



SAN LEANDRO GENERAL PLAN UPDATE OVERVIEW OF DRAFT PLAN

June 16, 2016

SAN LEANDRO PLANNING COMMISSION

Objectives for Today

- **Context for the General Plan Update**
- **Recap of Update Process**
- **Highlights of General Plan Elements**
- **Highlights of General Plan Map**
- **Next Steps**
- **Subsequent Presentations**
 - ▣ General Plan EIR
 - ▣ Zoning Text and Map Changes

General Plan Background

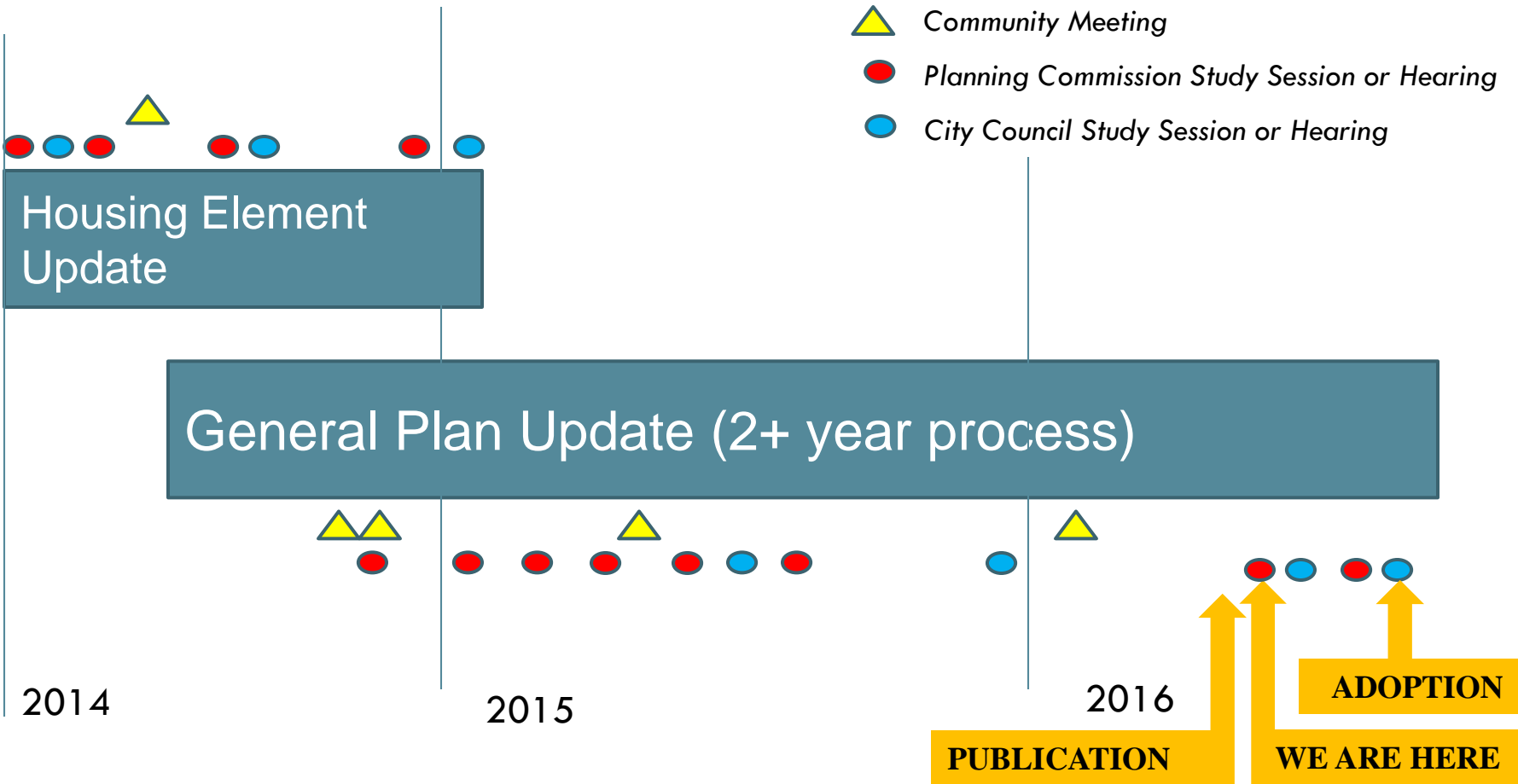
- **Every City and County in California is required to prepare a General Plan**
- **Plan includes “official” policies for growth and development over 15-20 year period and maps showing future land uses**
- **San Leandro’s current plan was prepared in 1998-2002 for the year 2015**
- **New plan looks ahead to 2035**

Plan Elements

- **Land Use**
- **Transportation**
- **Housing**
- **Economic Development**
- **Parks, Open Space, and Conservation**
- **Environmental Hazards**
- **Historic Preservation and Community Design**
- **Community Services and Facilities**

Two Processes

- ▲ Community Meeting
- Planning Commission Study Session or Hearing
- City Council Study Session or Hearing



Housing Element

- **Adopted January 20, 2015, in accordance with State deadline**
- **Covers 2015-2023**
- **State law requires each city to plan for its “fair share” of the region’s housing needs, including all income levels**
- **Each city must demonstrate the capacity to meet its fair share assignment**
- **Housing Element addresses:**
 - Housing production
 - Housing conservation
 - Home ownership
 - Housing for special needs groups
 - Healthy homes and sustainability
 - Elimination of housing constraints
 - Fair housing
 - Housing program administration

Policy Audit

- **This is a plan “update” and not a brand new Plan**
- **Each goal, policy, and action in the 2002 Plan was evaluated**
 - ▣ Delete?
 - ▣ Carry forward?
 - ▣ Edit/Update?
- **Revisions to policies were made based on Commission input**
- **New policies and action programs were added based on public input, recently adopted plans, and emerging issues**

Documents Considered

- **Downtown TOD Strategy**
- **East 14th Street South Area Development Strategy**
- **Shoreline Development Plan**
- **Climate Action Plan**
- **Next Generation Workplace Districts Study**
- **Economic Development Strategy**
- **Bicycle and Pedestrian Master Plan**
- **Downtown Design Guidelines and Principles**
- **Local Hazard Mitigation Plan**
- **Other land use, transportation, and housing plans**

Update Process

- **Plan drafted and vetted through public process**
 - **Update kicked off in March 2014**
 - **Four rounds of community workshops**
 - **10 Planning Commission Study Sessions**
 - **4 City Council Study Sessions**
 - **Briefings to all City Commissions**
 - **Presentations to neighborhood groups**
 - **Economic Development and housing stakeholder meetings**
- **Additional study sessions/public hearings planned**

Compendium of Policies (March 2016)

SAN LEANDRO 2035 GENERAL PLAN DRAFT POLICY COMPENDIUM

Source of each policy identified

Policy T-3.5: Accommodation of Bicycles and Pedestrians

Require new development to incorporate design features that make walking, bicycling, and other forms of non-motorized transportation more convenient and attractive. Facilities for bicycles and pedestrians, including secured bicycle parking, clearly marked crosswalks, well-lit streets and sidewalks, landscaping, and street furniture should be provided within new employment areas, shopping destinations, multi-modal transportation facilities, and community facilities. ^{14.04}

New policies highlighted in red

Action T-3.5.A: Removing Obstacles to Bicycle Travel

Address barriers to bicycling, such as lack of secure bicycle parking, signals which do not detect bicycles, difficulty of carrying significant baggage by bicycle, and limitations for bicycles on public transit. ^{new}

replaces 14.04-A

Action T-3.5.B: Bicycles and Public Transit

Work with local and regional transit agencies to install bike racks and lockers (or expand existing installations) at transit stations and to expand opportunities to carry bicycles on buses and BART trains.

Bicycle parking facilities should meet current best practices standards. ^{new, from Bike Plan}

Policy T-3.6: Pedestrian Environment

Improve the walkability of all streets in San Leandro through the planning, implementing, and maintaining of pedestrian supportive infrastructure. ^{new, Bike Plan, replaces 14.07}

SAMPLE

1 Introduction

2 San Leandro in Perspective

- **Vision Statement**

- **Introduction**

- ▣ General Plan Legal Requirements, Document Organization, Overview of the Update Process

- **San Leandro in Perspective**

- ▣ City's history and growth patterns
- ▣ San Leandro's role in the region
- ▣ Background data on local demographics, economics, development
- ▣ Forecasts for 2035

3 Land Use Element

□ Framework for Development

- ▣ City Structure
- ▣ General Plan Map and Category definitions

□ Residential Neighborhoods

□ Employment and Mixed Use Districts

□ Focus Areas

□ Beyond the City Limits



Source: San Leandro General Plan Update, 2002; PlaceWorks, 2016.

- | | |
|---------------------------|---------------------------|
| (A) Downtown | (E) San Leandro Shoreline |
| (B) San Leandro BART Area | (F) Marina Blvd Corridor |
| (C) East 14th Corridor | (G) MacArthur Corridor |
| (D) Bayfair | (H) Washington Corridor |

Land Use Element

What's New?

- ❑ **Framework addresses emerging issues such as climate change, public health, next generation workplace**
- ❑ **Priority Development Areas are identified**
- ❑ **City Structure and Land Use Maps updated—new land use categories**
- ❑ **Neighborhood policies and action programs updated to reflect community input**
- ❑ **Business policies and action programs updated to incorporate plans for Downtown, E. 14th St, Shoreline, and innovation districts**
- ❑ **Focus Area text updated**

Transportation Element

- ❑ **Travel “demographics”**
- ❑ **Transportation and land use**
- ❑ **Complete streets**
- ❑ **Bicycling and walking**
- ❑ **Public transit**
- ❑ **Shuttles, carpools, car share**
- ❑ **Autos/street classification**
- ❑ **Commercial (trucks, rail, air)**
- ❑ **Congestion management**
- ❑ **Traffic calming, parking, safety, maintenance, funding**

What's New?

- ❑ *Focus on complete streets*
- ❑ *Bike-Ped Plan incorporated*
- ❑ *Updated truck routes*
- ❑ *2035 traffic forecasts added*
- ❑ *New methods for evaluating traffic impacts*
- ❑ *Updated transit policies*
- ❑ *Impacts of technology*
- ❑ *Current info on traffic calming, Safe Routes to School, etc.*

Economic Development Element

- **Business attraction and diversification**
- **Pathways to prosperity and success for San Leandro businesses**
- **Growing the innovation economy**
- **Vibrant retail centers**
- **Amenities to attract employment and investment**
- **Workforce development**

What's New?

- *Entire Element is new, but some of the content was previously in Land Use Element*
- *Next Generation Workplace concepts incorporated*
 - ▣ *Humanize industrial district*
 - ▣ *More restaurants, amenities for employees, connections to BART*
 - ▣ *Leverage Lit San Leandro*
- *Econ Dev Strategy incorporated*
- *Connecting residents to jobs; housing for the local workforce*

Parks, Open Space, and Conservation Element

- **Open space**
- **City parks**
- **Regional parks and trails**
- **Joint use agreements**
- **San Leandro Creek**
- **Plants and wildlife**
- **Soil and groundwater**
- **Climate change**
- **Solid waste reduction**
- **Water conservation**
- **Energy management**

What's New?

- *5 acre/1,000 park standard*
- *Plans for Oyster Bay, East Bay Greenway, SL Creek included*
- *New types of open space—plazas, parklets, gardens, etc.*
- *Greater focus on public health*
- *Greater focus on sustainability and climate*
 - ▣ *Climate Action Plan incorporated*
 - ▣ *Green building/ low impact development*
 - ▣ *Renewable energy*

Environmental Hazards Element

- **Earthquakes**
- **Landslides**
- **Flooding**
- **Air quality**
- **Water quality**
- **Hazardous materials**
- **Aviation**
- **Emergency Preparedness**
- **Noise**

What's New?

- *Updated earthquake and wildfire risk data and programs*
- *Sea level rise addressed*
- *Pipeline safety addressed*
- *Text aligned with LHMP*
- *Updated data on air and water quality*
 - ▣ *Health risk assessments*
 - ▣ *Stormwater requirements*
- *Updated noise info/contours*

Historic Preservation and Community Design Element

- **Overview of historic and archaeological resources**
- **Strengthening the preservation program**
- **Defining the City's role**
- **Education and economics**
- **Community Design**
 - ▣ Sense of place
 - ▣ Gateways and views
 - ▣ Construction and design
 - ▣ Street trees and public art
 - ▣ Utilities, signs, lighting

What's New?

- *Preservation programs updated and clarified*
- *New policies on tribal resource protection and consultation*
- *Updated information on gateways and public art*
- *Wireless facilities addressed*
- *Step-down requirements for new buildings near lower density areas*

Community Services and Facilities Element

- **Law enforcement**
- **Fire protection**
- **Education**
- **Libraries**
- **Information services**
- **Human services**
 - Children, youth, seniors
- **Cultural arts**
- **Infrastructure**
 - Water, sewer, drainage

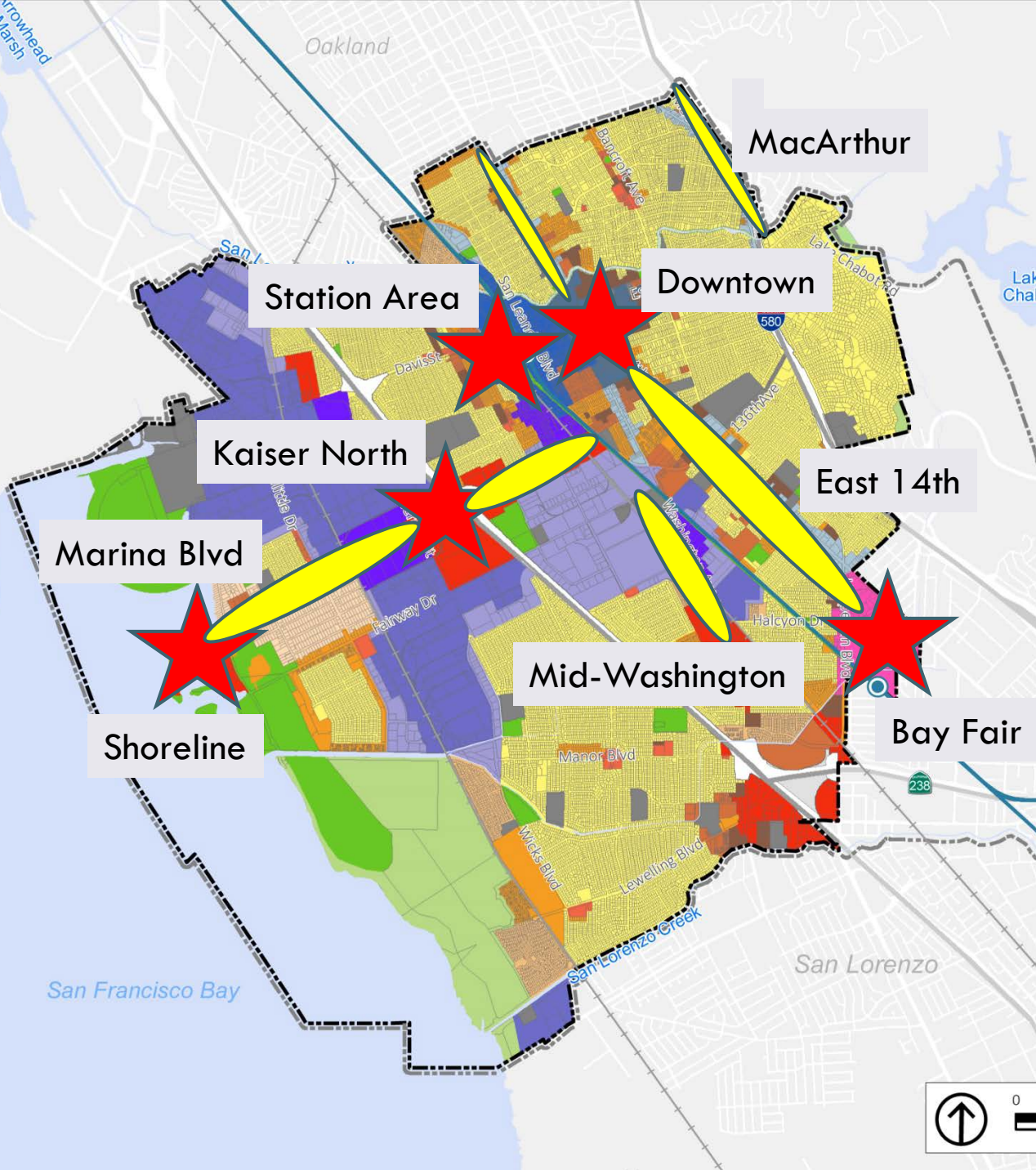
What's New?

- *Current data on each service area is included;*
- *Narrative and policies for each service area reflect recent input from staff, agencies, and general public*
- *Information services added (access to technology)*
- *Arts and culture added*
- *Human services policies focus on cultural competence*

General Plan Map

Mapping Approach

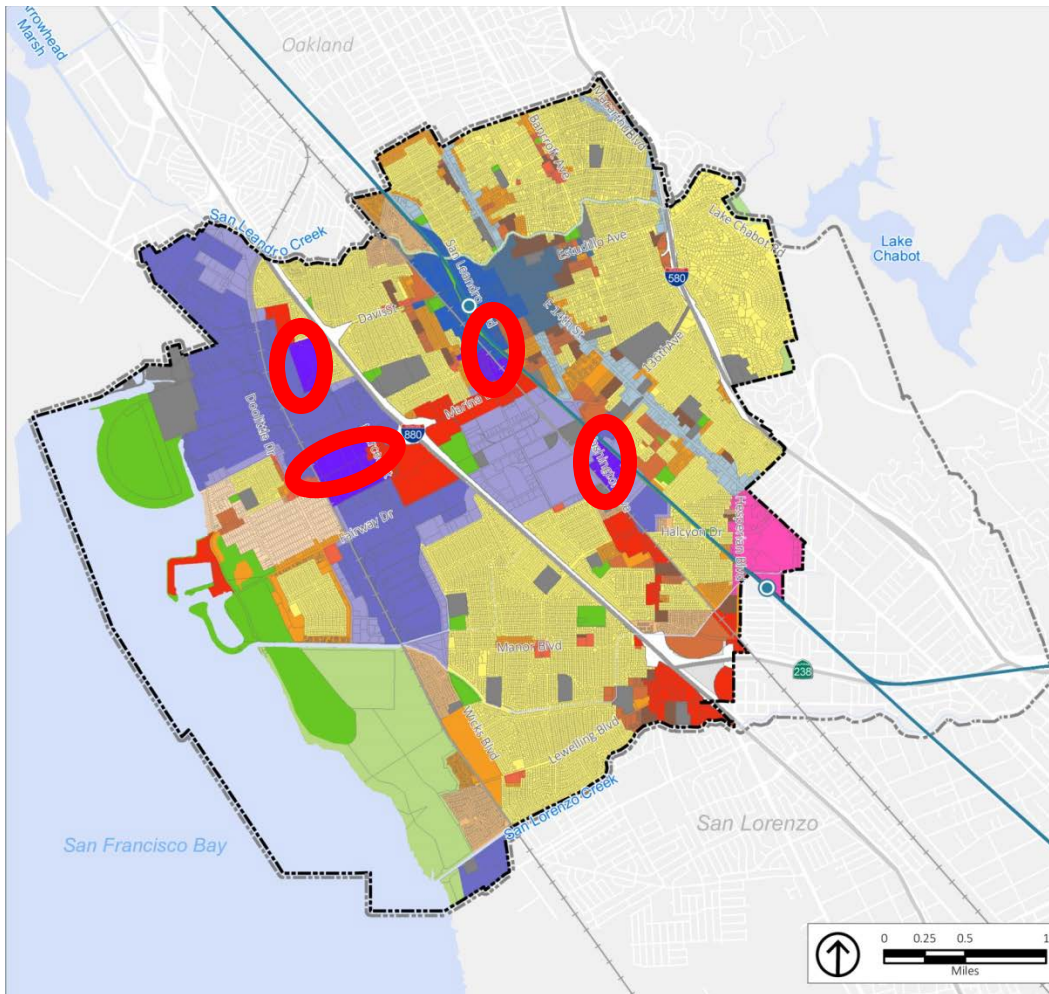
- Map development/ land use changes that occurred 2002-2015 without GPA
- Add Shoreline GPA
- Create new “holding” category for Bay Fair TOD Plan area
- Identify areas previously developed at over 30 units/acre as High Density Residential
- Identify industrial transition areas
- Update park and open space designations
- Adjust allowable Downtown densities and Mixed Use boundary to reflect market trends and 2035 forecasts



- RESIDENTIAL**
-  Garden Density Residential
 -  Low Density Residential
 -  Low-Medium Density Residential
 -  Medium Density Residential
 -  Medium-High Density Residential
 -  High Density Residential
- COMMERCIAL**
-  Neighborhood Commercial
 -  General Commercial
 -  Downtown Mixed Use
 -  Corridor Mixed Use
 -  Transit-Oriented Development Mixed Use
 -  Bayfair Transit-Oriented Development
- INDUSTRIAL**
-  Light Industrial
 -  General Industrial
 -  Industrial Transition
- PUBLIC/OPEN SPACE**
-  Public/Institutional
 -  Parks and Recreation
 -  Resource Conservation



Industrial Transition Areas

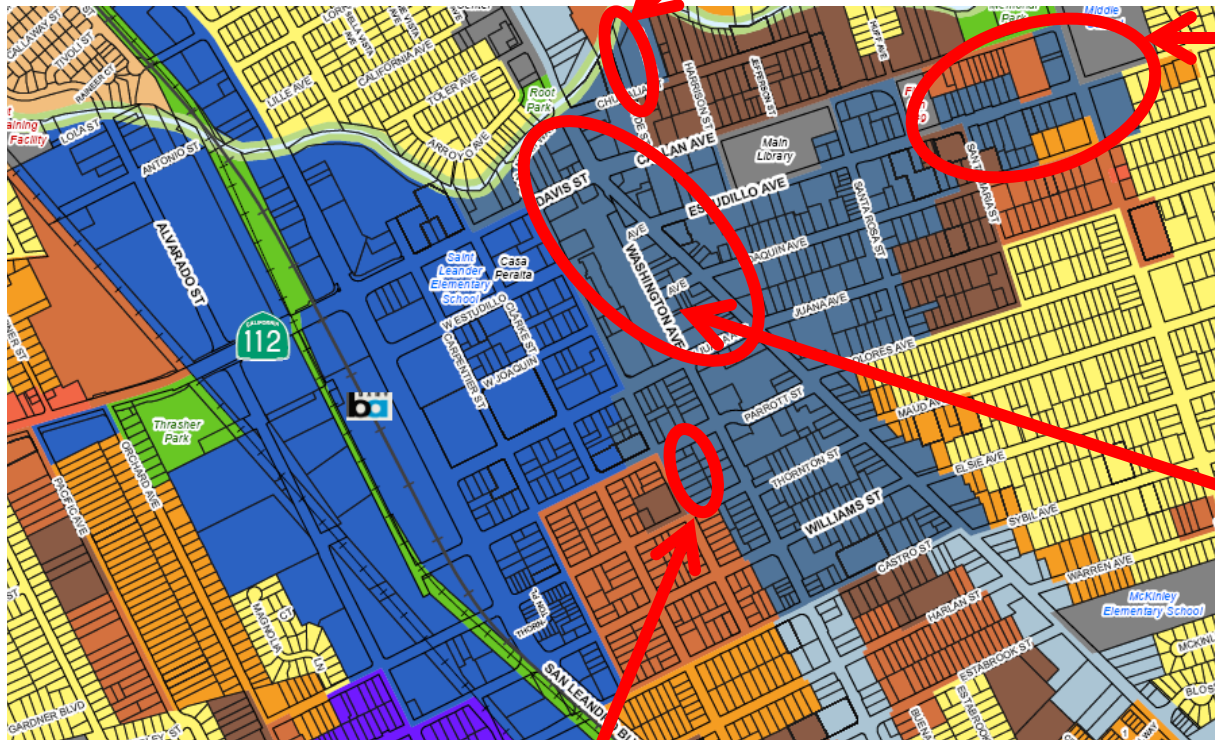


- **Industrial transition areas designated at:**
 - ▣ Westgate
 - ▣ Marina Blvd between UPRR and Merced Street
 - ▣ Alvarado St from Williams to Marina
 - ▣ “Mid” Washington (south of the underpass)

Changes in Downtown

1/2 block Cecilia Court from High Density Res. To Downtown Mixed Use

Area redesignated from "Office" to "Downtown Mixed Use"



Allowable density in Downtown Core increased from 75 to 100 units/acre, with 3.5 FAR

1/2 block from Community Commercial to Downtown Mixed Use

Other changes reflect 2007 TOD Strategy, where TOD zoning is already in place

Open Space Changes

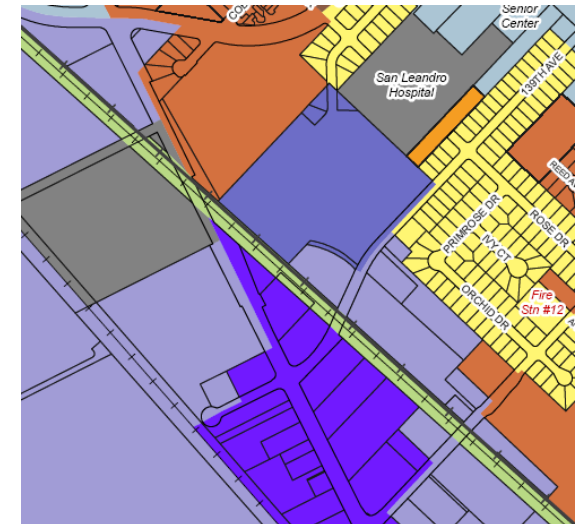
Oyster Bay changed from “Resource Conservation” to “Parks and Recreation”



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



East Bay Greenway shown as “Parks and Recreation”



Next Steps

- ❑ **Continued communication and liaison with interested parties to address issues of concern**
- ❑ **City Council meeting on July 5**
- ❑ **EIR Comment period closes on July 15 (Comments on General Plan, Map, and Zoning may be made beyond that date)**
- ❑ **Planning Commission hearing on August 25**
- ❑ **City Council hearing on Sept 19**

Continue to check: www.sanleandro2035.org for updates



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