



# Commercial, Industrial, and Clean up Zoning Code Amendments

City Council  
June 2, 2014

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# Why?

- Next Generation Workplace Study
- Feedback from Residents/Businesses
- Back-list of Items Needing Revision
- Consultant Suggestions

# City Council Goals

- *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*

# Minor Definition Changes

- Activity
- Activity type
- Administrative Review
- Arcade Games (deleted)
- Attached
- Attached structure
- Attic
- Automobile Washing, Attended
- Automobile Washing, Unattended
- Basement
- Bedroom
- Bed and Breakfast Inns
- Conditional Use Permit
- Convalescent Facilities
- Coverage, Lot or Site
- Covered porch
- Day Care, Child or Adult
- Drive-up Facility
- Dwelling Unit
- Family
- Fence
- Garage, private
- Garage, storage Fortunetelling Establishment
- Habitable accessory structure
- Hedge
- Home occupation
- Horticulture, Limited
- Hotels, Motels, and Time-Share Facilities
- Industry, General
- Industry, Research and Development
- Manufactured Home
- Mortuaries
- Nonconforming Structure
- Nonhabitable accessory structure
- Outdoor sales
- Pervious Surfaces
- Residential Congregate Care Facilities
- Secondhand Sales
- Street
- Tattoo Studios
- Temporary Use
- Use
- Use, allowed
- Utilities, Major

# Amendments for Greater Flexibility

- Animal Boarding
- Animal Grooming
- Animal Hospitals
- Artist's Studios
- Automobile Parts Sales
- Bars
- Building Materials and Services
- Business and Trade Schools
- Cafés
- Catering Services
- Cultural Institutions
- Drugstore
- Fast Food Establishments, Small Scale
- Group Housing
- Instruction and Improvement Services
- Live-Work
- Research and Development Services
- Restaurants, Full Service
- Swap Meets

# Added Flexibility and New or Revised Definitions

- Ambulance Services
- Beer and Wine Stores
- Brewpub
- Dance Clubs
- Health and Fitness

# Clean Up Language

- Commercial Roll Up Doors
- Hazardous Waste Facilities
- Outdoor Facility Permits in IG zones
- Recycling Facilities
- Retail Sales
- Retail Services
- Wind Turbines
- Parking
- Signs

# Community Gardens

## Definition:

- Site less than 1 acre
- No sales (personal or group consumption, and donation OK)

## Regulations:

- Management
- Site Criteria and Permitting
- Height and location of crops, machinery, structures, and gardening products
- Administrative Review approval for all zones (except CS, P, and PHD)

# Entertainment

January proposal: regulate operators in Municipal Code rather than use location in Zoning Code

Interim Proposal:

- Entertainment Events rather than Activities
- Defined Events as set start time or charging admission
- Six times per year, up from three, before a CUP is required

# Electronic Cigarettes Tobacconist/Cigarette Sales

- Creates definition for Electronic Cigarette-Related Products
- Adds Electronic Cigarette-Related Products in Tobacconist/Cigarette Sales definition
- No change to regulations (CUP required; 1,500 feet from sensitive uses; limited hours from 6 am to 10 pm)

# Game Centers/Internet Sweepstakes

- Changed definition of Game Centers to explicitly state that Internet Sweepstakes and other forms of gambling are not permitted in any zoning district
- Created a definition for Internet Sweepstakes that explicitly outlines characteristics of this unpermitted use

# Mobile Food Vending

- Parallel track with Municipal Code amendments outlining permitting and performance standards
- Creates new definition to be consistent with above
- Expands Mobile Food Vending use into all Industrial zoning districts with an Administrative Review approval

# Wireless Facilities

- Updated to reflect current federal law, technology, other jurisdictions
- Adds one definition for Wireless Telecommunication Facilities (replacing Telecommunication Antennas and Towers)
- Creates three subcategories in Article 16:
  - New Monopoles and Towers
  - Architecturally Integrated Antenna
  - Co-Locations on Existing Tower Structures
- Encourages Architecturally Integrated Antennas and Co-Locations versus new Monopoles or Towers
- Provides Table Summary in Article 16

# Process Changes

- Adds Administrative Review zoning permit noticing, conditions of approval, appeal process (Article 21)
- Clarifies CUP definition; extends renewal from one year to two years (Article 22)
- Allows staff to initiate Zoning Code changes; removes 45-day deadline for Zoning Amendments; expands turnaround between PC and City Council from 45 to 60 days (Article 27)
- Expands Appeal turnaround from 45 to 60 days; cleans up hearing, decision and noticing language (Article 28)

# General Plan

**2002 General Plan “aspires to reshape the industrial areas” and “promote business retention and diversification”. The proposed Zoning Code Amendments implement the following General Plan Policies:**

6.02 - Retail-Service Improvements

7.02 - Economic Diversity

7.03 - Sustainable Manufacturing

7.04 - Tech Sector Recruitment

7.06 - Adaptive Reuse

8.02 - Retail Diversity

8.07 - Cultural Arts/Entertainment

11.03 -Technology /  
Telecommunication

12.03 - Job Opportunities for  
Residents

33.01 - Regulatory Compliance

43.08 - Signage

58.01 - Senior Housing

# Public Outreach

Legal Noticing for all public meetings, and mailings to HOAs and Chamber of Commerce

- Joint BZA/PC worksession: January 30, 2014
- Next Generation Workplace Study: September and October, 2013; January and February 2014
- BZA meeting: April 3
- PC hearing: April 17
- Chamber meeting: May 20

# Staff Recommendation

- Adopt the findings that this item is exempt from CEQA under Section 15061(b)(3)
- 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 9 Public and Semipublic District; Article 16, Development Regulations; Article 17 Off-Street Parking and Loading Spaces Requirements; Article 18 Signs; Article 21 Zoning Permits Required; Article 22 Use Permits, Variances, and Parking Exceptions; Article 27 Amendments; and Article 28 Appeals