

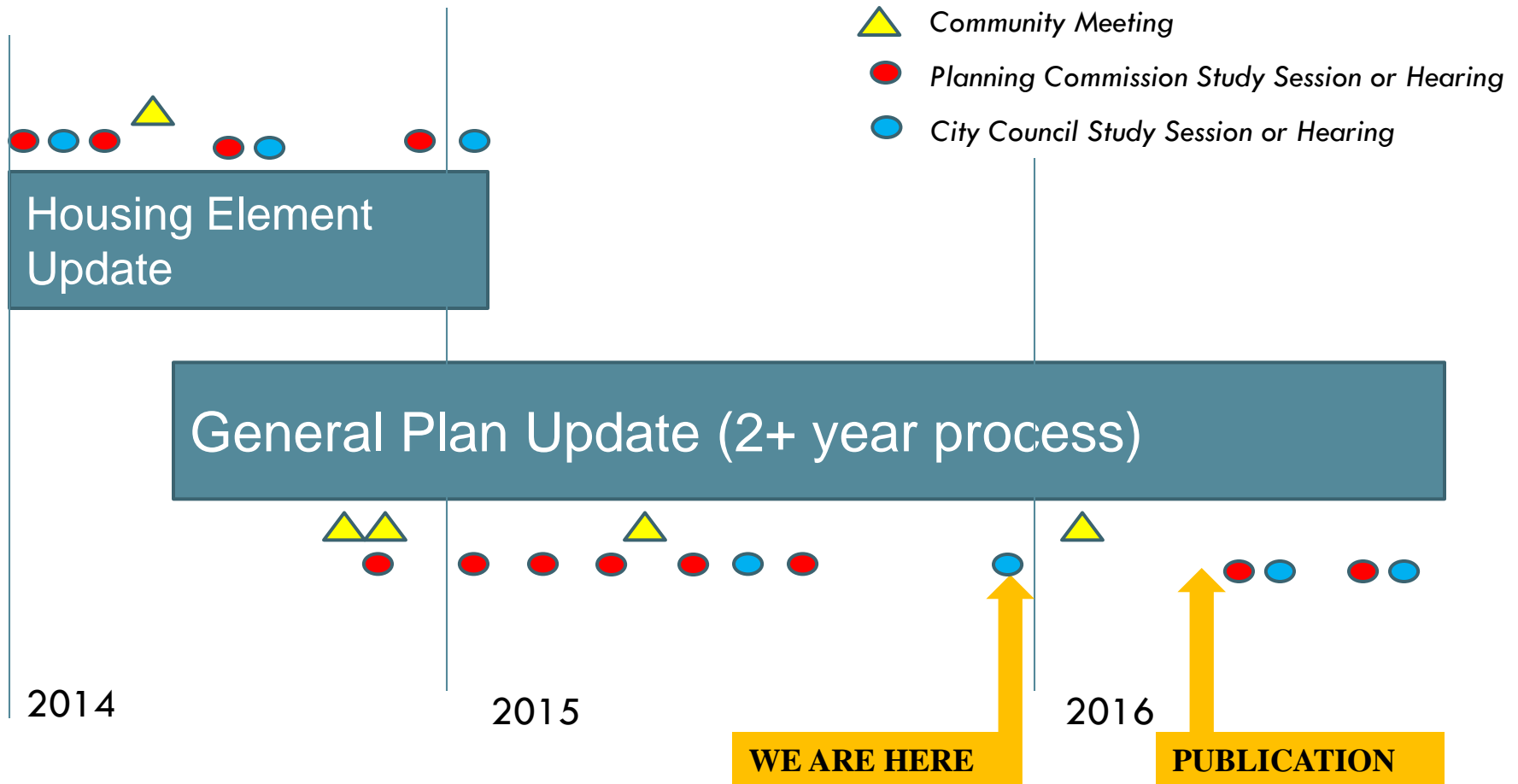


SAN LEANDRO GENERAL PLAN UPDATE STUDY SESSION

December 14, 2015

SAN LEANDRO CITY COUNCIL

Two Processes



Outreach to Date (> 60 meetings)

- **9 Planning Commission study sessions**
- **Briefings to 8 other Boards and Commissions**
- **3 City Council study sessions**
- **Public Hearings (Housing)**
- **4 community workshops**
- **Neighborhood association meetings**
- **Interest group meetings**
- **Website and “Virtual City Hall”**
- **Economic development meetings**

ECONOMIC DEVELOPMENT STAKEHOLDERS

- Chamber of Commerce Board
- Chamber of Commerce Land Use Committee
- Economic Development Roundtable Meeting
- Industrial Founders Circle
- Downtown Association
- Asian Business Council
- African American Business Council
- Business Association of South San Leandro

Economic Development: Key Takeaways

- **Advance the industrial area as an “innovation” district**
- **Capitalize on proximity to higher priced markets (SF, Oakland, Berkeley-Emeryville, Silicon Valley)**
- **Leverage LIT San Leandro to attract higher value land uses and increased employment densities**
- **Adapt large floor plate buildings for new uses**
- **Pursue new energy technologies—microgrids, net zero**
- **Enhance business to business connections and supply chain relationships**
- **Enhance workforce development—links between schools, residents, businesses, jobs**

Economic Development: Key Takeaways

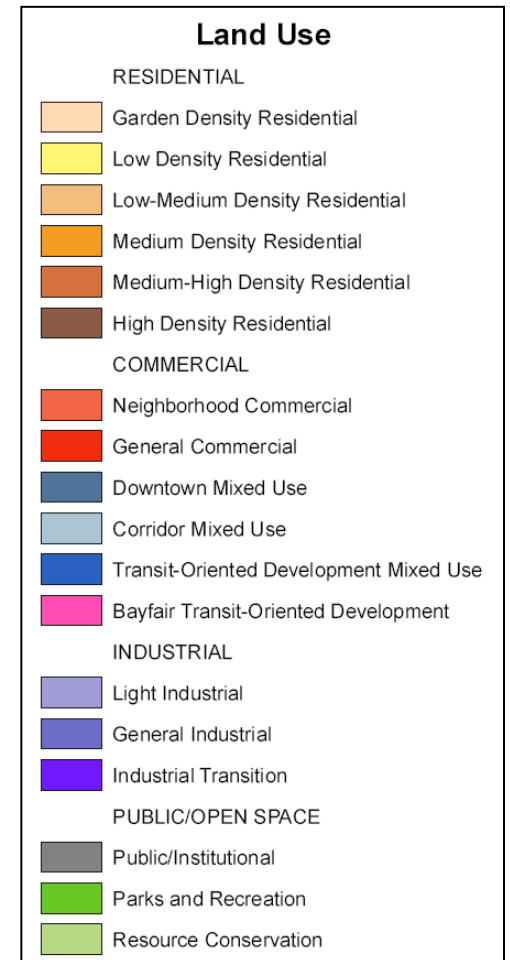
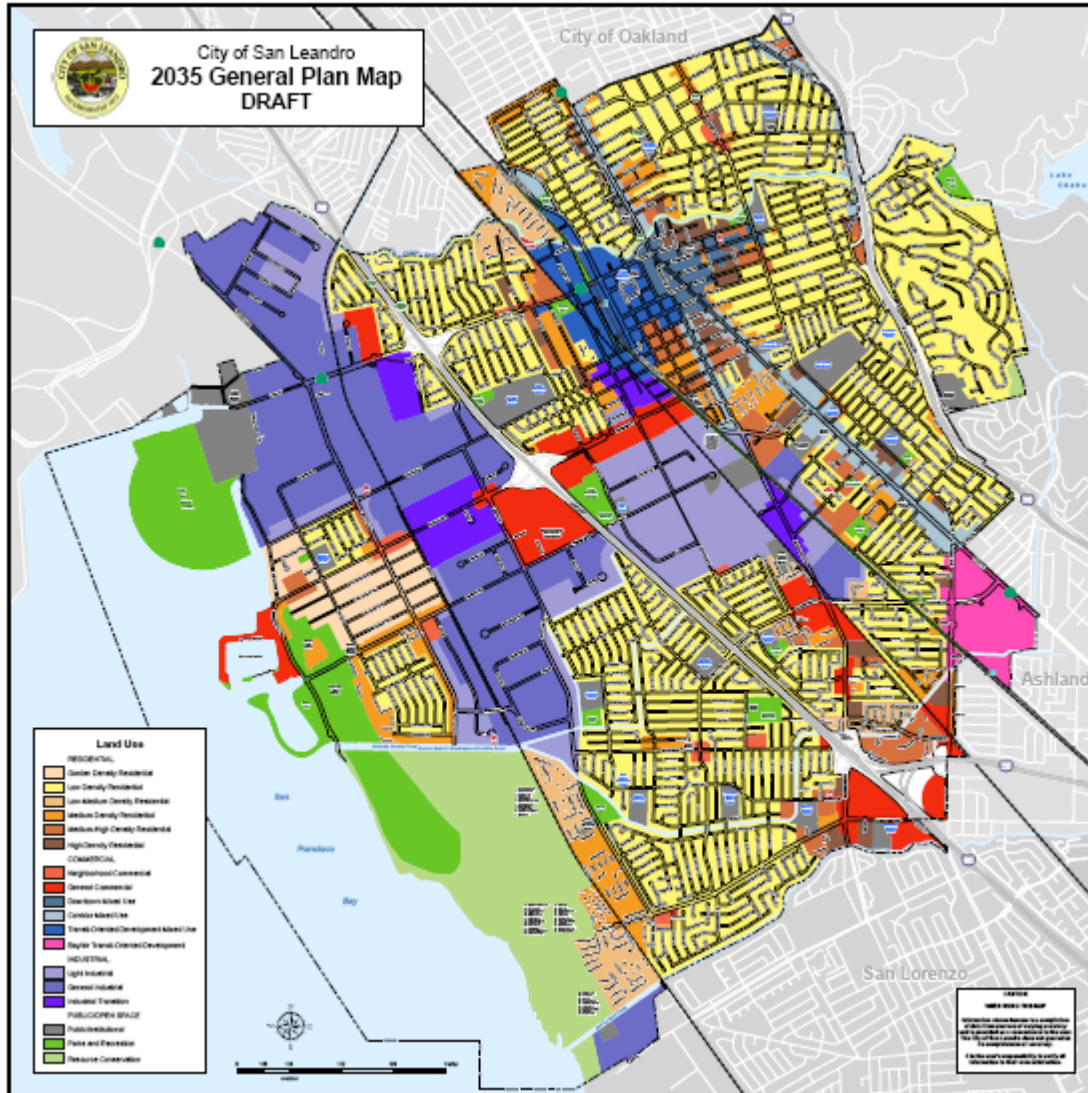
- **Address need for business amenities—restaurants, hotels, bike/ped access, attractive workplaces**
- **Improve resident amenities—shopping, dining, entertainment, housing choices, quality schools**
- **Prioritize office near Downtown BART**
- **Consider live-work in select industrial locations but maintain policy of limiting residential encroachment**
- **Continue attracting additional investment to E. 14th, Bayfair, and Downtown**
- **Maintain flexibility in zoning/land use regulations to recognize rapid change and uncertainty about future**

General Plan Map Overview

Mapping Approach

- Overall approach is to carry forward existing designations
- Several key areas identified for change to reflect market trends, opportunities, and City policy
- Also updating Map to reflect recent development/approvals
- Update also provides a chance to “correct” the Map where it does not reflect what’s there today

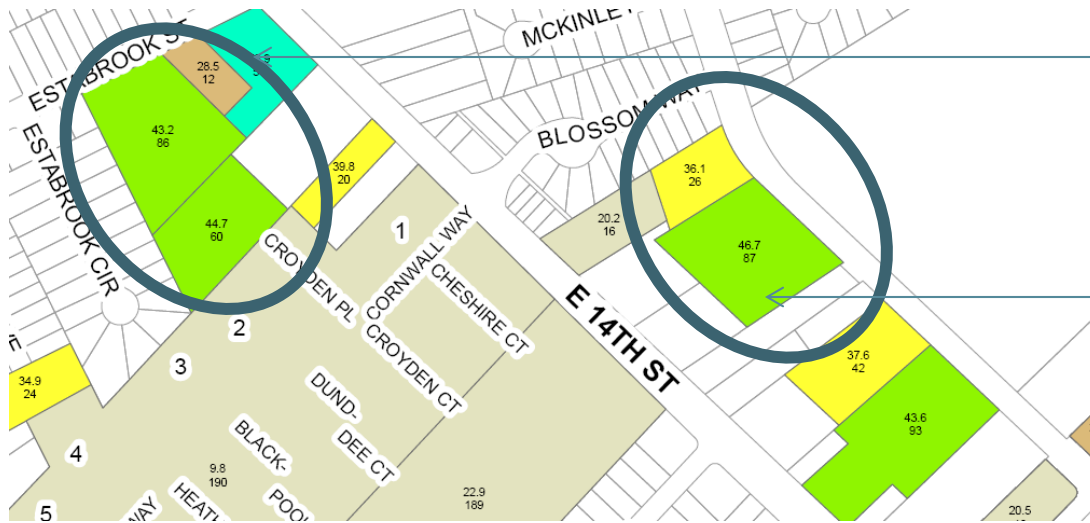
General Plan Map



New High Density Category

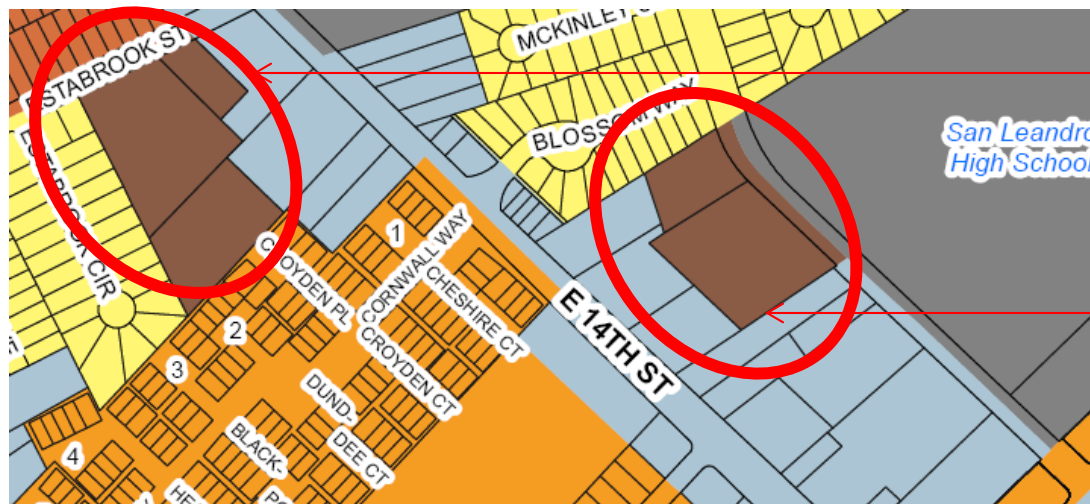
- The highest density allowed by the existing General Plan in residential areas is 29.9 units/net acre (higher densities are allowed in Mixed Use areas)
- Many areas with the “old” high-density designation are actually developed at 30-100 units/ acre
- These properties are generally zoned RM-1800 and are considered “non-conforming” for density
- New “High Density Category” allows 30-50 units/net acre
- Former “High Density Category” (21-29 units/acre) has been renamed “Medium-High Density”

Analysis of Actual Densities



Existing densities of these three parcels is about 42 units/acre

Existing densities of these two parcels is about 40 units/acre



Both areas receive “High Density Residential” designation, recognizing existing densities

Analysis of Actual Densities

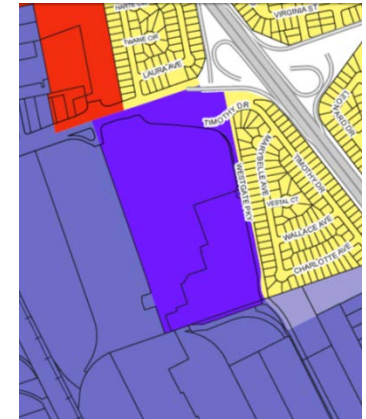


Existing density 45 units per acre

Four “Industrial Transition” Areas

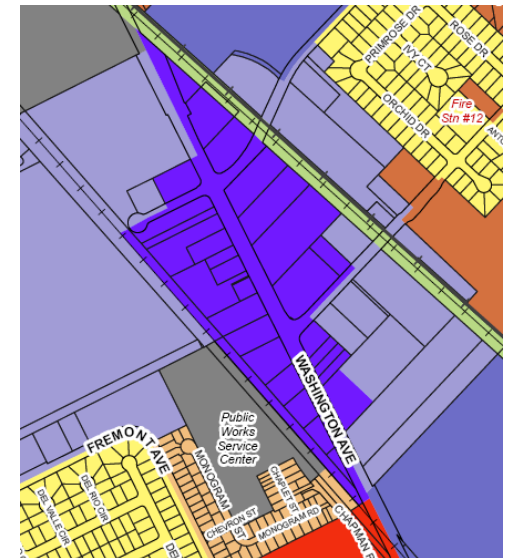
□ Westgate Center

- Designated as “Regional Commercial” in 2002 Plan
- New designation acknowledges innovative workplace design and manufacturing/tech uses that would not ordinarily be present in commercial areas



□ Mid-Washington Corridor

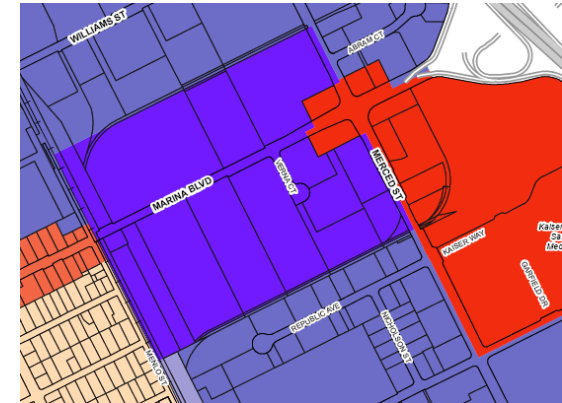
- Designated as “Light Industrial” in 2002 Plan
- Zoning was commercial then, and remains commercial now
- New designation allows either commercial or industrial, recognizes long-term opportunities but allows existing zoning to stay in place



Four “Industrial Transition” Areas

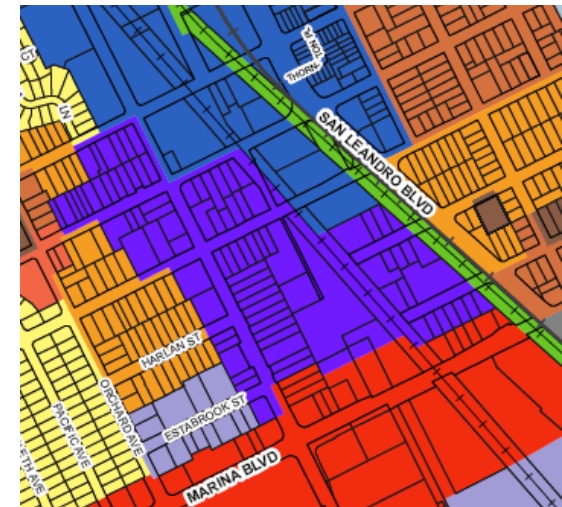
□ Marina Boulevard from Merced to UPRR

- Recognizes role of Marina as gateway and major east-west connector
- Creates long-term opportunity for commercial uses linking shoreline, Kaiser Permanente, Marina Square, Auto Mall, and BART/Downtown
- No immediate zoning changes; existing uses not impacted

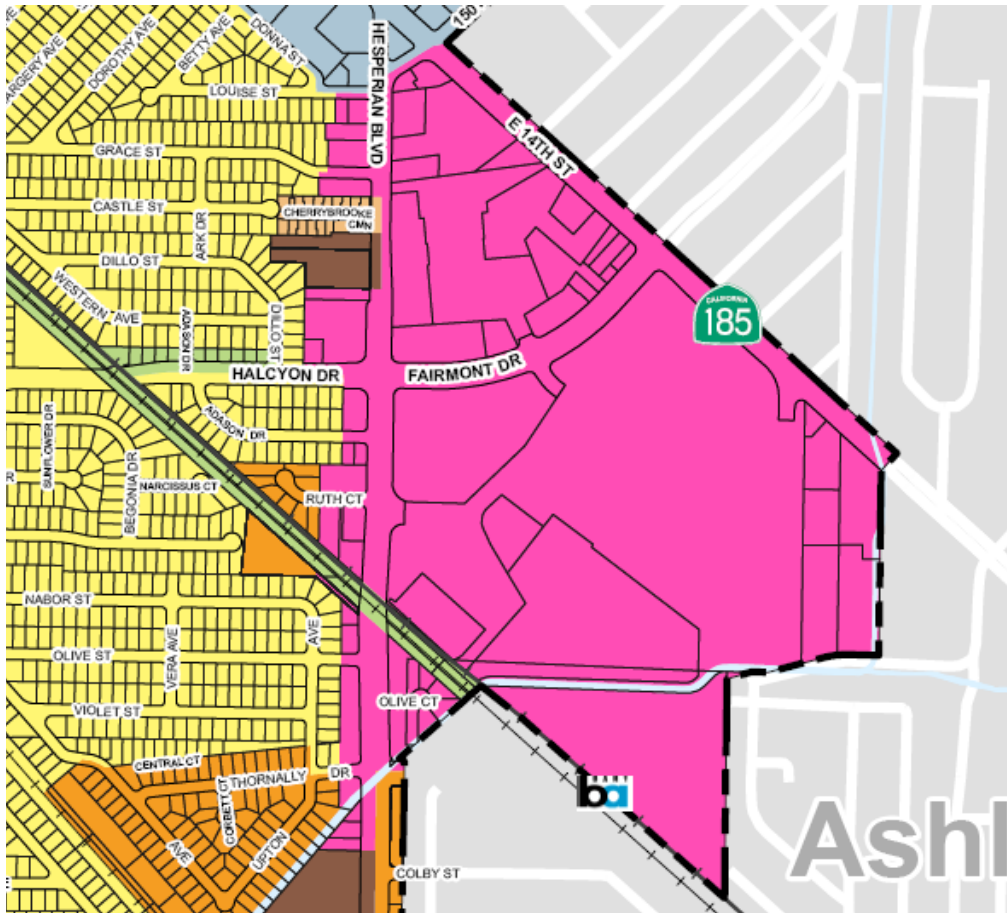


□ Alvarado Street between TOD and Marina

- Fine-grain mix of older, small scale industry, automotive services, housing
- Close to BART, Downtown, TOD area
- Housing and office may be possible in this area

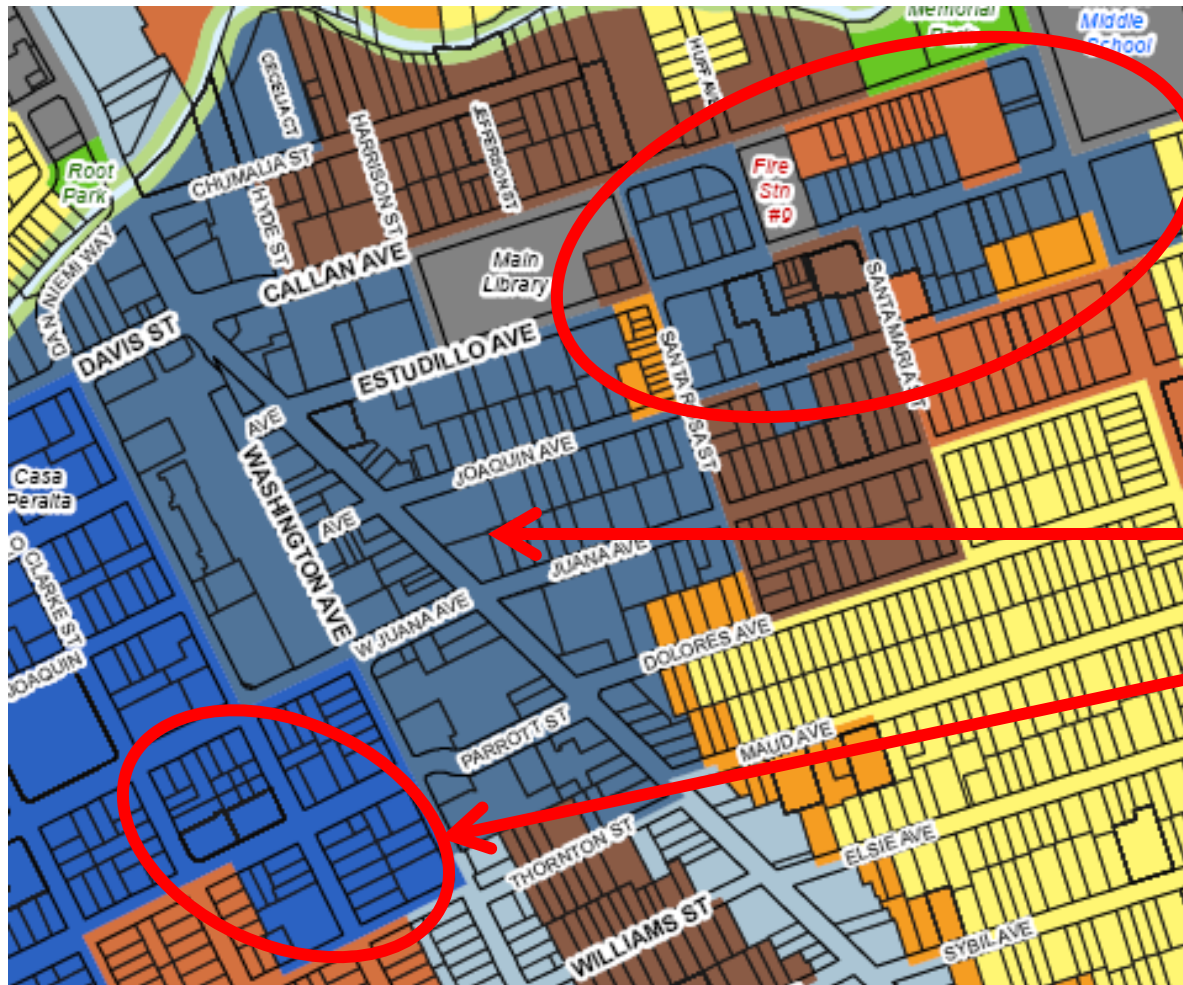


Bayfair TOD



- 2002 Plan designated Mall and surrounding shopping centers as “General Commercial”; parking lot as “public.”
- New category recognizes the Area Plan in progress and anticipates transit oriented development comprised of regional retail, office, high density residential, and other uses in a pedestrian-oriented pattern around BART station. Quantity of development to be specified in 2017 TOD Plan underway.

Changes in Downtown



- “Office” designation dropped, since almost all office areas are within the Downtown TOD districts and are subject to mixed use zoning. Area redesignated DMU.
- Allowable Downtown density increased from 75 to 100 units/ acre
- Modification to TOD boundary between Juana and Thornton west of Washington

Open Space Changes

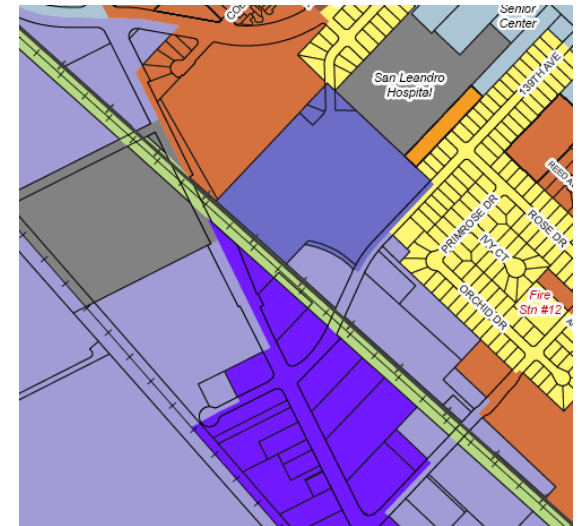
Oyster Bay changed from “Resource Conservation” to “Parks and Recreation”



Burrell Field changed from “Public/ Institutional” to “Parks and Recreation”



East Bay Greenway shown as “Parks and Recreation”



Transportation Element Changes

- Will include “Complete Streets” principles in General Plan
- Incorporating new street classification system per Alameda CTC which balance all modes of travel
- Arterial, collector, and local designations to be retained, but many streets will be identified as being “Pedestrian-Priority,” “Bicycle-Priority,” or “Transit-Priority”
- Plan anticipates new metrics for measuring congestion
- Policies address ongoing issues---traffic safety, trucks, parking
- Traffic modeling underway

Sustainability-Related Policies

- **Plan Elements focus on many aspects of sustainability**
 - ▣ TOD (Land Use)
 - ▣ Complete Streets (Transportation)
 - ▣ Energy and Water Conservation (Open Space/Conservation)
 - ▣ Recycling and Waste Reduction (Open Space/Conservation)
 - ▣ Local Food Systems (Open Space/Conservation)
 - ▣ Greenhouse Gas Reduction and Climate (Environmental Hazards)
 - ▣ Sea Level Rise (Environmental Hazards)
 - ▣ Climate Change (Environmental Hazards)
 - ▣ Healthy Communities (Community Design)
 - ▣ Green Building (Community Design)
- **Updated greenhouse gas analysis included in EIR**

Environmental Impact Report

Program Level EIR

- A type of EIR that address large scale, long-term projects such as the General Plan Update, that encompass a broad scope of physical development issues
- Streamlines future environmental review procedures
- Future projects that are consistent with the General Plan may rely on this EIR for environmental clearance on many topics
- Specific impacts of future projects on traffic, aesthetics, noise, etc. must still be evaluated

Environmental Issues Analyzed in the EIR

- Aesthetics and Visual Quality
- Air Quality
- Biological Resources
- Cultural, Historical and Archaeological Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Recreation
- Transportation and Circulation
- Utilities and Service Systems

Sustainability Addressed in the EIR

- Habitat Conservation
- Greenhouse Gas Emissions
- Vehicles Miles Traveled
- Energy Conservation
- Water Conservation
- Solid Waste Reduction

Next Steps

- **Now drafting new General Plan policies and actions**
- **Analyzing impacts on traffic, air quality, noise, GHG, public services, environment, etc.**
- **Community Meeting #4 (Jan 2016) on draft policies**
- **Develop Admin Draft EIR and Admin Draft General Plan**
- **Draft Plan and EIR Scheduled for Spring 2016**
- **Adopted Plan by September 2016**

Continue to check www.sanleandro2035.org for updates



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