

**City of San Leandro
Community Development Department
Planning Services Division
Memorandum**

DATE: October 20, 2011
TO: Planning Commission
FROM: Sally Barros, Senior Planner
SUBJECT: PLN2009-00006; Traffic and Inclusionary Housing

Public comment received since the writing of the staff report indicates concerns about the potential for increased traffic with the proposed project as well as the issue of inclusionary housing requirements.

Traffic

Engineering and Transportation staff prepared the following Trip Generation Estimates table to demonstrate the traffic impact analysis of the proposed project in relation to the existing development (a 43,280 square-foot medical office).

Land Use	Size	Daily Rate	Daily Trips	AM Peak Hour			PM Peak Hour				
				Peak Hour Rate	In	Out	Total	Peak Hour Rate	In	Out	Total
Proposed Use:											
Apartments	66 units	6.72	444	0.51	7	26	33	0.62	27	14	41
Existing Use:											
Office	43.28 ksf	11.01	476	1.55	60	8	68	1.49	10	54	64
Net Project Trips			-33		-54	19	-35		17	-40	-24

Note: Rates based on Apartment (220) and General Office (710) ITE Trip Generation Manual, 7th edition average rates.

The City's Engineering and Transportation is obligated to base its estimates on the built facilities, or what is fully currently allowed at the site. Under this scenario of a 43,200 square-foot medical office building, traffic from the proposed project would differ from the sites current capacity by the following amounts:

- 33 trips less overall, during the day
- 35 trips less, during the morning peak hour*

- 24 trips less, during the afternoon peak hour*

* peak hour is defined in the International Transportation Engineers (ITE) manual as the highest one-hour volume between the period of 7 am to 9 am (morning peak) and 4 pm to 6 pm (afternoon peak)

Inclusionary Housing

The City of San Leandro would typically require that a developer set aside a number of units for below market rental rates under the City's Inclusionary Zoning Ordinance. However, recent case law, *Palmer/Sixth Street Properties LP v. City of Los Angeles*, found local inclusionary rental requirement to be in conflict with State rent control law and, therefore, residential rental projects are currently exempt from these affordability requirements.