



Multi-Family Development Standards

July 6, 2021
City Council

Project Update

Agenda

- Project Overview
- Workshop/Survey Summary
- Site Test Summary
- Next Steps



Project Objectives

- Streamline production of quality multi-family housing aligned with community's goals
- Comply with recent State legislation
 - Multi-layered changes limiting City's review of certain housing developments to **objective standards** and requiring a streamlined review process
 - Increase housing production *where appropriate*

Objective Standard

(per State law):

- No personal or subjective judgment
- Uniformly verifiable
- References an external/uniform benchmark or criterion
- Available and knowable by applicant and public official prior to submittal

Applicability

Types of development:

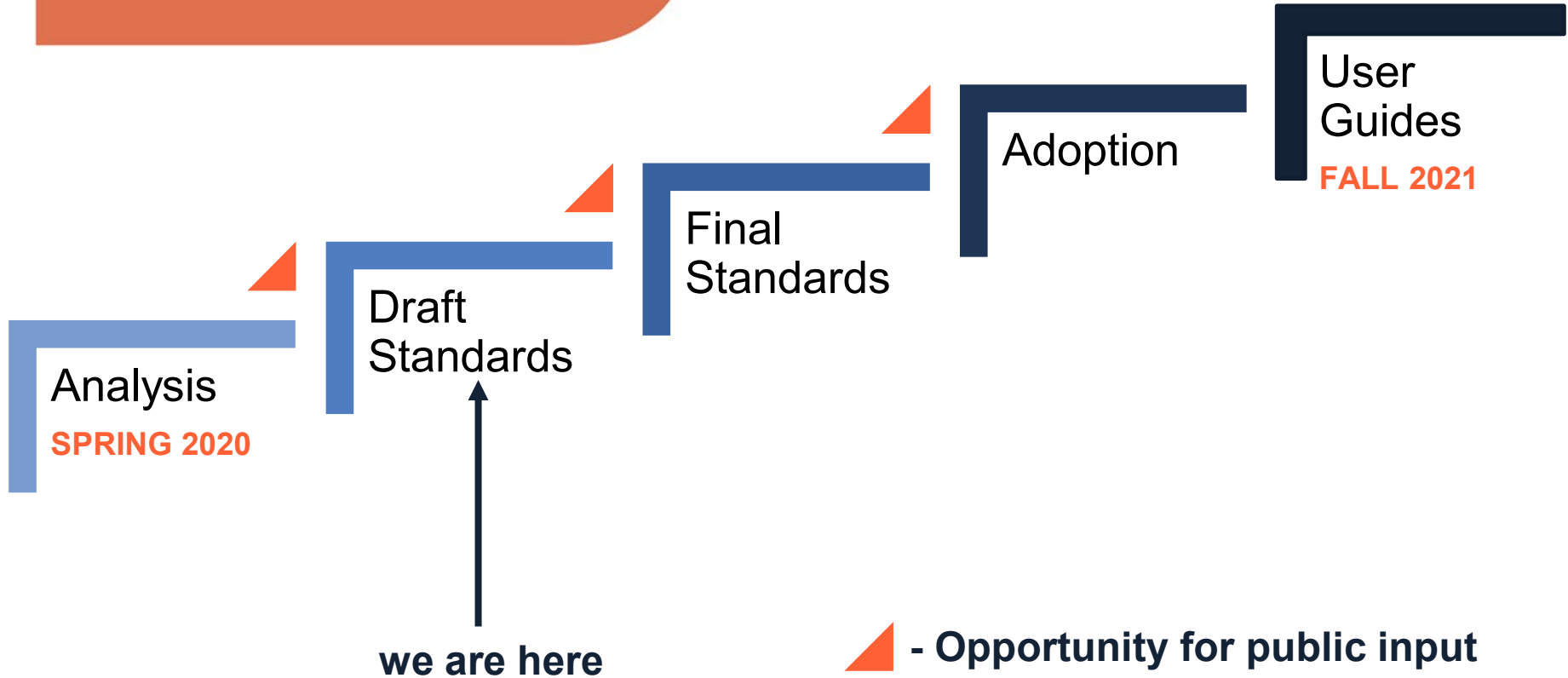
- Multi-family residential
- Mixed-use with 2/3 or more of square footage for residential

Areas of focus:

- San Leandro BART
- Downtown
- East 14th Street Corridor



Process



Workshop and Survey

Online Workshop

- October 21, 2020
- 21 Participants
- 4 breakout rooms

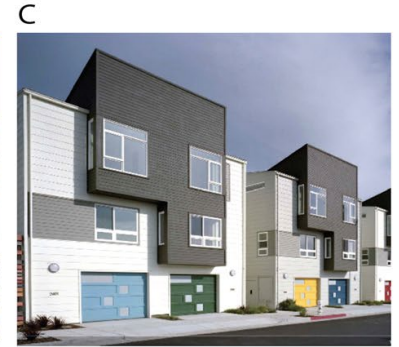
Design Preference Survey

- October 21 – November 16, 2020
- 109 Responses

Understand *design preferences* and *key influences* that form our impression of *quality design*

Workshop

Townhome



Apartment



Mixed-Use



Workshop

Apartment

A-Like

A

Expenses increase near major BART

Decibel requirements would preclude balconies/may affect design

Do balconies add to open space requirements? - Yes, SL does require open space for multi-family development and balconies would be considered

All designs appropriate for urban/suburban settings

B

Juliet balconies/different balcony requirements

How can open space be incorporated in project?

Interested in Design Review requirements for specific districts

C-Dislike

More expensive/costly

Less expensive to build - B

Visibility of Parking Structure/Access - preference and would pay for over window treatment/extra facade design

Very narrow windows-dislike

Dislike - Almost prison like

More lighting for B and for Bayfair. Safer feel

Downtown SL-Honor historic buildings + add contemporary flare

Flat Facades-dislike

B-Dislike

Open Space-Common shading should be required

Landscaping is important

Sound proofing issues- depending on location

Vantage Points are important

Nice ground floor treatment

Looks consistent with downtown

Is dated, looks like its from the 60's

Varied facade is nice and welcoming

Nice ground floor treatment

Looks consistent with downtown

Is dated, looks like its from the 60's

More lighting for B and for Bayfair. Safer feel

Downtown SL-Honor historic buildings + add contemporary flare

Flat Facades-dislike

Dislike - Almost prison like

Very narrow windows-dislike

Open Space-Common shading should be required

Discussion Prompts

- Do you like or dislike these buildings? Why?
- Where would you think it is appropriate to see these types of buildings in San Leandro?
- Is there something about the design of the buildings that standards should address?
- What do you think of the building sizes? siting? facade? entryways? parking?

Group 3

Survey

67%



64.2%



58.7%



2

Which of the following townhouse projects would you be comfortable seeing in San Leandro? (Select all that apply)

109 out of 109 people answered this question



Survey

If you had to score these townhomes between 0 (worst)-10(best) in terms of appearance, what score would you give it?

7→ Why did you make your selections?



4.7



4.7



3.2

Survey

18 → Which do you prefer?



A Distinctive layers between the bottom and the top



B Unique shapes



37.6%

41 responses



31.2%

34 responses



31.2%

34 responses

Survey

16 → Which do you prefer?



A Buildings with lots of windows



B Buildings that have a more subtle pattern of windows



67.9%

74 responses



16.5%

18 responses



15.6%

17 responses

Common Themes

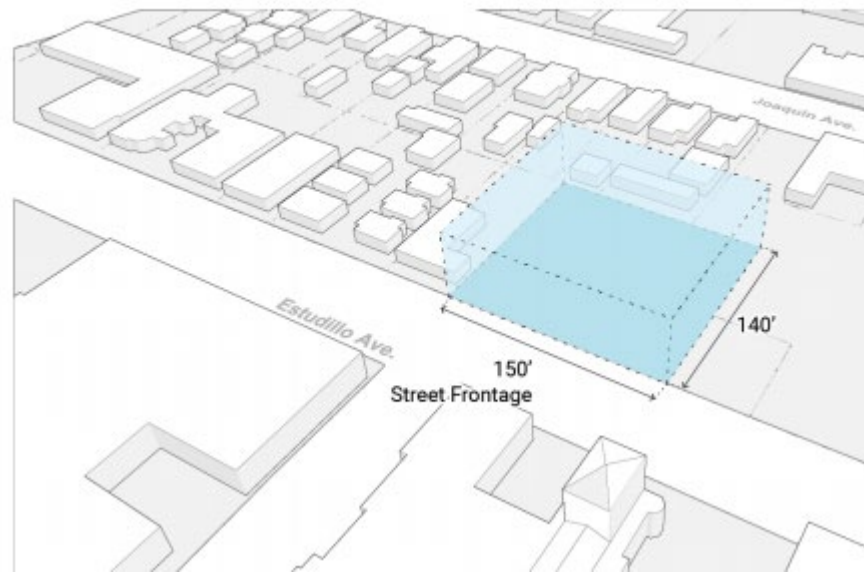
- Variety of styles are appropriate, from traditional to modern
- Have variety, but also consistency
- ‘Clean,’ ‘sleek,’ ‘contemporary’ is ok, ‘boring,’ ‘flat,’ ‘cold’ is not

What's important

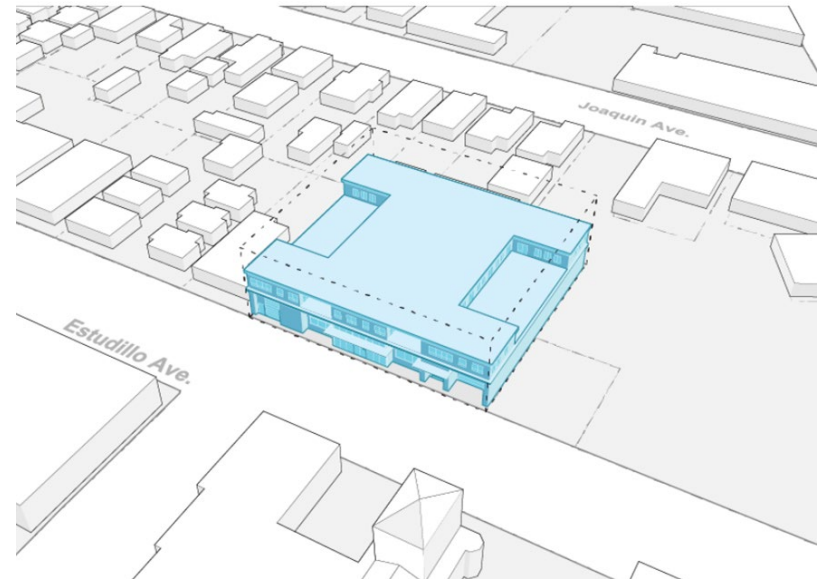
- ✓ *Variety of housing choices*
- ✓ *Articulation – can be achieved in different ways*
- ✓ *Landscaping – in some instances more than building design*
- ✓ *Parking – don't want to see it, need enough of it*
- ✓ *Privacy*
- ✓ *Open space*
- ✓ *Quality materials*

Site Test Analysis

DA-2 Existing Development Standards



DA-2 Test with Existing Development Standards/ Mixed-Use



The complete Site Test Analysis is available at sdevelopmentstandards.com/project-library

DA-2 Potential Development



| | | <i>Requirement</i> | <i>Test Result</i> |
|------------------------|---|-----------------------------|--|
| Parcel Size | | | 0.5 acres (21,000 sf) |
| Lot Coverage | ✓ | 100% maximum | 100% |
| Land Use - Residential | | | 56 units |
| Land Use - Commercial | | | 2400 sf |
| Height Limits | ✗ | 24 feet min 50 feet max | 60 feet 5 stories |
| Setbacks | ✓ | 10 feet max in front | 10 feet in front |
| Density (du/ac) | ✗ | 20 du/ac min 40 du/ac max | 112 du/ac |
| Density (FAR) | ✓ | 3.5 FAR max | 2.8 FAR |
| Open Space Ratio | ✓ | 60 sf/unit min | 5600 sf total (100 sf/unit) on top of podium |
| Parking Ratio | ✗ | 1.5 spaces/unit | 1 spaces/unit |
| Parking Space Counts | | 84 spaces | 56 spaces Lifts provide additional spaces |

The test demonstrates that existing parking, density, and height standards are limiting.

North Area Site on E. 14th Street

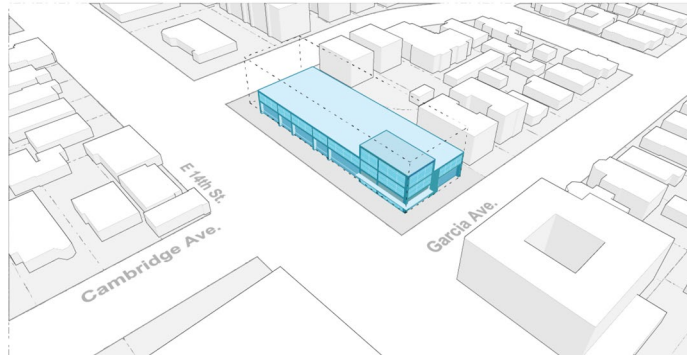
NA-2 Test with Existing Standards/ Townhomes



NA-2 Potential Development/ Apartments



NA-2 Test with Existing Standards - Office






NA-2 Potential Development/ Mixed Use



Site Test Analysis

| | SA-1 | SA-3 | NA-2 | DA-2 | CC | Physical Fit |
|--|-----------------------------------|---------|---|---------------------------|----|------------------|
| <i>Townhouses and Stacked Townhouses</i> | | | Low unit count | | | <i>Feasible</i> |
| <i>Podium Apartments</i> | Density Parking | | Density Parking | Low Unit Count Parking | | <i>Difficult</i> |
| <i>Mixed-Use Apartments (with vertical mixed-use)</i> | Density Parking Daylight Plane | Density | Density Parking Setbacks Open Space | Parking Density Height | | <i>Difficult</i> |
| <i>Commercial (standalone or horizontal mixed-use)</i> | | | | | | <i>Feasible</i> |

Legend

-  Physical development fits existing development standards
-  Exceeds some standards
-  Exceeds many standards

The complete Site Test Analysis is available at sdevelopmentstandards.com/project-library

Next Steps

Options Workshop:

July 29, 2021
6:00 pm via Zoom

Options Survey:

Online from July 30 -
August 20, 2021

Draft Amendments:

Late summer 2021

Adoption & User's Guides:

Fall 2021

Please visit SLDevelopmentStandards.com for more information
and to sign up for updates

Q&A

- No formal action tonight
- Opportunity for Council questions & comments
- Staff will report back on community feedback and next steps in the fall



THANK YOU!

Please visit SLDevelopmentStandards.com for more information
and to sign up for updates

or email project manager, Avalon Schultz, at
aschultz@sanleandro.org