

**Planning Services Division
Ongoing Projects and Priorities**

I. ZONING CODE/LAND USE POLICIES

Project	Priority	Schedule
ABAB/MTC Sustainable Communities Strategy - Planning staff participation and updates to Council/Planning Commission regarding mandatory regional sustainability plans to comply with SB 375.	High	Staff participates in ongoing regional working group meetings. ABAG/MTC scheduled to adopt the SCS in May 2012.
Medical Marijuana Dispensaries and Grow Facilities	High	Council presentation or worksession in early 2012. Staff to present options for approval in Summer 2012. Moratorium ends in September 2012.
Municipal Code Amendments Related to Entertainment/Special Events - Update Municipal Code to assist law enforcement more effectively regulate illegal entertainment or assembly uses.	High	Rules Committee reviewed initial proposal in November 2011.
San Leandro Crossings - Facilitating between BRIDGE and Westlake the construction of the Alameda (100 affordable rental units) and Cornerstone (200 market rate units) in the mixed use San Leandro Crossings as well as BART replacement parking.	High	Staff is meeting regularly with BRIDGE and Westlake to move SL Crossings development forward.
Village Marketplace - Planning entitlements for proposed TOD retail development at E. 14th Street and Juana Ave.	High	Planning Commission projected to review in January 2012 and City Council in February.
Zoning Code Amendments related to Residential - Revisions to Zoning Code related to residential uses. Includes streamlining permitting for large family daycare, updating definitions for assisted living and congregate care, and clarification of accessory structure setbacks/heights.	High	Projected for December 2011 BZA, January 2012 Planning Commission and February 2012 City Council.
Zoning Code Amendments related to Assembly Uses, et al. - Changes to the Zoning Code for consistency related to assembly use, entertainment activities, cultural institutions and commercial recreation	High	BZA reviewed in November 2011. Planning Commission and City Council to review in December and January, respectively.
Inclusionary Zoning Ordinance Amendments - Per the current Housing Element Update, City proposed to amend Inclusionary Zoning Ordinance as needed to clarify and improve program administration.	Medium	Staff anticipates a 3 to 5 month public process.
Shoreline Development	Medium	CEQA and planning process projected to begin in early 2012. Entitlements and full approval could take 1-3 years.
Zoning Code Amendments related to Commercial - Revisions to Zoning Code related to commercial uses. Includes clarifying outdoor storage, modifying approvals for non-emergency ambulances, and updating razor wire regulations.	Medium	Staff is still determining and evaluating list of proposed amendments.

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Zoning Code Amendments related to Chickens and Bees - Review and revise as needed the Zoning (and Municipal) Code to allow chickens and bees in residential areas	?	Staff is awaiting guidance from Council due to recent public comments in support and opposition to this issue.
Zoning Code Amendments related to Second Unit Standards - Per the current Housing Element Update, consider amended the Zoning Code to increase second unit size from existing 450 SF.	?	Staff is awaiting guidance from Council due to recent public inquiries.

II. PROJECT APPLICATIONS/SERVICES & PROGRAMS

Project	Priority	Schedule
1595 Washington Ave - Planning entitlements for proposed 24 unit mixed use residential apartment in downtown TOD area.	NA	Ongoing
Bal Theatre - Ongoing disagreement between owner and City regarding permitted uses.	NA	Ongoing
2661 Alvarado, Unit 22 (C & M Trailer Rental) - Recommended revocation of use permit for C & M Trailer Rental.	NA	Ongoing
2450 Washington Ave - Planning entitlements for proposed 66 unit multifamily rental building. Planning Commission approved CEQA, rezoning, GP amendment, vesting tentative map and development agreement on 10/20/11.	NA	Ongoing
Energy Upgrade Program - Administration of the City's Energy Upgrade Program that provides homeowners with financial incentives for energy assessments. Funded by Dept of Energy EECBG grant.	NA	Ongoing
CEQA Review - CEQA environmental assessments/review by staff for City projects	NA	Ongoing
Plan Check - Planning staff review of building permit applications for compliance with Zoning Code	NA	Ongoing
MTC Grants - administration/compliance with TOD or other street/transportation related grants to City from MTC	NA	Ongoing
Administrative Review Entitlement Applications - Staff processing and approval of planning applications requiring administrative approval	NA	Ongoing
Public Planning Counter - Daily staffing of Planning counter	NA	Ongoing
Federal/State/Regional Reporting - Staff preparation of required reports for federal, State and regional agencies including State OPR and HCD, State DOF and LAFCO.	NA	Ongoing