

SAN LEANDRO GENERAL PLAN AND ZONING MAP CORRECTIONS AND CLARIFICATIONS

MARCH 20, 2017

CITY COUNCIL

General Plan & Zoning

General Plan

- ❑ **Long-range Policy**
- ❑ **Land Use Guides Zoning**
- ❑ **Not regulatory**
- ❑ **Not parcel specific**

Zoning

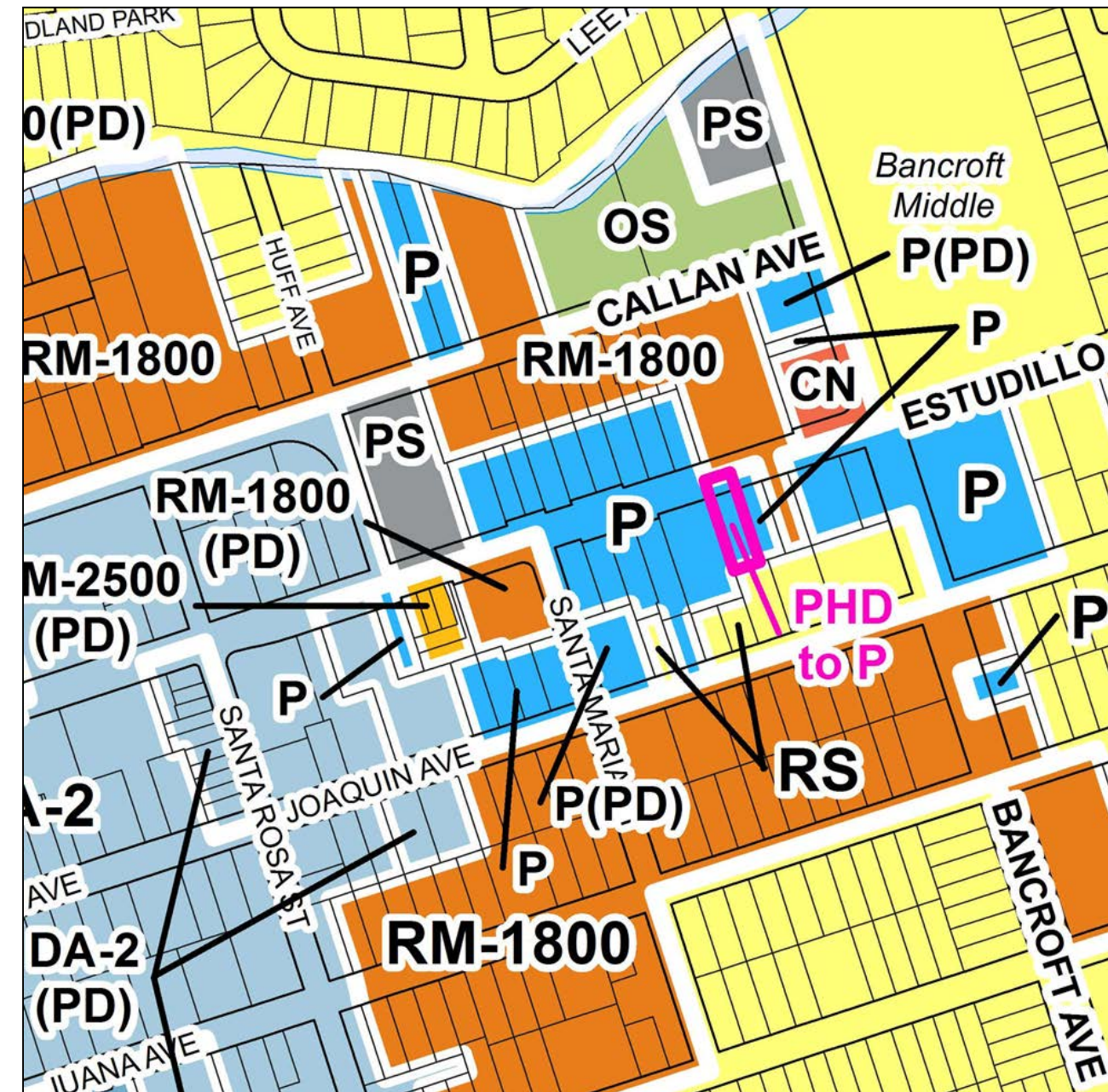
- **Conforms with General Plan Land Use Designations**
- **Implements General Plan Policy**
- **Immediate**
- **Regulatory**
- **Parcel-specific**
- **Multiple zones for each General Plan land use category**

Proposed Corrections and Clarifications

- **In September 2016, the City of San Leandro adopted an updated General Plan, including an updated Land Use Diagram.**
- **Concurrent with General Plan adoption, the City also adopted conforming revisions to the San Leandro Zoning Map.**
- **A few changes were inadvertently omitted from the Land Use Diagram and Zoning Map.**
- **The proposed action will rectify those omissions in three areas.**

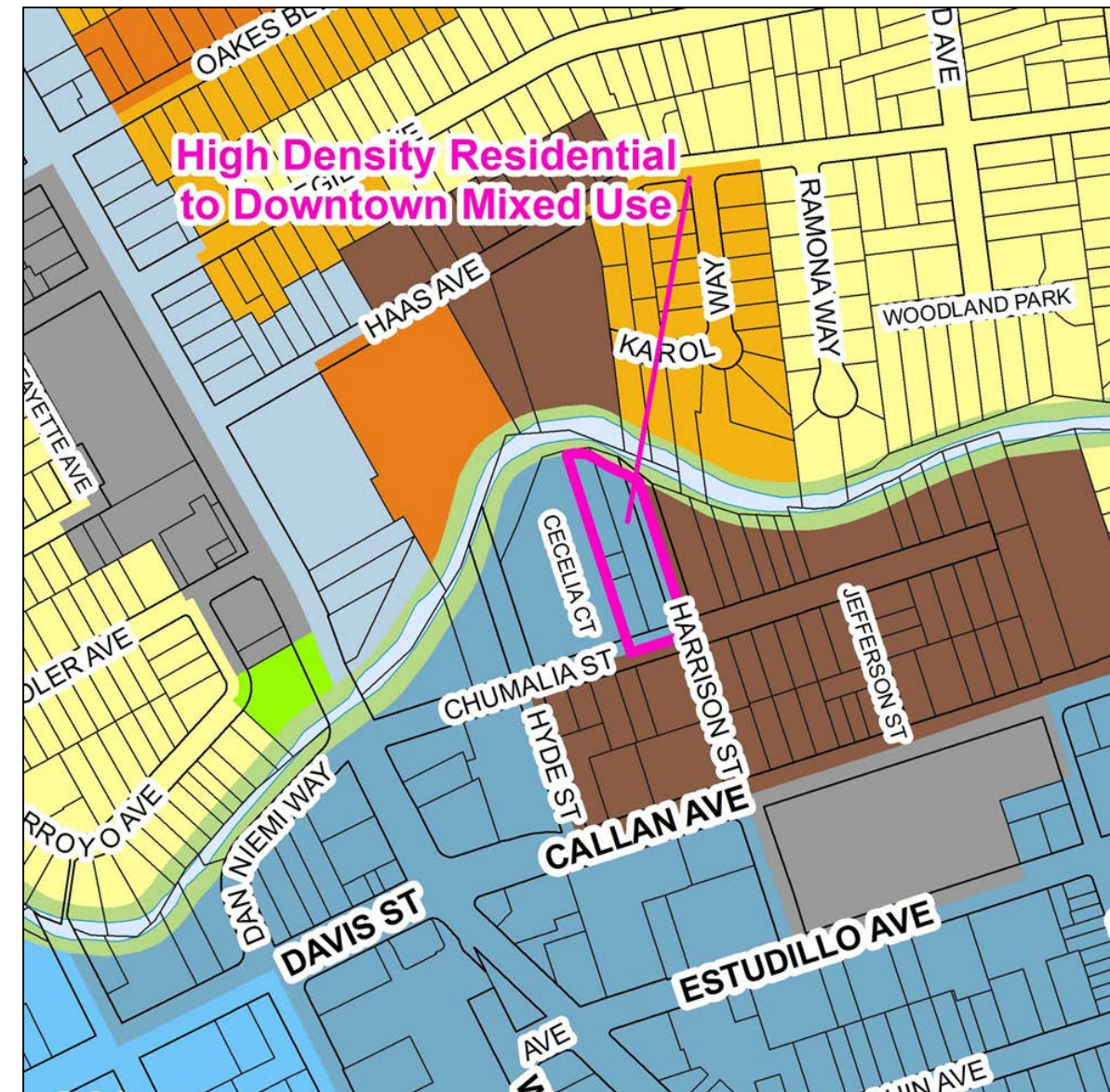
555 Estudillo Avenue

- ❑ Zoning Map correction only. No change to the General Plan is proposed.
- ❑ The parcel was one of the last remaining zoned “PHD” (Professional High Density)
- ❑ The parcel has remained “unzoned” since the Zoning Map took effect on November 3, 2016.
- ❑ The parcel is recommended to be zoned “P” Professional
- ❑ Staff informed the Planning Commission at their August 2016 General Plan hearing that this item would return for consideration at a future meeting.



Northwest Corner of Harrison at Chumalia

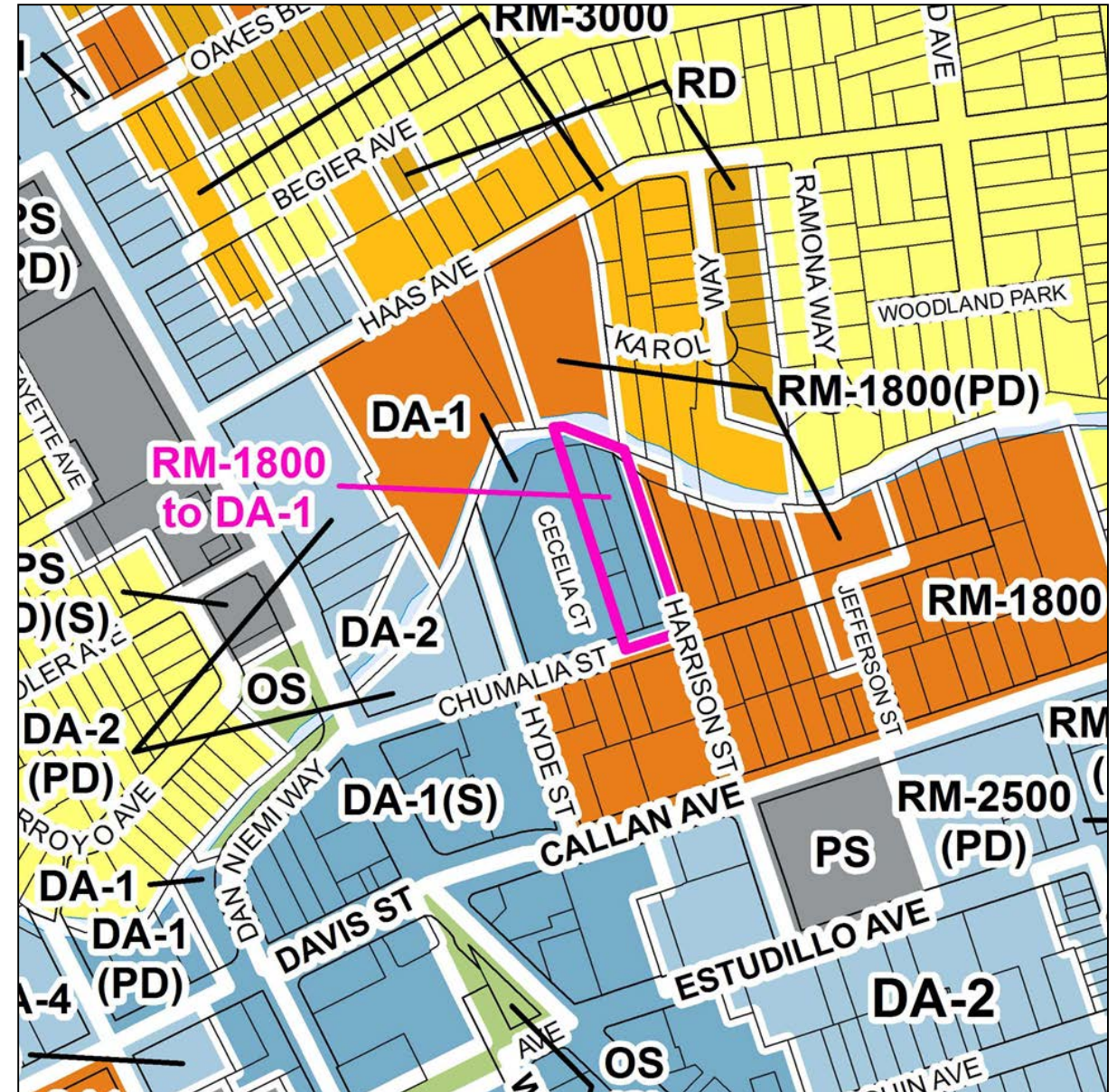
- This correction affects both the **General Plan Map** and the **Zoning Map**.
- The properties are under common ownership and are part of a larger group of parcels which currently contain rental housing.
- The intent of the **General Plan Map** re-designation from **High Density Residential** to **Downtown Mixed Use** is to recognize the long-term opportunity for higher density development.



General Plan Land Use

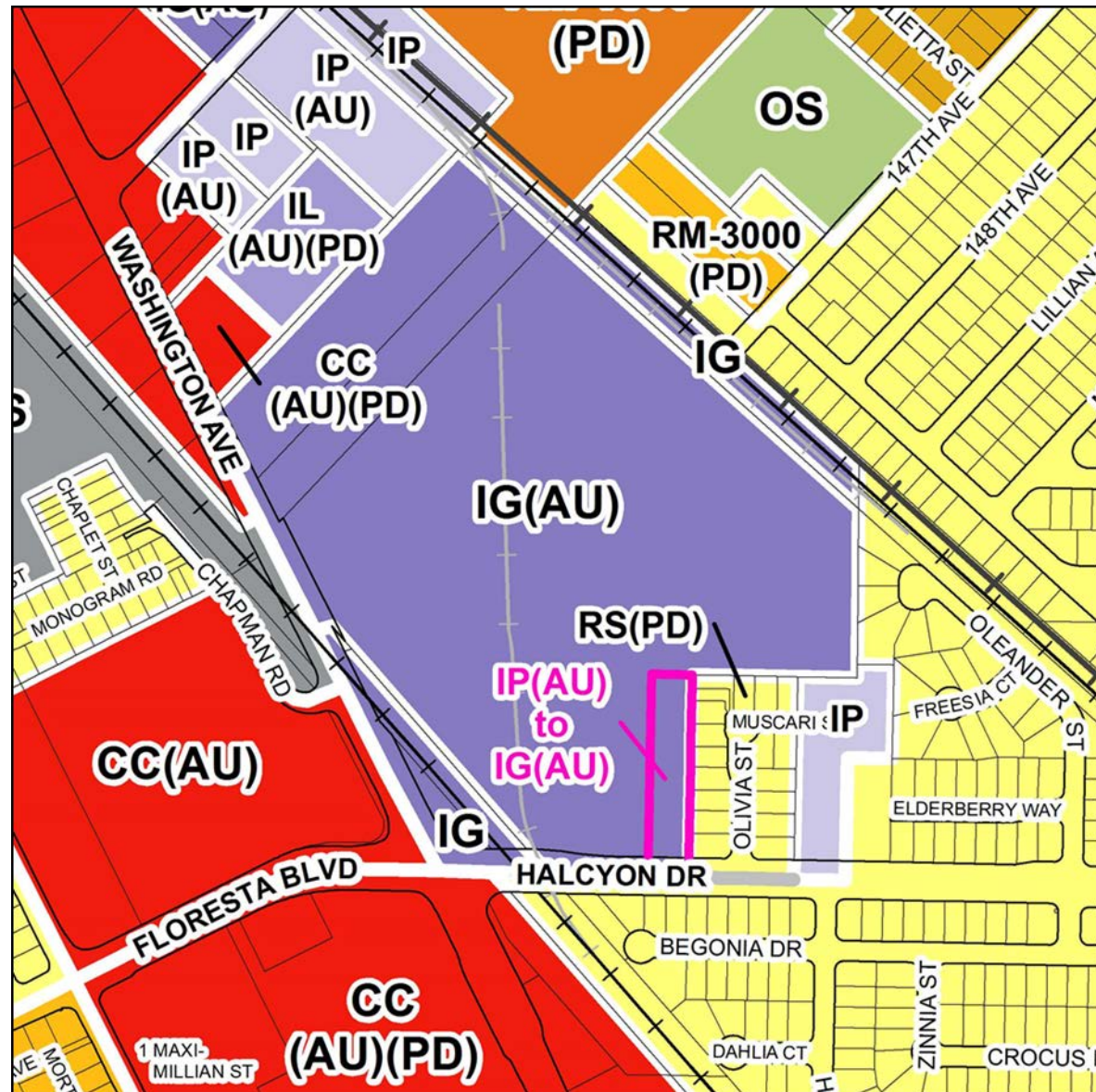
Northwest Corner of Harrison at Chumalia

- The intent of the Zoning Code update from RM-1800 to DA-1 is to match the zoning of the group of parcels that currently contain rental housing and to recognize the long-term opportunity for higher density and mixed use development.



Zoning Designation

100 Halcyon Drive



Zoning Designation

- **Two parcels affected, both under common ownership.**
- **Split designation of Light Industrial zoning on a small portion of the Industrial, General property**
- **Correction achieves a single zoning designation for this site**
- **Necessary for land use consistency**

Staff Recommendation

- ▣ **Proposed map changes are corrections and clarifications, rather than substantive amendments.**
- ▣ **The proposed amendments are exempt from environmental review under Section 15061(b)(3). The categorical exemption in Section 15305 for minor alterations in land use limitations also applies.**
- ▣ **Staff recommends City Council approve adoption of the proposed General Plan Map and Zoning Map corrections and clarifications.***

**On February 16th, Planning Commission unanimously recommended City Council approve the proposed GP and Zoning Map corrections/clarifications*