



Planned Development PLN18-0046
1388 Bancroft Apartments



February 4, 2019

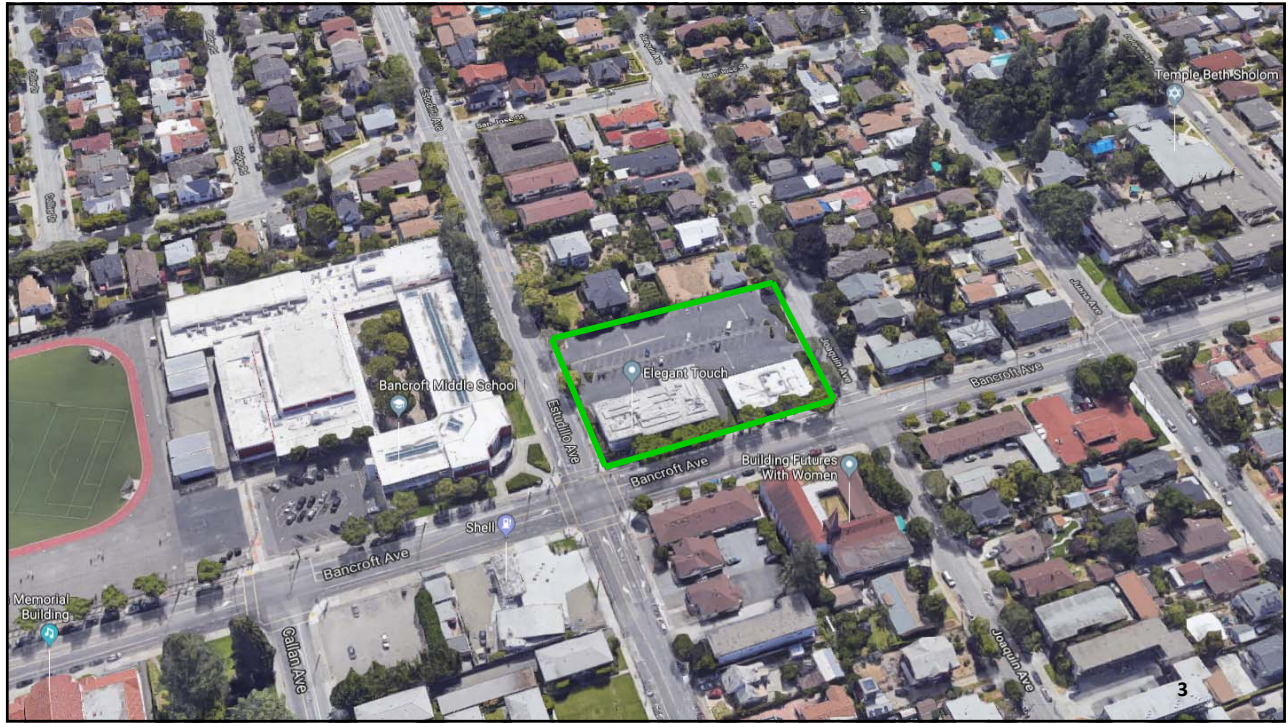
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**1388 Bancroft
Apartments**

PLN18-0046

- Planned Development and Site Plan Review to construct 45 unit multi-family residential rental apartments and wireless facility
- 3 story building
- 43 Two-Bedroom Units, 2 Three-Bedroom Units
- 55 parking spaces provided
- Planned Development (PD) zoning overlay map

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PLANNED DEVELOPMENT (PD)

- Planned Developments (PD) offer developers greater flexibility than otherwise allowed under the Zoning Code in return for a coordinated development that *“provides superior urban design in comparison with the development under the base district zoning regulations.”*
- A Planned Development project is a form of a conditional use permit combined with aspects of site plan review
- Planned Developments are not bound by the underlying Zoning requirements and limitations

PLANNED DEVELOPMENT (PD)

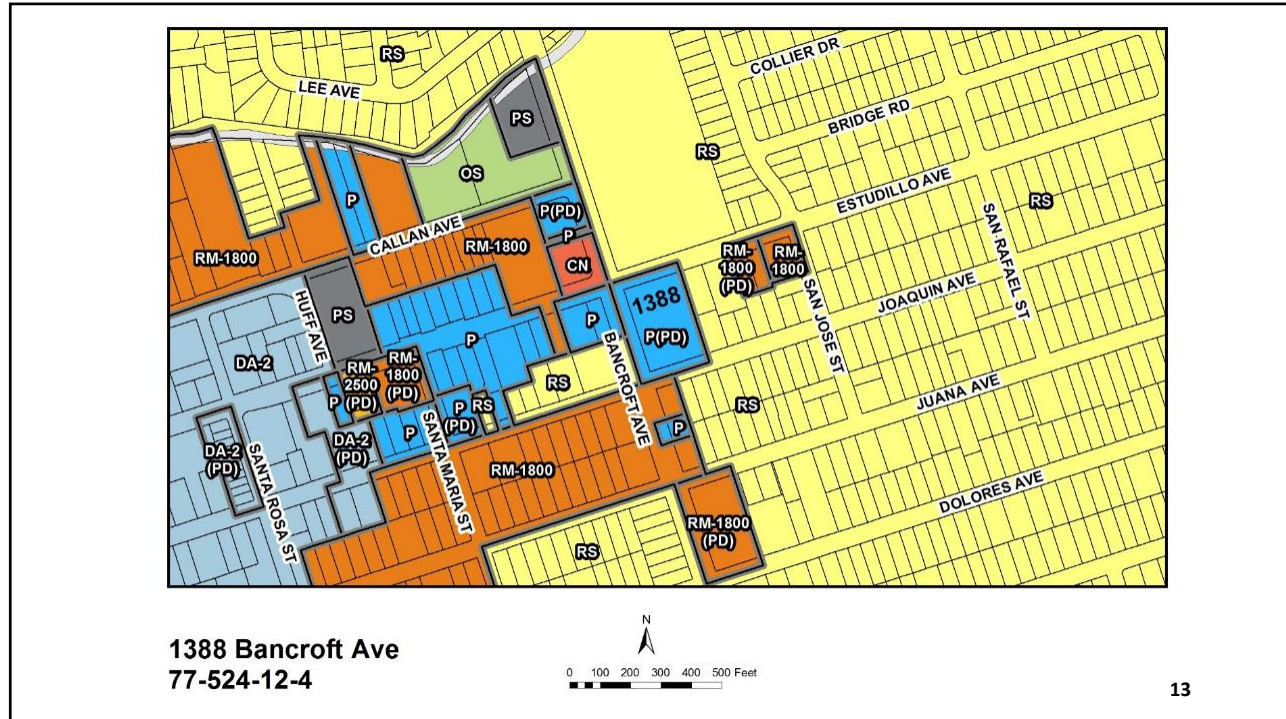
- Accommodates creative repurposing, historic preservation, and difficult or undevelopable properties
- Accommodates larger projects that may be subject to zoning standards intended for smaller projects and smaller parcels
- Planned Developments must be consistent with the General Plan and compatible with surrounding development
- Subject to the City's discretionary review process, ultimately reviewed and approved by the City Council

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PLANNED DEVELOPMENT (PD)

- Minimum 10,000 square feet required to qualify
- Zoning Code allows a Planned Development to establish unit density and development standards
- A zoning map overlay identifies the property as "(PD)"
- The City typically processes 2 to 4 Planned Development applications annually

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FINDINGS FOR APPROVAL

In addition to the findings required for a Conditional Use Permit:

- ✓ The Planned Development Project Plan will provide superior urban design in comparison with the development under the base district zoning regulations; and
- ✓ The Planned Development project includes adequate provisions for utilities, services, and emergency vehicle access; and that public service demands will not exceed the capacity of existing and planned systems.



PERSPECTIVE VIEW FROM NORTHWEST AT BANCROFT AVE.
SCALE: NONE



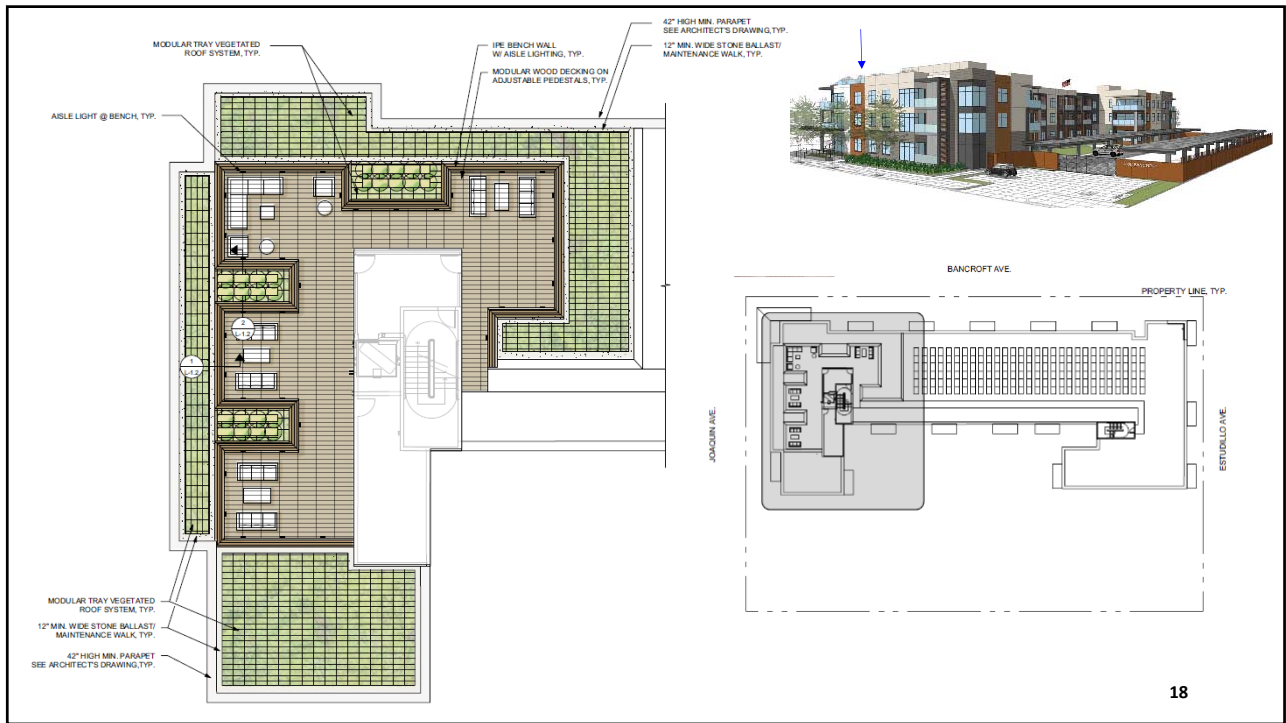
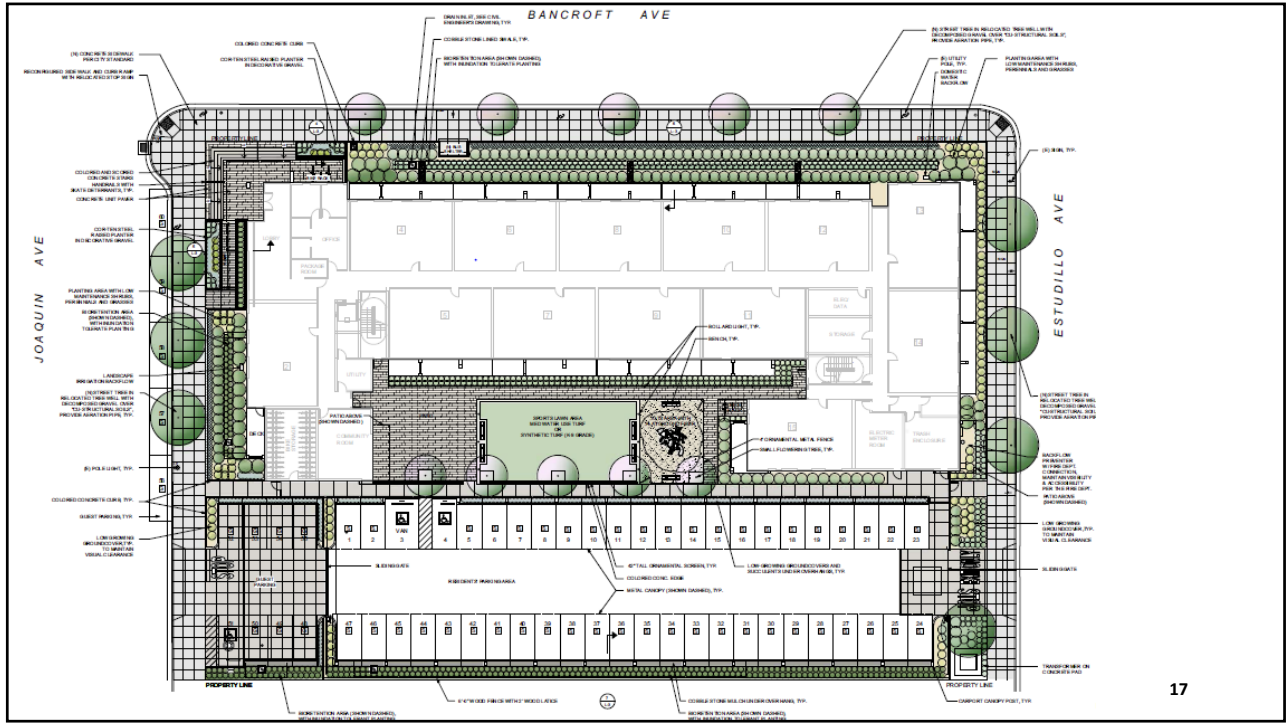
PERSPECTIVE VIEW FROM JOAQUIN AVE.
SCALE: NONE

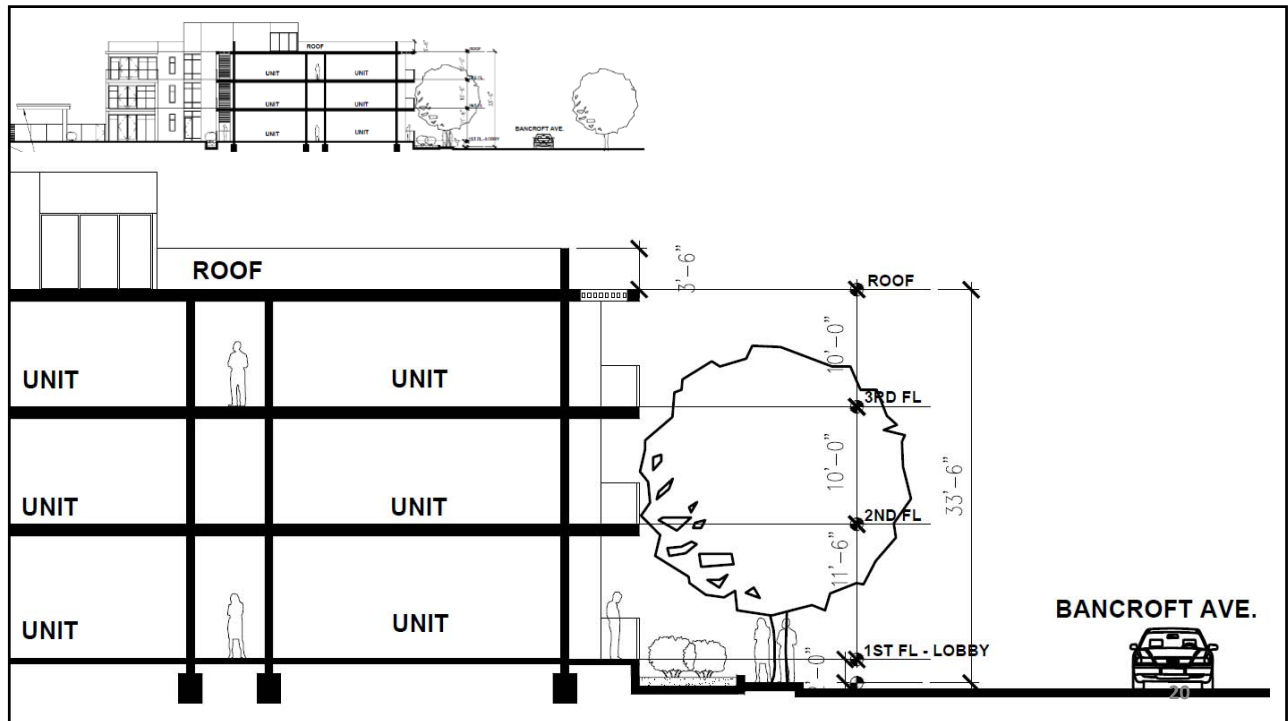
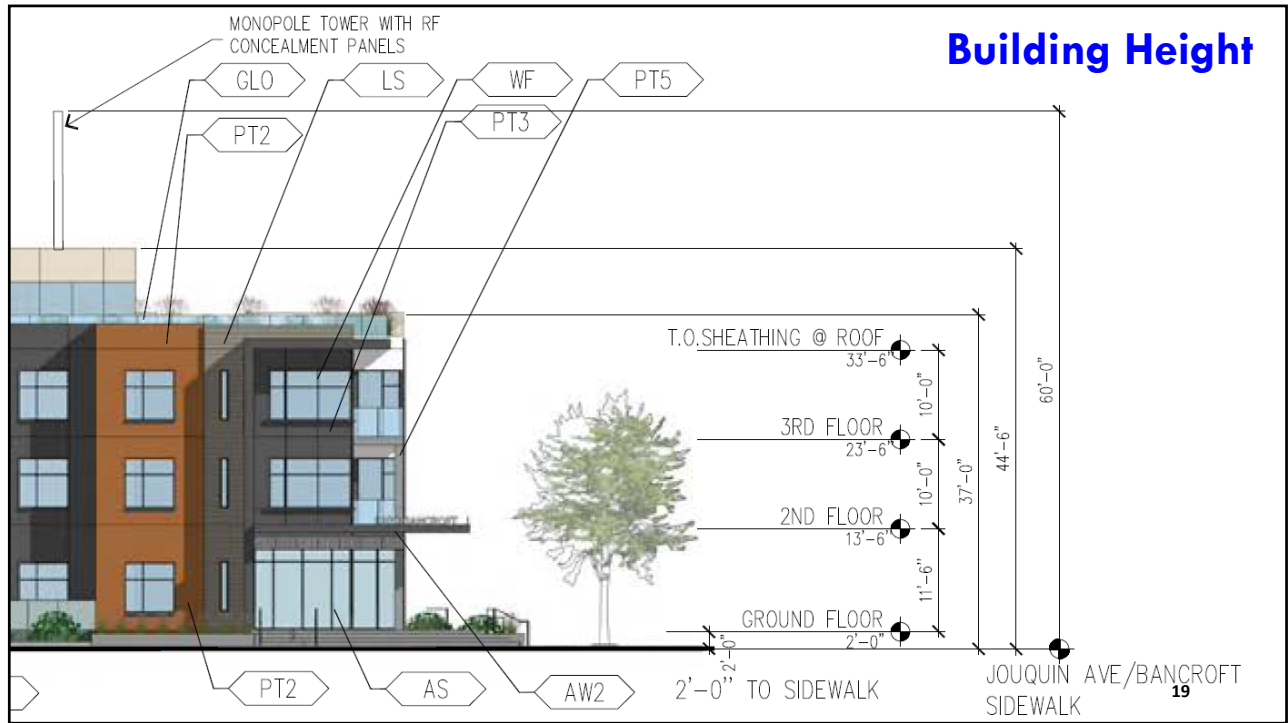
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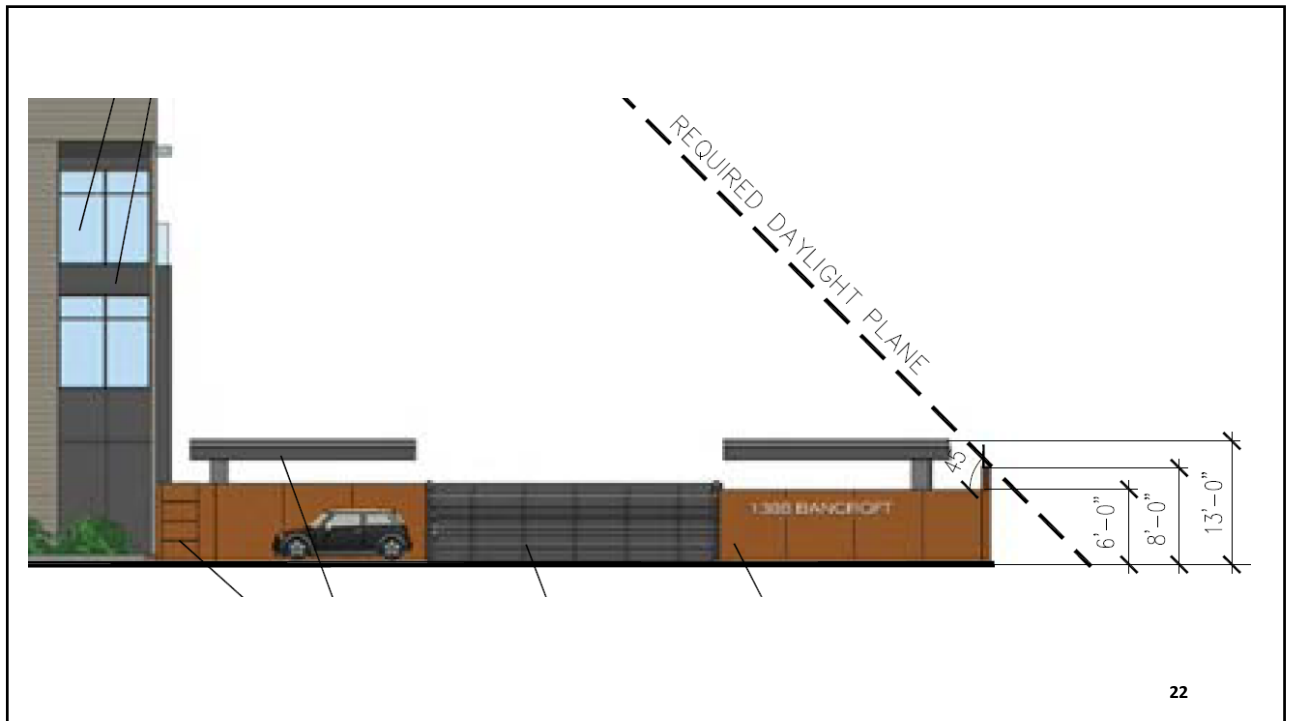


PERSPECTIVE VIEW FROM ESTUDILLO AVE.
SCALE: NONE

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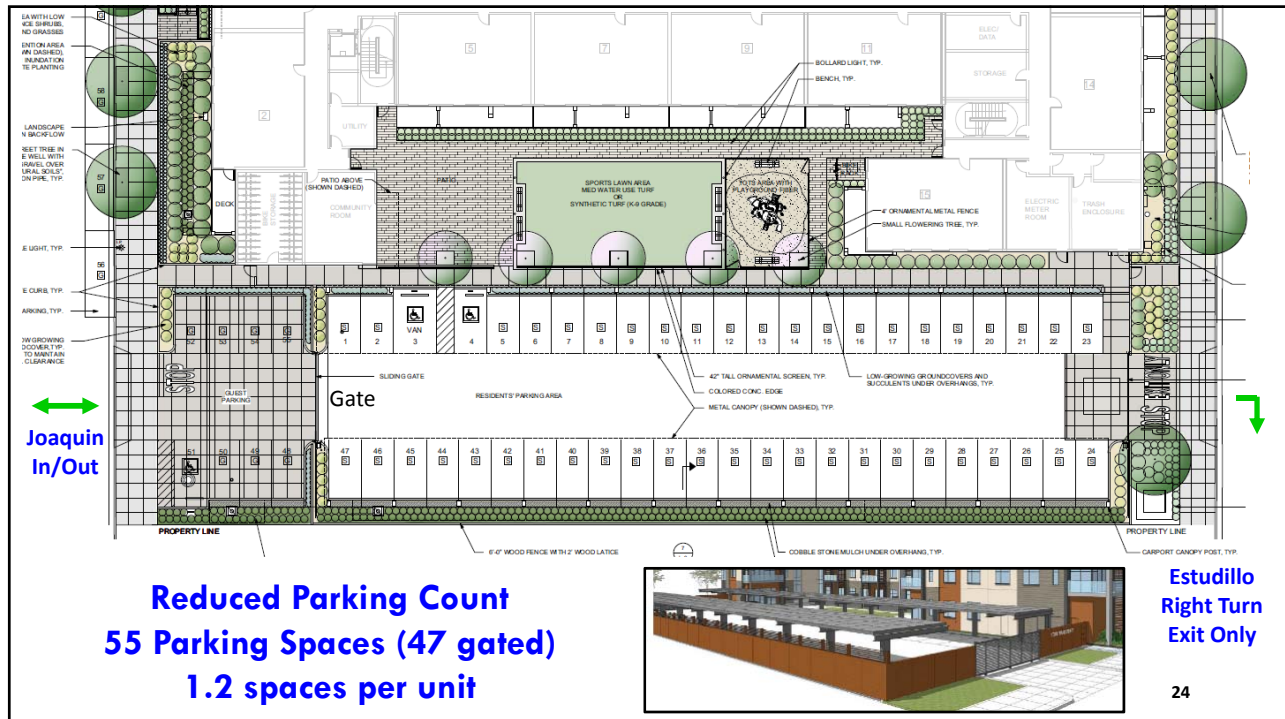


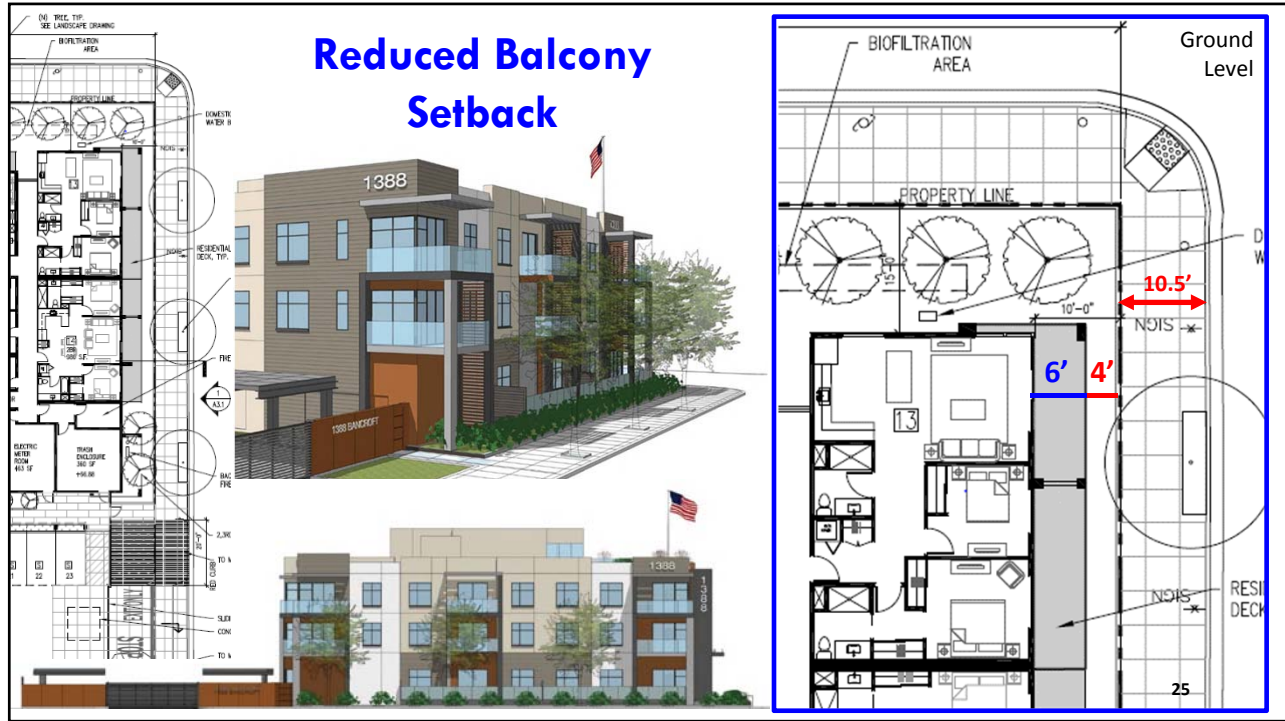


EXCEPTIONS FROM PROFESSIONAL OFFICE (P) ZONING DISTRICT STANDARDS

- **Reduced Parking Count (55 instead of 114)**
1.2 spaces per unit versus 2.5
- **Reduced Balcony Setback Along Estudillo Avenue**
4 foot setback from supported balconies instead of 10
Architectural projections otherwise permitted
- **Increased Unit Density (45 units instead of 31)**
Zoning Code maximum is General Plan minimum

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Increased Unit Density 45 units on 1.27 Acres

PROJECT DATA	
LOT SIZE	55,282 SF (1.27 ACRE)
CAR PARKING SPACE COMPLIES WITH GREEN TRIP CERTIFICATION REQUIREMENTS	PARKING COUNT INSIDE GATE: 47 INCLUDING 2 ACCESSIBLE PARKING SPACES
	PARKING COUNT OUTSIDE GATE: 8 INCLUDING 1 ACCESSIBLE PARKING SPACES
	TOTAL: 55 PARKING SPACES
	JOAQUIN AVENUE: 5 SPACES
BIKE PARKING COMPLIES WITH GREEN TRIP CERTIFICATION REQUIREMENTS	INSIDE - 50 BIKE PARKING SPACES OUTSIDE - 18 BIKE PARKING SPACES
UNITS/ACRE	34.64 /ACRE

BUILDING AREA			
	TOTAL BUILDING AREA	UNIT AREA	UNIT COUNT
1ST FLOOR			
INTERIOR	19930	12740	13
2ND FLOOR			
INTERIOR	19930	16080	16
3RD FLOOR			
INTERIOR	19930	16080	16
TOTAL	59790	44900	45

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PROJECT AMENITIES

- Sustainability features include EV charging, solar energy for electric and hot water, green roof landscaping
- Bicycle locker room
- Individual balconies, turf court, children's play area
- Community room and rooftop patio garden
- Contemporary architectural design
- Lit San Leandro internet access
- Proposed services, refrigerated lockers for grocery delivery
- Conditional GreenTRIP Certification

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TRAFFIC ANALYSIS

- City's traffic analysis identifies the project's projected traffic generation would not affect level of service or network conditions
- Proposed project generates less traffic than baseline medical office and other permitted uses (offices, restaurants, retail services, etc.) in the Professional Office (P) Zoning District:
 - Reduction from 849 to 520 weekday trips from baseline
 - 25 vs 84 peak hour trips for baseline medical offices
 - Bancroft = 2.12% daily trip reduction
 - Estudillo = 0.86% daily trip reduction

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TRAFFIC ANALYSIS

- Traffic signal at Estudillo and Bancroft currently operates at LOS C and will remain unchanged with the proposed development
- Right turn exit only onto Estudillo Avenue, directing traffic away from the intersection at Bancroft
- Number of driveways reduced from five to two
- School pick-up and drop-offs are a problem at certain times, but the proposed project was not found to be a contributing factor

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PARKING ANALYSIS

- Parking requirements at 1.2 per unit in between multi-family parking requirements for downtown projects (1 per unit) and other areas (about 2.5 per unit).
- Project requires a Parking Management Plan to actively allocate and optimize all available spaces
- Project is conditioned to be responsive to parking issues should they arise. The City has the authority to require further improvements.
- Project promotes active transportation modes, bicycle lockers, and access to transit. Conditional GreenTRIP certification supports this.

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HOUSING

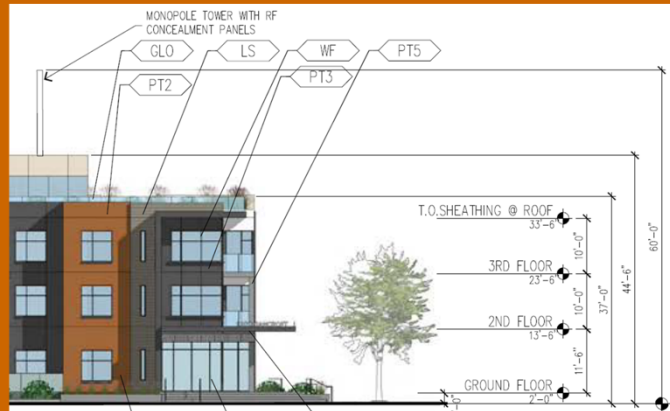
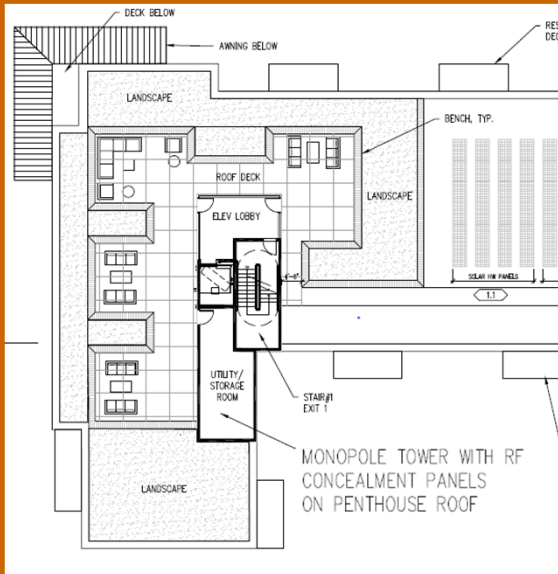
- San Leandro and the Bay Area are in the midst of a critical housing shortage.
- San Leandro is currently in compliance with its State mandated goals for affordable housing, but not for market/above moderate income housing.
- City Inclusionary Housing Ordinance allows alternatives to setting aside 15% of a project as long-term affordable units.

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HOUSING

- Instead of 7 affordable rental housing units, project proposes a mix of 2 low income units, on-site or off-site, and an in lieu fee payment of approx. \$160K for the City's Affordable Housing Trust Fund (AHTF)
 - City commissioned affordable housing nexus study is basis for rental housing in lieu fee and forthcoming Inclusionary Housing Ordinance amendments
- Project meets multiple housing goals for the City
 - Makes progress towards State market rate housing goal
 - Provides needed AHTF replenishment
 - Advances General Plan/Housing Element objectives.

Wireless Telecommunications Facility





Public Outreach

- Notification of business and property owners within 500 feet prior to Planning Commission and City Council hearings
- Site was posted on 11/30/18 and 1/4/19
- CEQA IS-MND circulated on 11/30/18, posted online and available at the Permit Center
- Applicant hosted a neighborhood meeting in the Library on 12/6/18 and on 1/24/19; HOAs notified
- Substantial number of public comments received

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Planning Commission Recommendation

- The Planning Commission considered the proposed project on December 20, 2019
- 18 public speakers, about 35 people in attendance at the hearing
- Motion to approve included a recommendation to prohibit short term rentals and to have the Parking Management Program include a preferred parking plan for existing residents and homeowners
- Planning Commission recommended City Council approval by a 4-2 decision

Why is the project being recommended?

- The project conforms to the General Plan
- The project meets the required findings for approval
- The project qualifies for and meets the Planned Development requirements, provides high quality design and amenities
- The project contributes to the City's housing needs
- Programs and alternatives to accommodate parking are provided
- Parking convenience does not outweigh the project's benefits
- Traffic generation will not contribute to existing conditions
- This revised project addresses prior concerns with neighborhood compatibility, massing and scale

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Recommendation

The Planning Commission and staff recommend City Council approval of the proposed project by making the following actions:

- A. Adopt a Resolution approving the Initial Study – Mitigated Negative Declaration, and Mitigation Monitoring Program; and
- B. Adopt a Resolution approving the Planned Development, PLN18-0046, with wireless communications facility and Site Plan Review, based on the attached Findings of Fact and subject to the recommended Conditions of Approval.
- C. Adopt an Ordinance to Amend the Zoning Map with a Planned Development P(PD) zoning overlay

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