



Planned Development PLN18-0046
1388 Bancroft Apartments



September 21, 2020

City Council Goals

- Place San Leandro on a firm foundation for long-term fiscal sustainability
- Advance projects 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

Recent State Laws

Housing Accountability Act

Limits cities' ability to deny or reduce density for housing projects that meet objective standards

SB 35 Streamlining

Streamlines review and approval of eligible affordable housing projects through a ministerial approval process; no parking required near qualified transit

AB 1100 Parking Credit

Requires ADA parking with electric vehicle charging to be credited as two spaces

Housing Crisis Act (SB 330)

Limits cities' ability to regulate "housing developments"

- Residential
- Mixed-use with 2/3 or more of square footage for residential

Multi-layered changes aimed at early disclosure of objective requirements and a streamlined process

AB 744 Parking Requirements

Eligible affordable & mixed income housing within 1/2 mile of qualified transit service must be counted at .5 spaces per unit

PLANNED DEVELOPMENT (PD)

- Planned Developments (PD) offer developers greater flexibility than otherwise allowed under the Zoning Code in return for a coordinated development that *“provides superior urban design in comparison with the development under the base district zoning regulations.”*
- A Planned Development project is a form of a conditional use permit combined with aspects of site plan review
- Planned Developments are not bound by the underlying Zoning requirements and limitations

PLANNED DEVELOPMENT (PD)

- Accommodates creative repurposing, historic preservation, and difficult or undevelopable properties
- Accommodates larger projects that may be subject to zoning standards intended for smaller projects and parcels
- Planned Developments must be consistent with the General Plan and compatible with surrounding development
- Subject to the City's discretionary review process, ultimately reviewed and approved by the City Council

PLANNED DEVELOPMENT (PD)

- Minimum 10,000 square feet required to qualify
- Zoning Code allows a Planned Development to establish unit density and development standards
- A zoning map overlay identifies the property as “(PD)”
- The City typically processes 2 to 4 Planned Development applications annually

FINDINGS FOR APPROVAL

In addition to the findings required for a Conditional Use Permit:

- ✓ The Planned Development Project Plan will provide superior urban design in comparison with the development under the base district zoning regulations; and
- ✓ The Planned Development project includes adequate provisions for utilities, services, and emergency vehicle access; and that public service demands will not exceed the capacity of existing and planned systems.

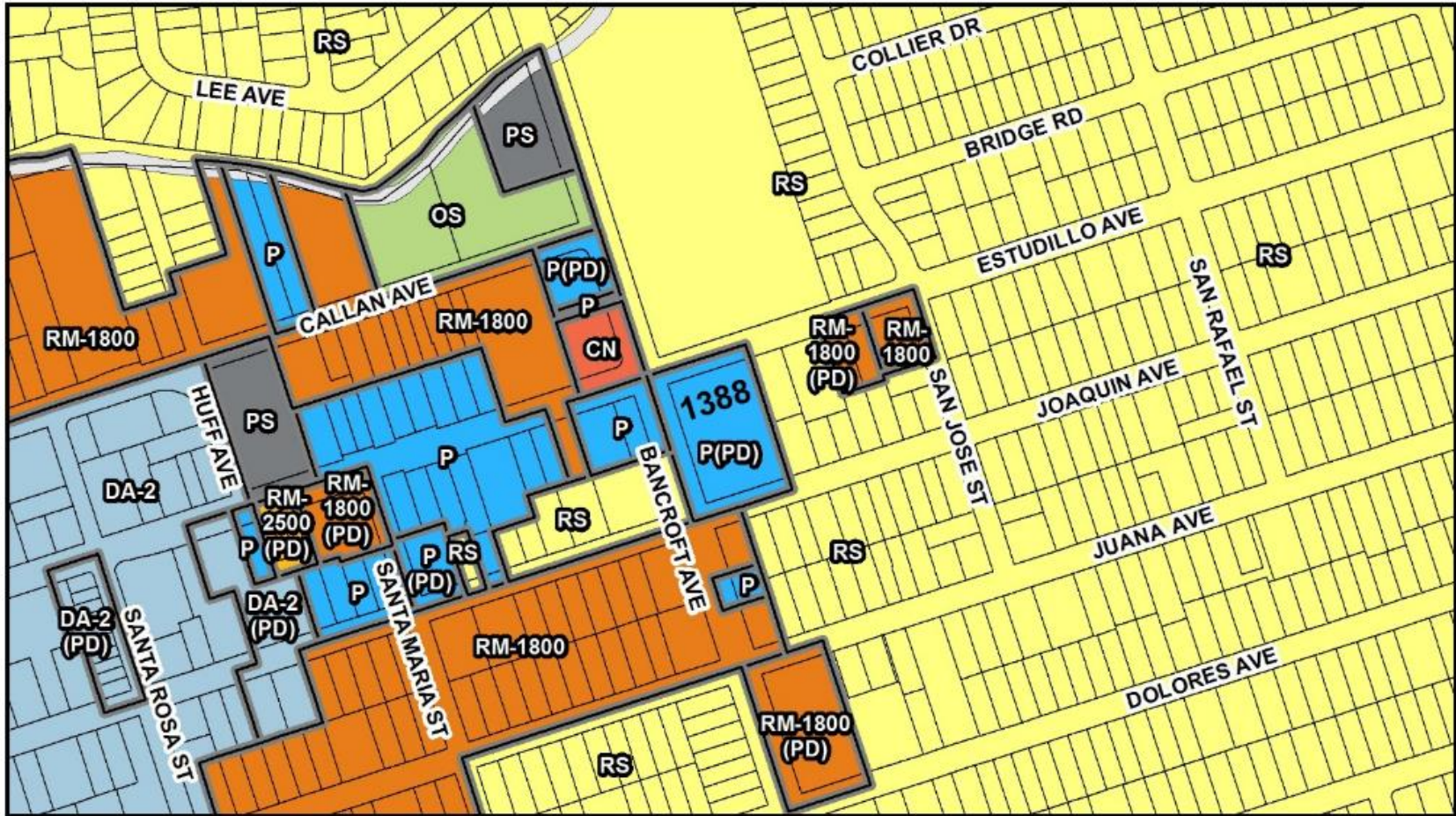
1388 Bancroft Apartments

PLN18-0046

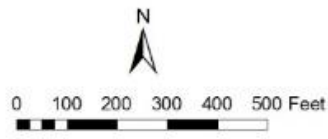
- Revised Planned Development and Site Plan Review to construct a 42 unit multi-family residential rental apartments and wireless facility with monopole
- 3 story building
- 40 Two-Bedroom Units, 2 Three-Bedroom Units
- 55 parking spaces provided (no change)
- Planned Development (PD) zoning overlay map

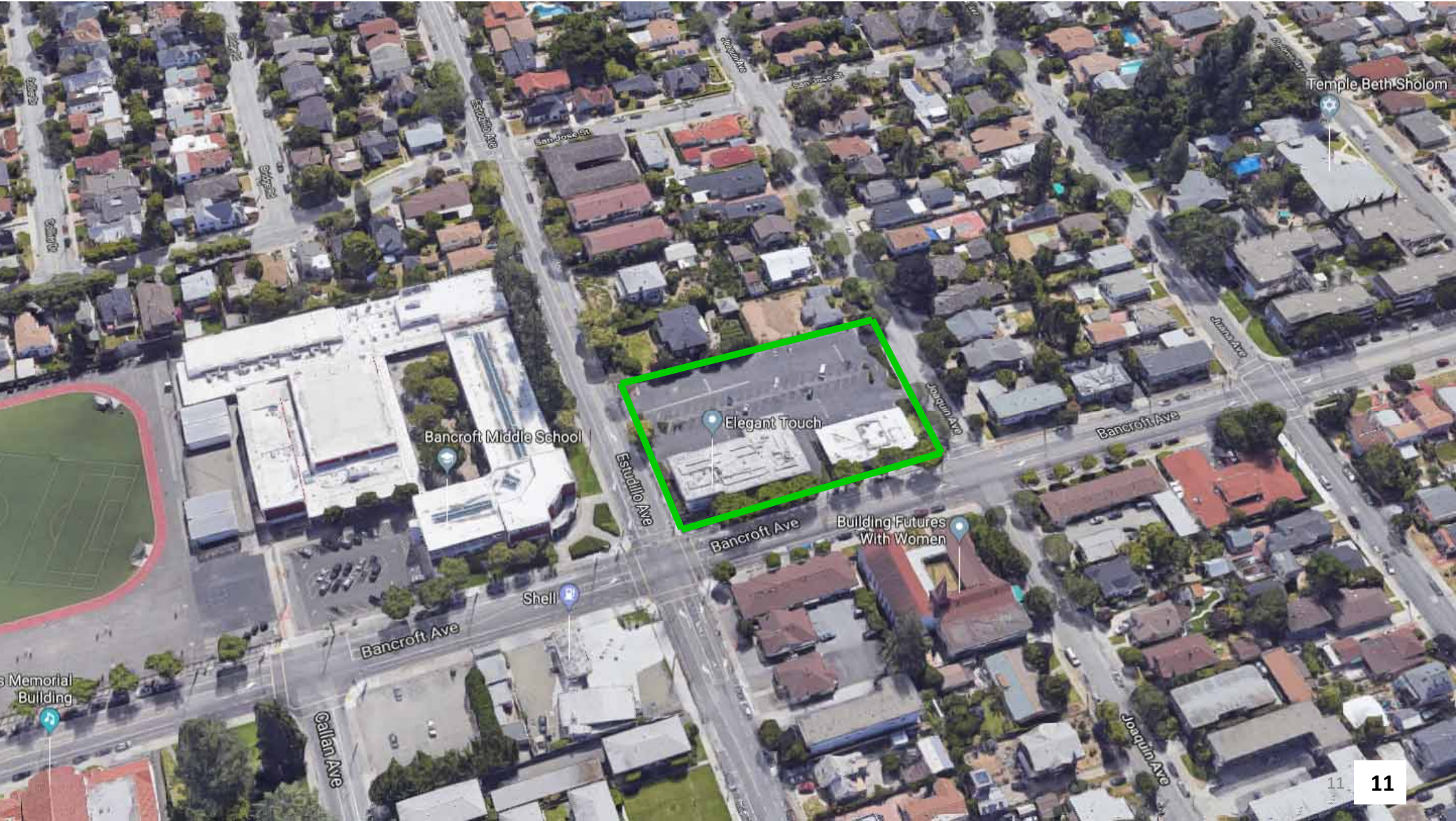
Summary of Proposed Changes

- Roof deck has been removed (no tenant access to the roof)
- 3 fewer units – removed from the east elevation
- Footprint of removed units replaced with landscaping & wider sport lawn area
- Negligible changes to the building architecture, windows and landscaping



1388 Bancroft Ave
77-524-12-4







BEST \$50
CHOICE \$50
10-257-0800

BANCROFT
1300-1380
Professional Building

The Elegant Touch Hair

DOCTOR
by

Michael A. Stein DPM
Leland S. Mocket DPM

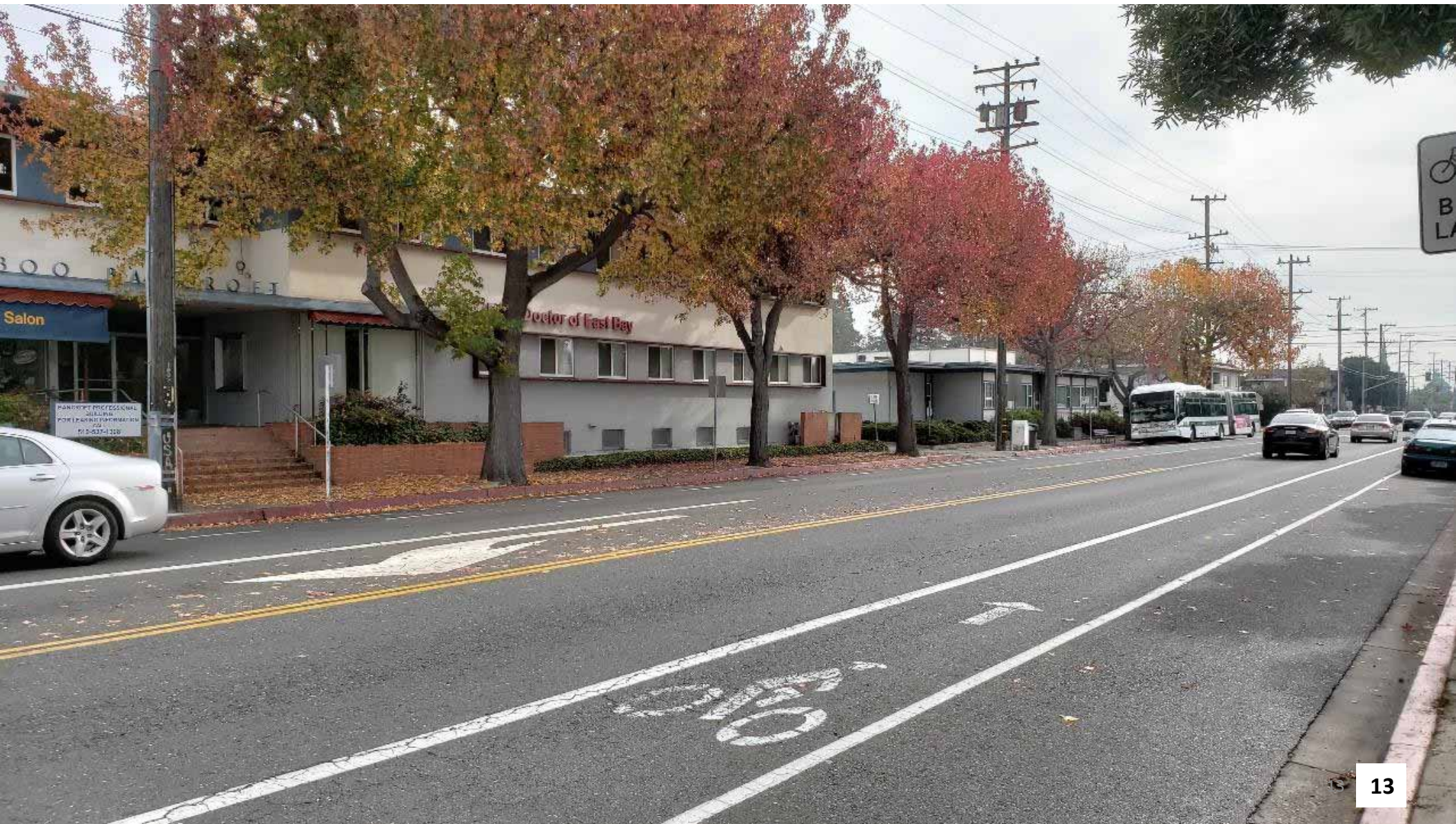
M.D.
den, NP

Eleanor Z. Haley, D.D.S.

D.D.S.

**CHIROPRACTIC
ASSOCIATES**

CITY OF SAN LEANING - NOTICE OF PUBLIC HEARING



BUILDING AREA / UNIT COUNT			
	TOTAL BUILDING AREA	UNIT AREA	UNIT COUNT
1ST FLOOR			
INTERIOR	18832	11846	12
2ND FLOOR			
INTERIOR	18832	14260	15
3RD FLOOR			
INTERIOR	18832	14260	15
TOTAL	56496	40366	42



PERSPECTIVE VIEW FROM NORTHWEST AT BANCROFT AVE.
SCALE: NONE

PERSPECTIVE VIEW FROM SOUTHWEST AT BANCROFT AVE.
SCALE: NONE



PERSPECTIVE VIEW FROM ESTUDILLO AVE.
SCALE: NONE

PERSPECTIVE VIEW FROM JOAQUIN AVE.
SCALE: NONE



PERSPECTIVE VIEW FROM NORTHWEST AT BANCROFT AVE.
SCALE: NONE

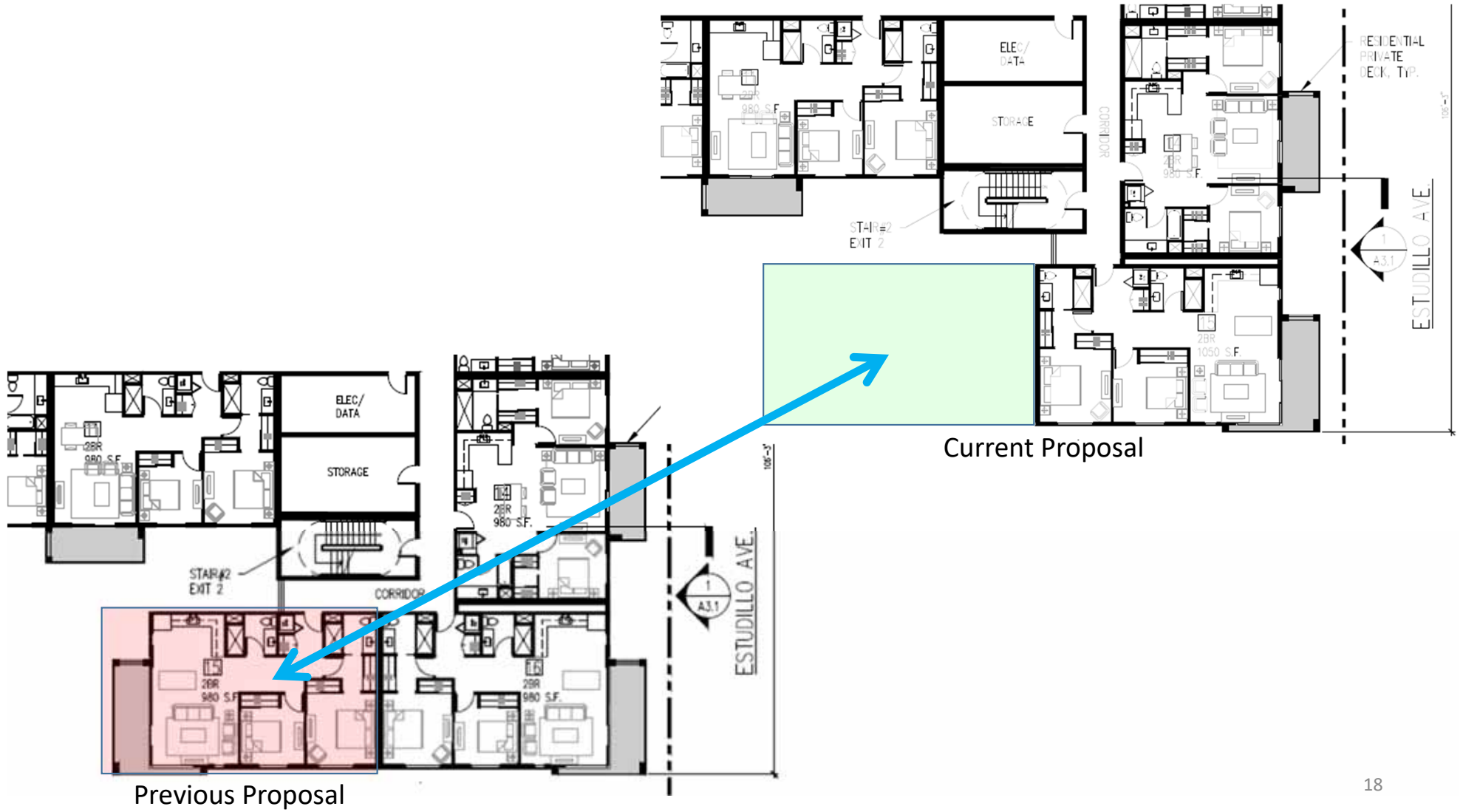
Location of Removed Units

Current Proposal



Previous Proposal





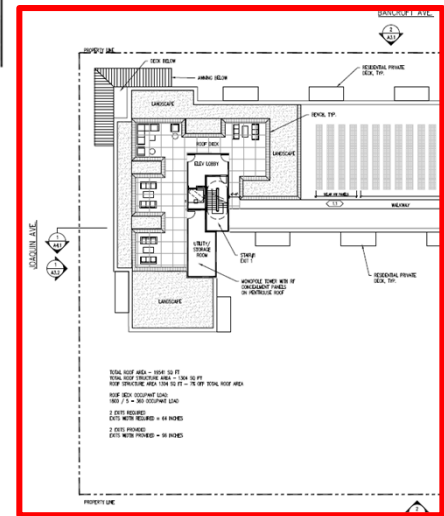
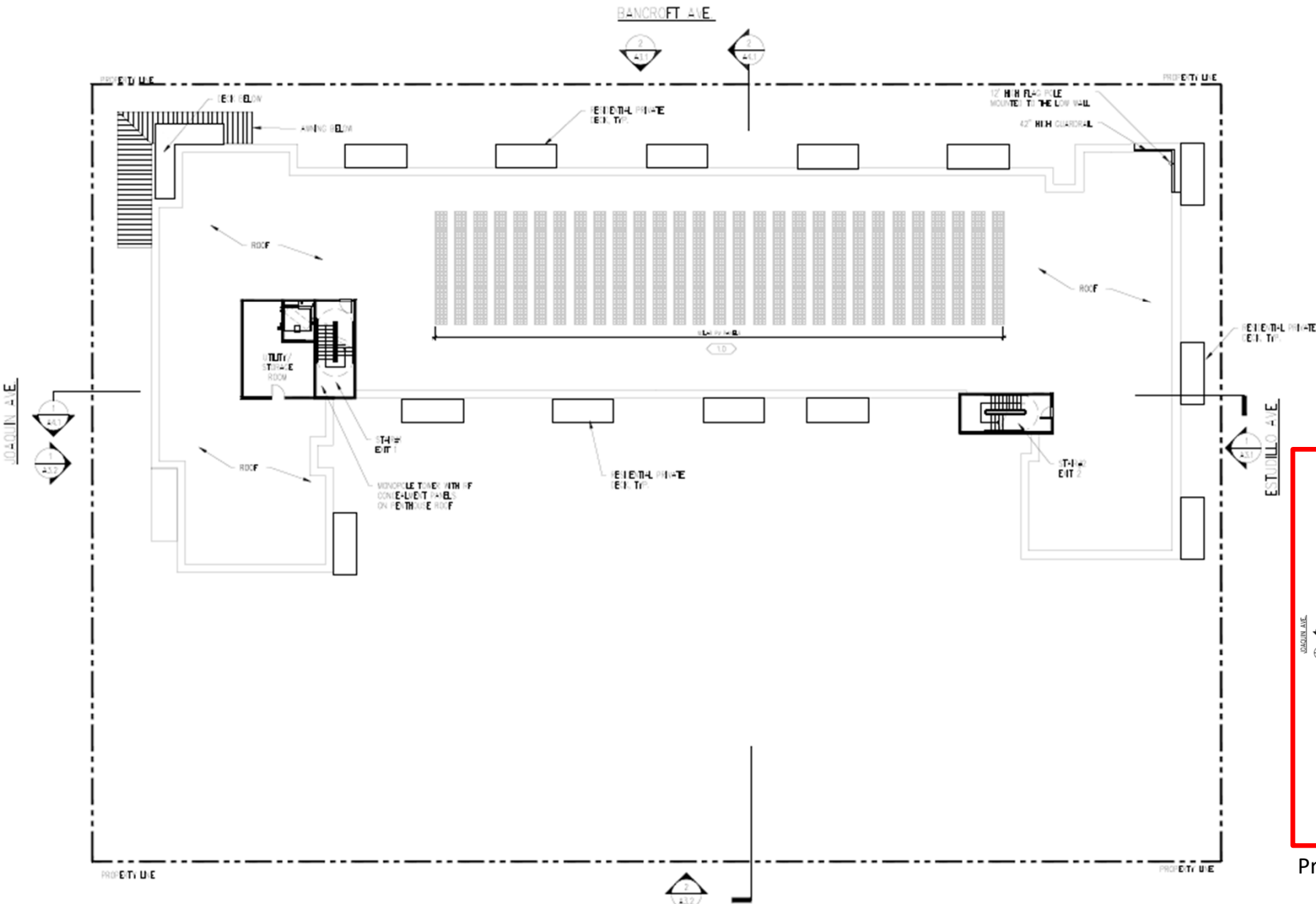
Current Proposal



Previous Proposal

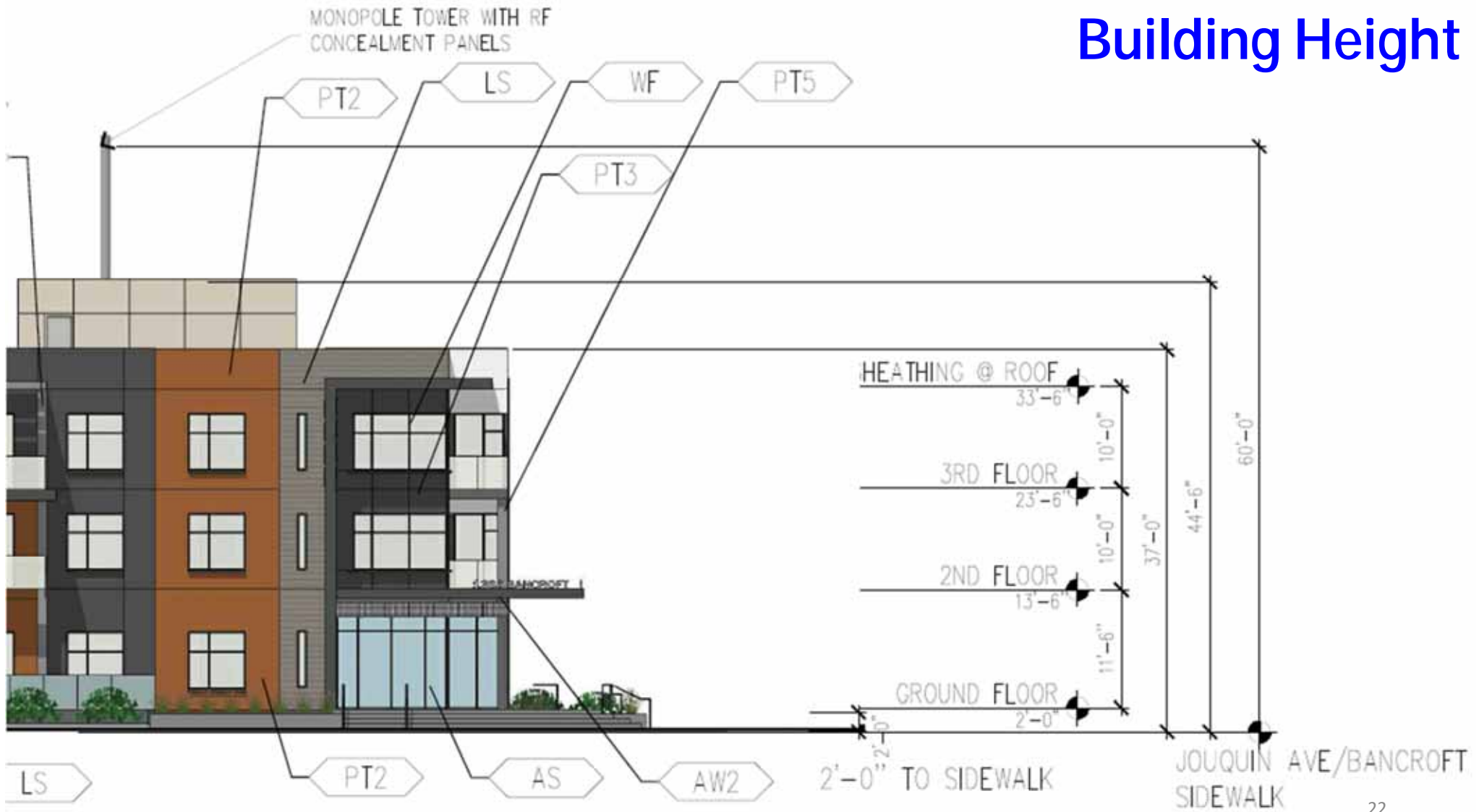


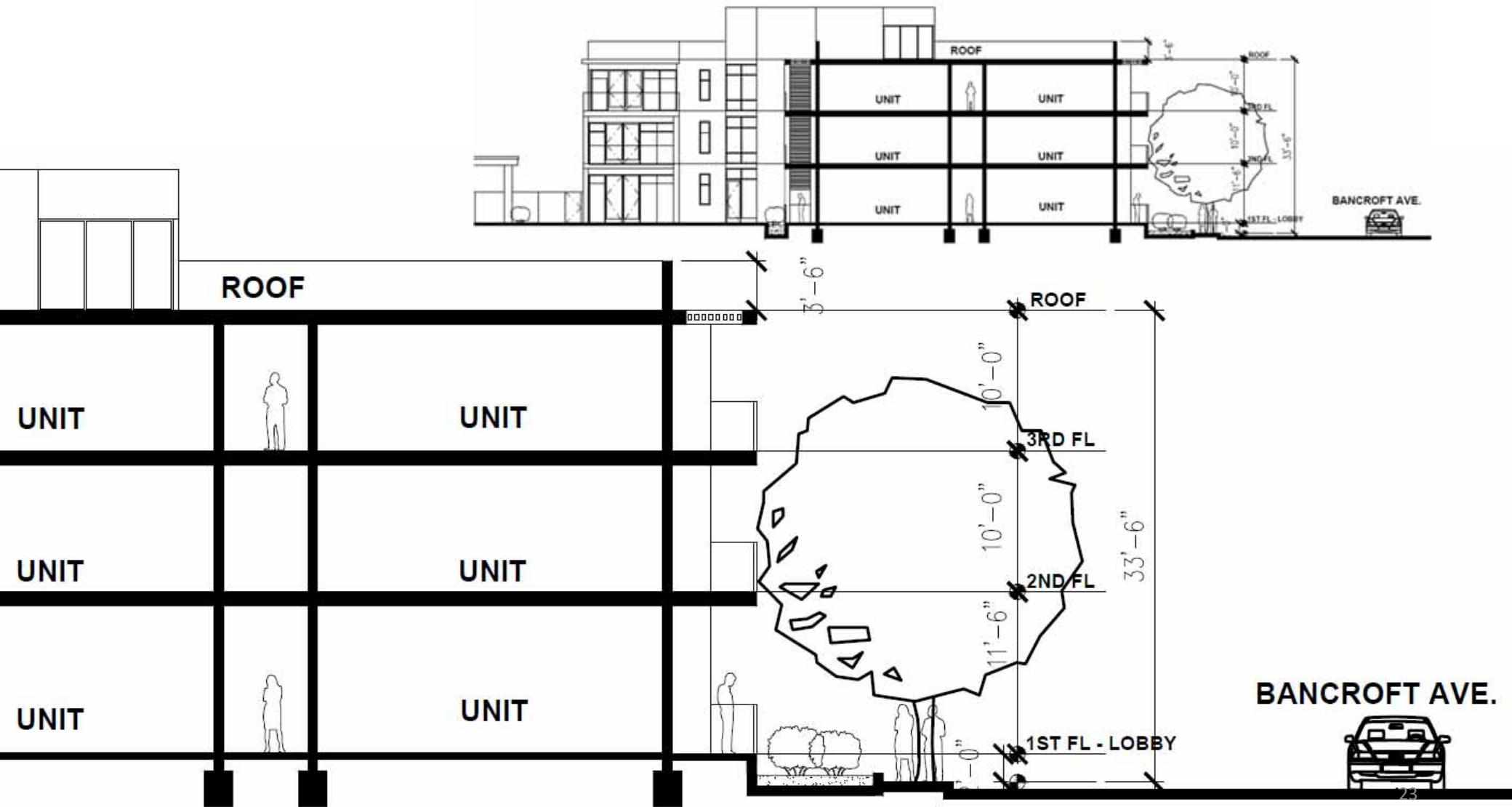
Revised Roof Plan



Previous Proposal 20

Building Height



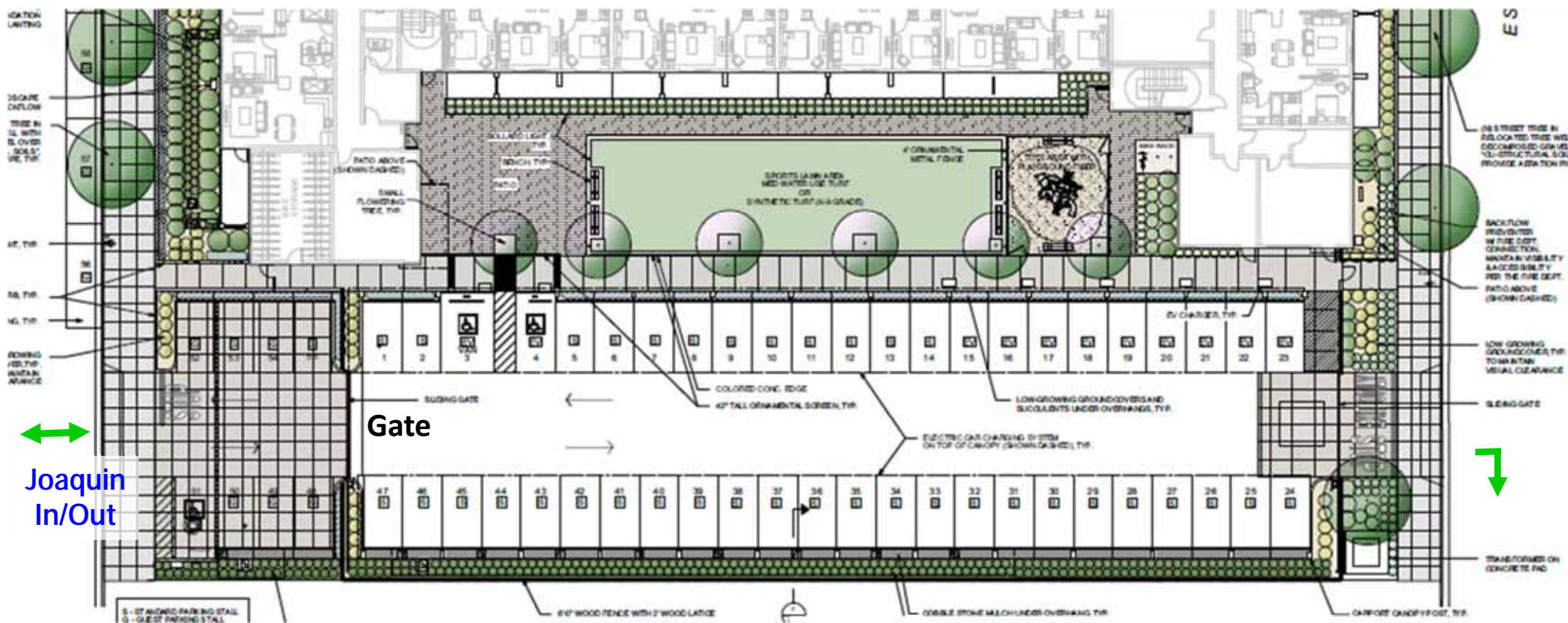




PERSPECTIVE VIEW FROM ESTUDILLO AVE.
SCALE: NONE

1388 Bancroft Project Amenities

- Sustainability features include EV charging, solar energy for electric and hot water
- Revised project will be all-electric
- Bicycle locker room
- Individual balconies, turf court, children's play area
- Community room
- Contemporary architectural design
- Lit San Leandro internet access
- Proposed services, refrigerated lockers for grocery delivery
- GreenTRIP Certification



←→
Joaquin
In/Out

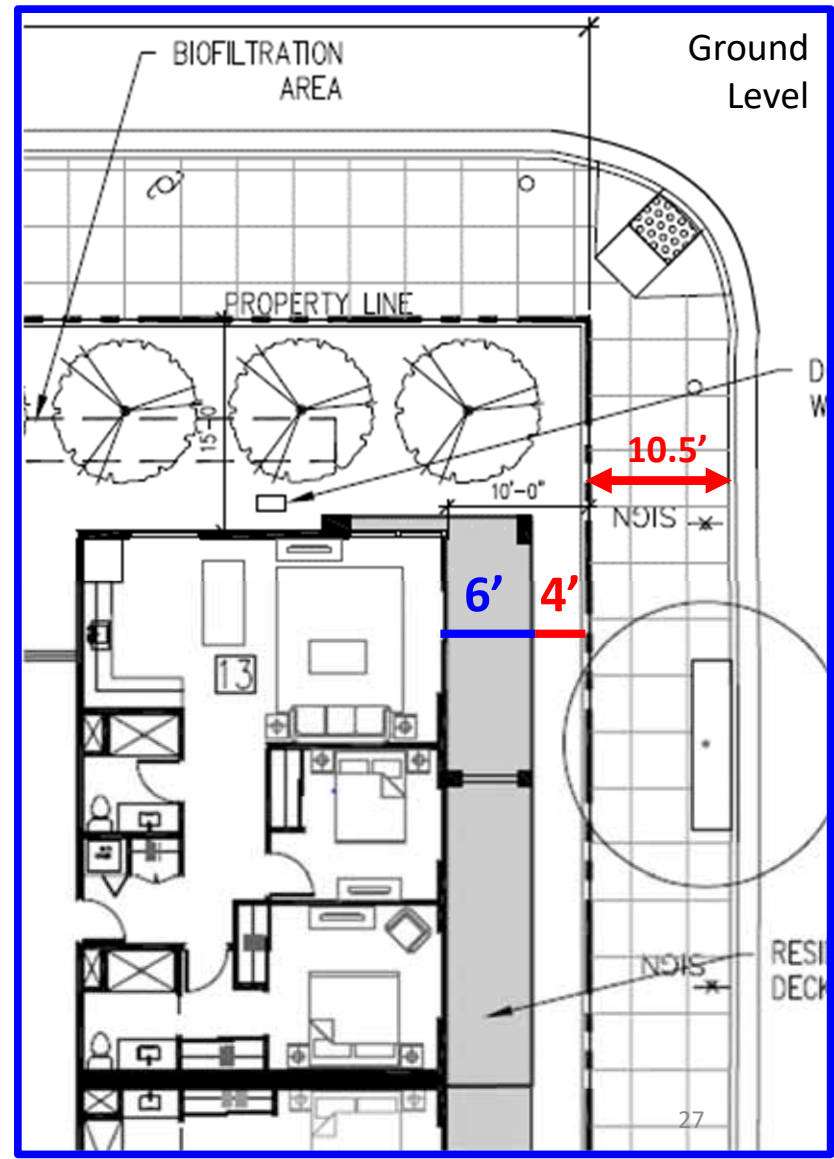


55 Parking Spaces (47 gated)
Provided
1.3 spaces per unit

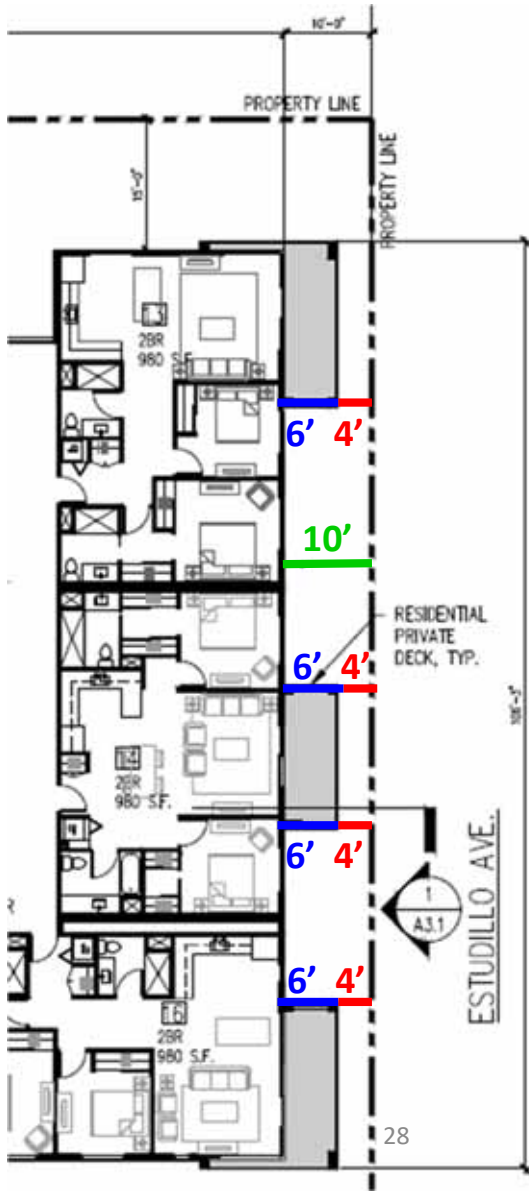


Estudillo
Right Turn
Exit Only

Reduced Balcony Setback



Z.C. §4.04.312(C): “Balconies, stairs, canopies, awnings, and covered porches: six (6) feet into a front or rear yard, and two (2) feet into an interior side yard.”



EXCEPTIONS FROM PROFESSIONAL OFFICE (P) ZONING DISTRICT STANDARDS

- **Reduced Parking Count (55 instead of 108)**
1.3 spaces per unit versus 2.5
- **Reduced Balcony Setback Along Estudillo Avenue**
4 foot setback from supported balconies instead of 10
Architectural projections otherwise permitted
- **Increased Unit Density (42 units instead of 31)**
Zoning maximum is the General Plan minimum

Compliance with Zoning District Standards

Standard	Requirements	Provided	Complies?
Density	General Plan: 24 to 100 du/ac P & RM-1800 Zoning: 24 du/ac	34.64 du/ac	PD Requested
Floor Area Ratio	3.5	1.02	✓
Height	50' max (RM-1800)	37'	✓
Lot Coverage	50% max	34%	✓
Landscape	5% min	17%	✓
Parking	108 spaces	55 spaces	PD Requested
Setbacks	10' (on Estudillo Ave.)	4' balconies 10' building	PD Requested

TRAFFIC ANALYSIS

- City's traffic analysis identifies the project's projected traffic generation would not affect level of service or network conditions
- Proposed project generates less traffic than baseline medical office and other permitted uses (offices, restaurants, retail services, etc.) in the Professional Office (P) Zoning District:
 - Prior study identified a reduction from 849 to 520 weekday trips from baseline; this will be further reduced with 42 units
 - 23 vs 84 peak hour trips for baseline medical offices with the reduction of three units from the prior proposal

TRAFFIC ANALYSIS

- Traffic signal at Estudillo and Bancroft currently operates at LOS C and will remain unchanged with the proposed development
- Right turn exit only onto Estudillo Avenue, directing traffic away from the intersection at Bancroft
- Number of driveways reduced from five to two
- School pick-up and drop-offs are a problem at certain times, but the proposed project was not found to be a contributing factor

PARKING ANALYSIS

- Parking requirements at 1.3 per unit in between multi-family parking requirements for downtown projects (1 per unit) and other areas (about 2.5 per unit).
- Project requires a Parking Management Plan to actively allocate and optimize all available spaces
- Project is conditioned to be responsive to parking issues should they arise. The City has the authority to require further improvements.
- Project promotes active transportation modes, bicycle lockers, and access to transit. GreenTRIP certification supports this.

HOUSING

- The State of California is facing a housing crisis. A number of new laws have been passed to reduce barriers and streamline entitlements, especially for housing near transit.
- San Leandro is currently in compliance with its State mandated goals for affordable housing, but not for market rate /above moderate income housing.
- City Inclusionary Housing Ordinance allows alternatives to setting aside 15% of a project as long-term affordable units.

HOUSING

- Instead of 6 affordable rental housing units, project proposes a mix of 2 moderate to low income units, on-site or off-site, and an in-lieu fee payment of approx. \$134K for the City's Affordable Housing Trust Fund (AHTF)
- Project meets multiple housing goals for the City
 - *Makes progress towards State market rate housing goal*
 - *Provides needed AHTF replenishment*
 - *Advances General Plan/Housing Element objectives*



Public Outreach

- Notification of business and property owners within 500 feet
- Site was posted on 9/08/20
- Public notices mailed on 9/10/20
- Newspaper legal notice on 9/11/20
- CEQA IS-MND circulated on 11/30/18
- Applicant website created for project www.1388bancroft.com
- Applicant advertised and hosted community meetings in Zoom on 8/27/20 and 9/10/20

Planning Commission Recommendation

- The Planning Commission considered the proposed project on December 20, 2018
- 18 public speakers, about 35 people in attendance at the hearing
- Motion to approve included a recommendation to prohibit short term rentals and to have the Parking Management Program include a preferred parking plan for existing residents and homeowners
- Planning Commission recommended City Council approval by a 4-2 decision

Why is the revised project being recommended?

- The project conforms to the General Plan
- The project meets the required findings for approval
- The project qualifies for and meets the Planned Development requirements, provides high quality design and amenities
- The project contributes to the City's housing needs
- Programs and alternatives to accommodate parking are provided
- Parking convenience does not outweigh the project's benefits
- Traffic generation will not contribute to existing conditions
- This revised project addresses concerns posed at prior hearings

Recommendation

The Planning Commission and staff recommend City Council approval of the proposed project by making the following actions:

- A. Adopt a Resolution approving the Initial Study – Mitigated Negative Declaration, and Mitigation Monitoring Program; and
- B. Adopt a Resolution approving the Planned Development, PLN18-0046, with wireless communications facility and Site Plan Review, based on the attached Findings of Fact and subject to the recommended Conditions of Approval.
- C. Adopt an Ordinance to Amend the Zoning Map with a Planned Development P(PD) zoning overlay



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