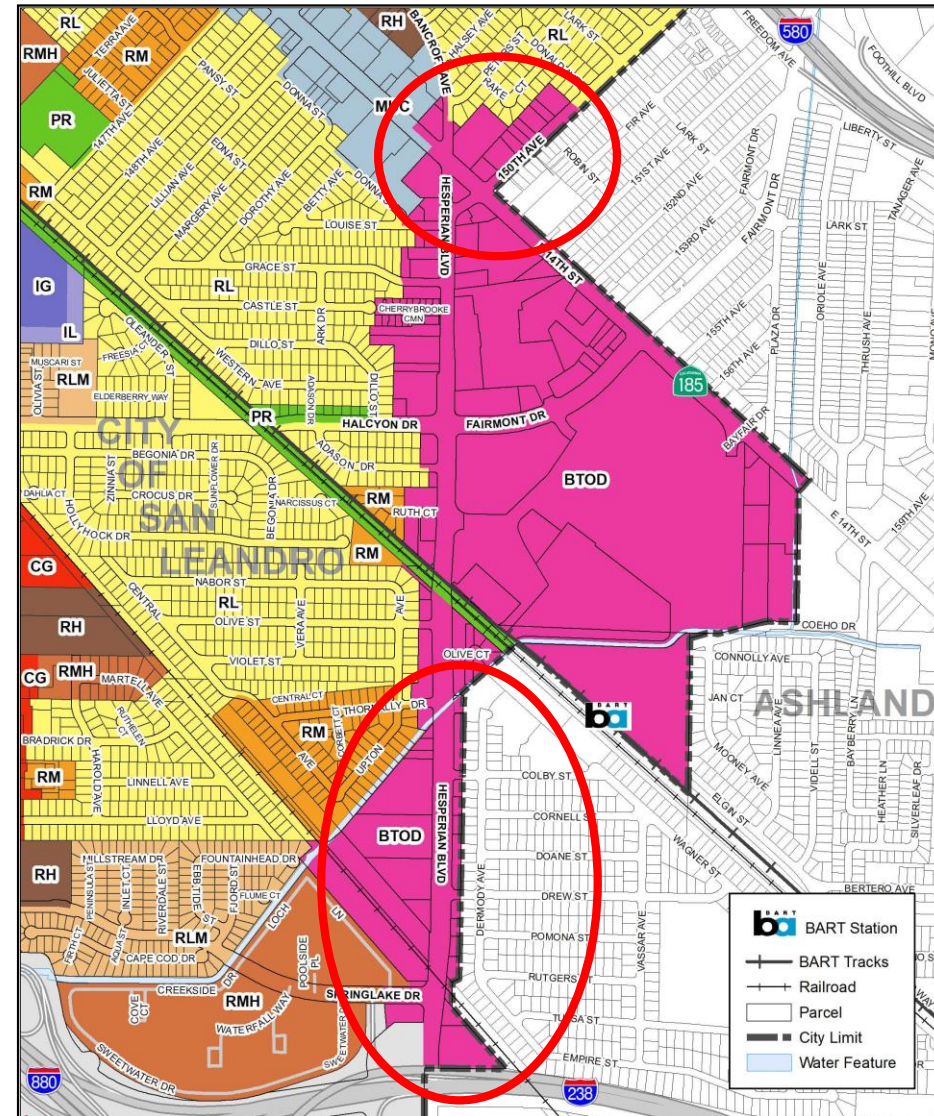


PROPOSED

General Plan Map Amendment



EXISTING

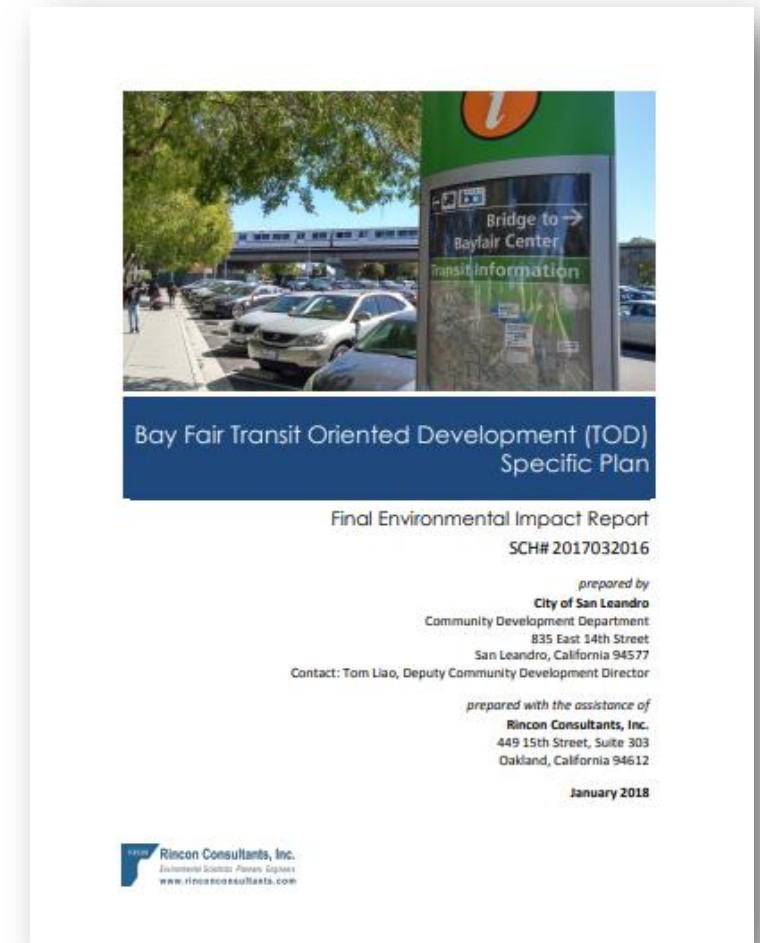


PROPOSED

Environmental review (CEQA)



- Bay Fair TOD Specific Plan EIR, certified in February 2018
- Evaluated Plan, identified potential impacts, and developed appropriate mitigation measures to lessen impacts
- EIR Addendum:
 - Proposed amendments analyzed by City's third-party EIR consultants
 - Concluded that the 2018 EIR adequately identified potential impacts and mitigations
 - No further environmental analysis necessary



Planning Commission



■ Planning Commission Recommendation

- November 5, 2020 Planning Commission Hearing
- Commission unanimously recommended approval to City Council
- Recommended minor modifications to refer to bike lanes as “protected” instead of “buffered”

■ Public Comments

- Comments received from Target and Century Theater related to effect of new zoning on existing operations and potential future expansions.
- No current right to expansion under C-RM District Zoning. Requires discretionary review.
- Zoning Code Chapter 4.20 addresses non-conforming structures and provides flexibility for proposed expansions.

Conclusion



- Proposed Amendments are:
 - In the public interest
 - A necessary and important implementation step for the Bay Fair TOD Specific Plan
 - Consistent with General Plan vision
 - Necessary for consistency between the General Plan, Specific Plan, and Zoning Code and Map

Table 7.1 Implementation Actions and Programs

IMPLEMENTATION ACTION	DESCRIPTION	PARTIES INVOLVED
SHORT TERM ACTIONS		
Zoning Map and Zoning Text Amendments	Amend the City's zoning map to reflect adoption of this Specific Plan. Amend the Zoning Ordinance to include the B-TOD zone and Residential and Corridor Transition Overlay Zones.	Planning
General Plan Amendments	Amend General Plan B-TOD Land Use classification to increase existing housing density.	Planning
Inter-Agency Memorandum of Understanding	Create an inter-agency Memorandum of Understanding (MOU) between BART, Alameda County, and the City of San Leandro to guide the provision of policing, parking enforcement, maintenance, and other ongoing services necessary for the ongoing functioning of the Bay Fair area.	Multiple City departments, BART, Alameda County
Property Owner Roundtable	Convene, and promote or facilitate regular meetings of, a Bay Fair landowner roundtable to coordinate on issues of development, infrastructure, shared parking, public realm improvement, safety and policing, and coordinated district improvement. Invited participants should include all landowners in the Bay Fair area, particularly large landowners such as: <ul style="list-style-type: none"> • BART • Bayfair Center owners • Target • Fashion Faire place owners • Fairmont Square owners • "King Parcel" owners • Century Theatre owners • Owners of other parcels in Bay Fair and along Hesperian Boulevard 	Planning, Economic Development, property owners

Next Steps



- Following City Council adoption of the proposed Amendments, staff will continue to work to implement the Specific Plan:
 - Stakeholder roundtables
 - Infrastructure financing options
 - Grant opportunities
 - CIP projects
- Development of the Bay Fair Area remains property-owner and market driven.
- City can prioritize and support public projects, including East Bay Greenway, and roadway projects, as funding is available.

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Recommendation



Staff recommends the City Council make required findings and:

1. Adopt the attached Resolution adopting:

- a. Amendments to the Bay Fair TOD Specific Plan, as shown in attached Exhibit A;
- b. General Plan 2035 Text Amendments as shown in attached Exhibit B;
- c. General Plan Map Amendments, as shown in attached Exhibit C; and
- d. Addendum to the Certified Bay Fair TOD Specific Plan EIR (SCH#2017032016) included as attached Exhibit D.

2. Introduce the attached Ordinance adopting:

- a. San Leandro Zoning Code Chapter 2.10 and related Zoning Code amendments as shown in attached Exhibit A;
- b. Zoning Map amendments as shown in attached Exhibit B; and
- c. Municipal Code amendments as shown in attached Exhibit C.