



SAN LEANDRO
BAY FAIR

TOD

SPECIFIC PLAN

ZONING AMENDMENTS

City Council | February 1, 2021

Bay Fair TOD Planning Process



San Leandro
General Plan

2016



Bay Fair
Specific Plan
+ EIR

2018



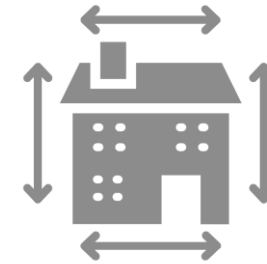
General Plan,
Specific Plan
Amendments

2020



Zoning
Amendments
2nd Reading

2021



Development
Applications



Construction

↑
we are here

Specific Plan Public Outreach



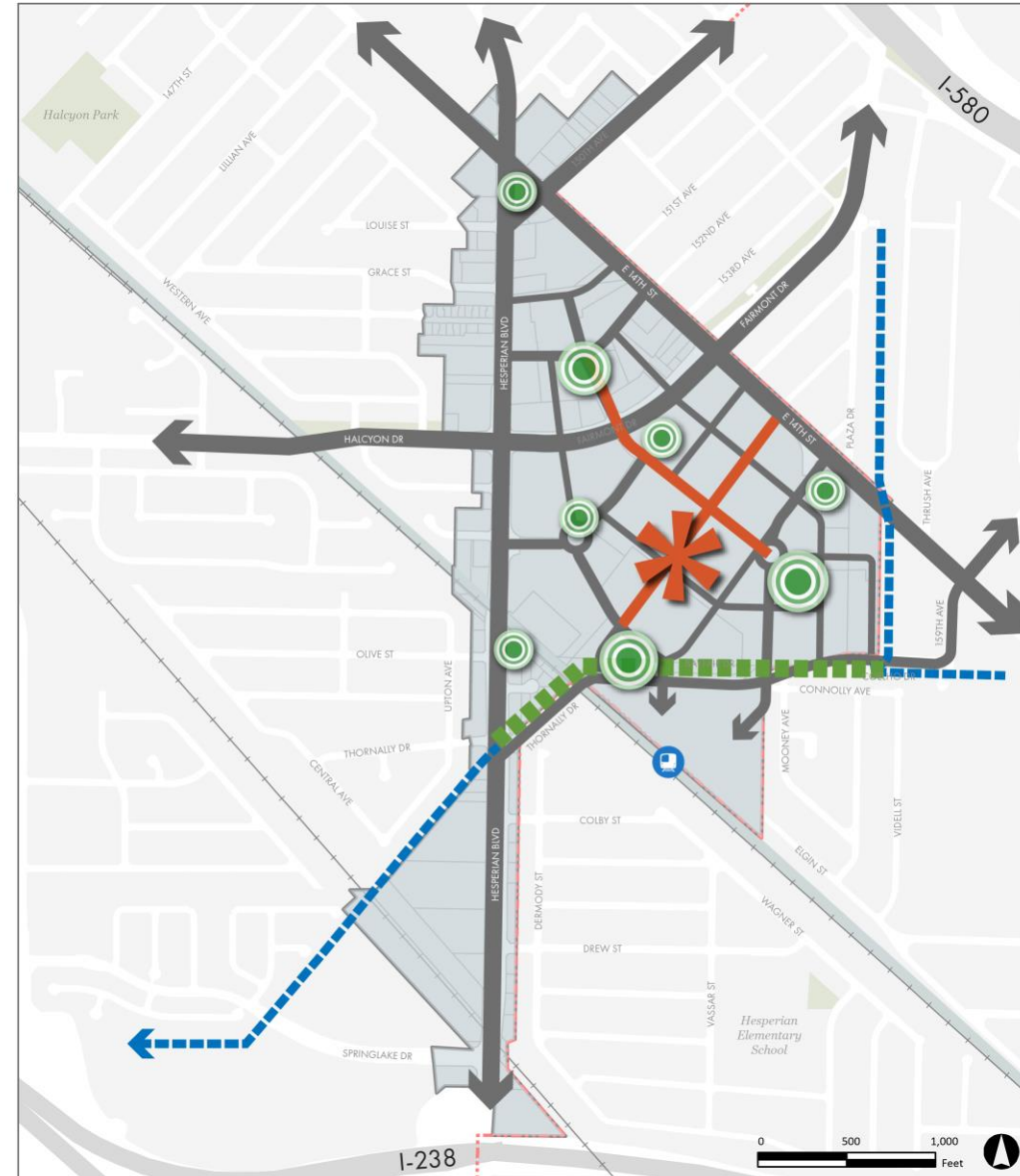
- 5 City Council public meetings
- 4 Planning Commission public meetings
- 4 CAC meetings (21 members)
- 4 TAC meetings (10 members)
- Presentations to City Boards/Commissions & community organizations
- Roundtable with developers and realtors
- 2 community workshops
- 2 pop-up workshops (BART, Bayfair Mall)
- Email updates to over 450 interested parties
- Project website
- Print, online, and social media
- Ongoing notification of property owners near Plan Area



Specific Plan Framework



- 1 Improve mobility for all modes
- 2 Strengthen new connections to BART
- 3 Create a grid of smaller blocks
- 4 Create special, memorable public spaces
- 5 Enable a range of development scenarios



Project Timeline



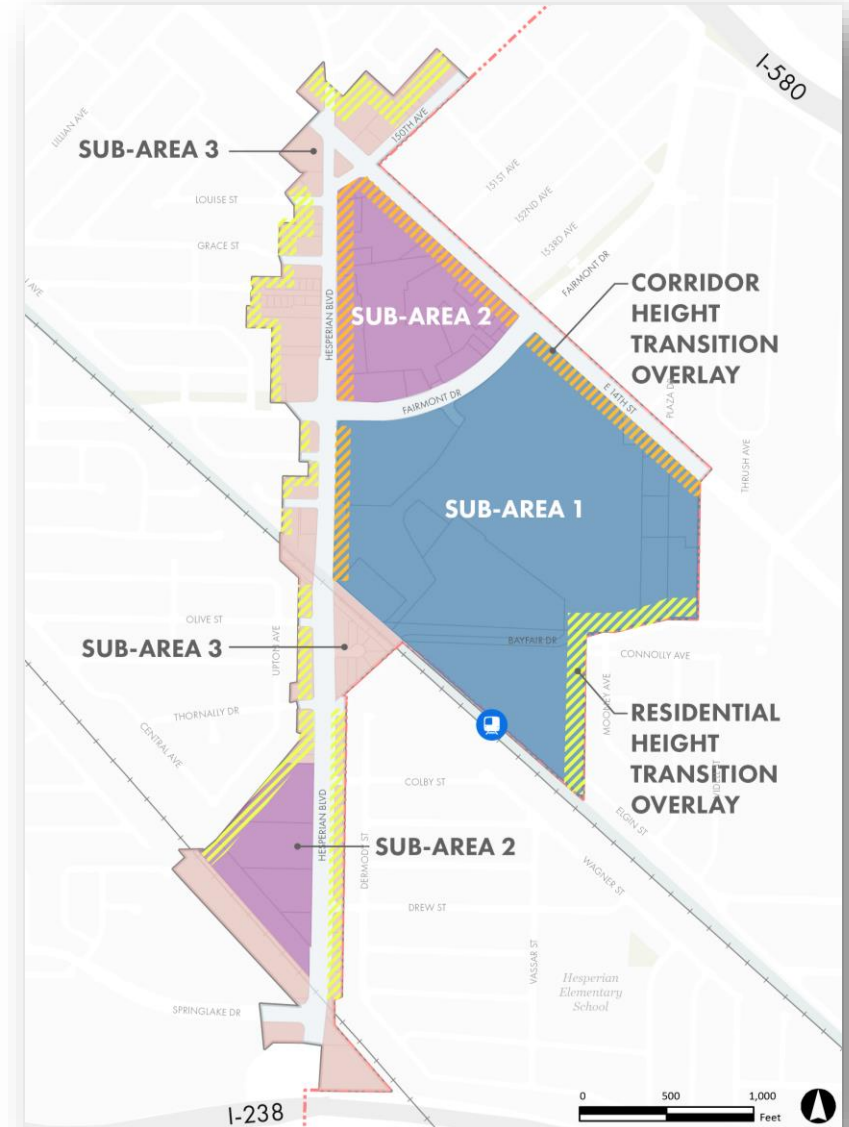
City Council Meeting #1	October 21, 2019
Community Meeting #1	November 20, 2019
Drafting of Amendments	Winter/Spring 2020
Planning Commission Study Session	July 2, 2020
Bay Fair Zoning Public Draft	August 2020
Community Meeting #2	September 1, 2020
PC review and recommendation	November 5, 2020
CC Review and Adoption (1st Reading)	December 7, 2020
2nd Reading of Ordinance	February 1, 2020

← **we are here**

Proposed B-TOD Zoning



- Implements the Bay Fair TOD Specific Plan
- Allows wide-ranging mix of uses
- Density minimums and parking maximums
- New publicly accessible open space requirement
- Objective development standards to prepare for streamlined applications and protect community vision:
 - Building setbacks
 - Lot coverage
 - Building length, massing, and articulation
 - Frontage improvements
 - Façade transparency and design
 - Pedestrian entrances
 - Ground-floor specifications



Existing Mobile Home Park Protections



- Mobile Home Park Conversion Process (Zoning Chapter 5.28, Effective since 2001)
 - Council reviews all requests through public process
 - Requires relocation plan
 - Council must make findings to approve conversion, including that “there exists land zoned for replacement housing or adequate space in other mobile home parks for the residents who will be displaced”
- Mobile Home Space Rent Stabilization Ordinance (Effective July 2019)
 - Caps annual mobile home space rent increases
- Legal Aid Assistance for Renters (Effective July 1, 2020)
 - Council approved funding for nonprofit Centro Legal de la Raza establishing this new annual and free service
- AB 2782 (Effective January 1, 2021)
 - Requires increased noticing, replacement & relocation plan, and compensation to displaced residents
 - Requires cities to make finding that the mobile home park closure or conversion will not result in a shortage of affordable housing within the local jurisdiction
- *Note: On December 7, 2020, City Council directed staff to return to Rules Committee soon to review proposed and enhanced anti-displacement protections for mobile home park residents city-wide*

Conclusion & Next Steps

- Proposed Amendments are:
 - Key and first implementation step for Bay Fair TOD Specific Plan
 - Based on community/publicly driven goals
 - Necessary for consistency and alignment between General Plan, Specific Plan, and Zoning
 - Helping City address recent changes in State law
- Next Steps:
 - Citywide mobile home anti-displacement policy review
 - Stakeholder roundtables
 - Infrastructure financing options
 - Grant opportunities
 - CIP projects



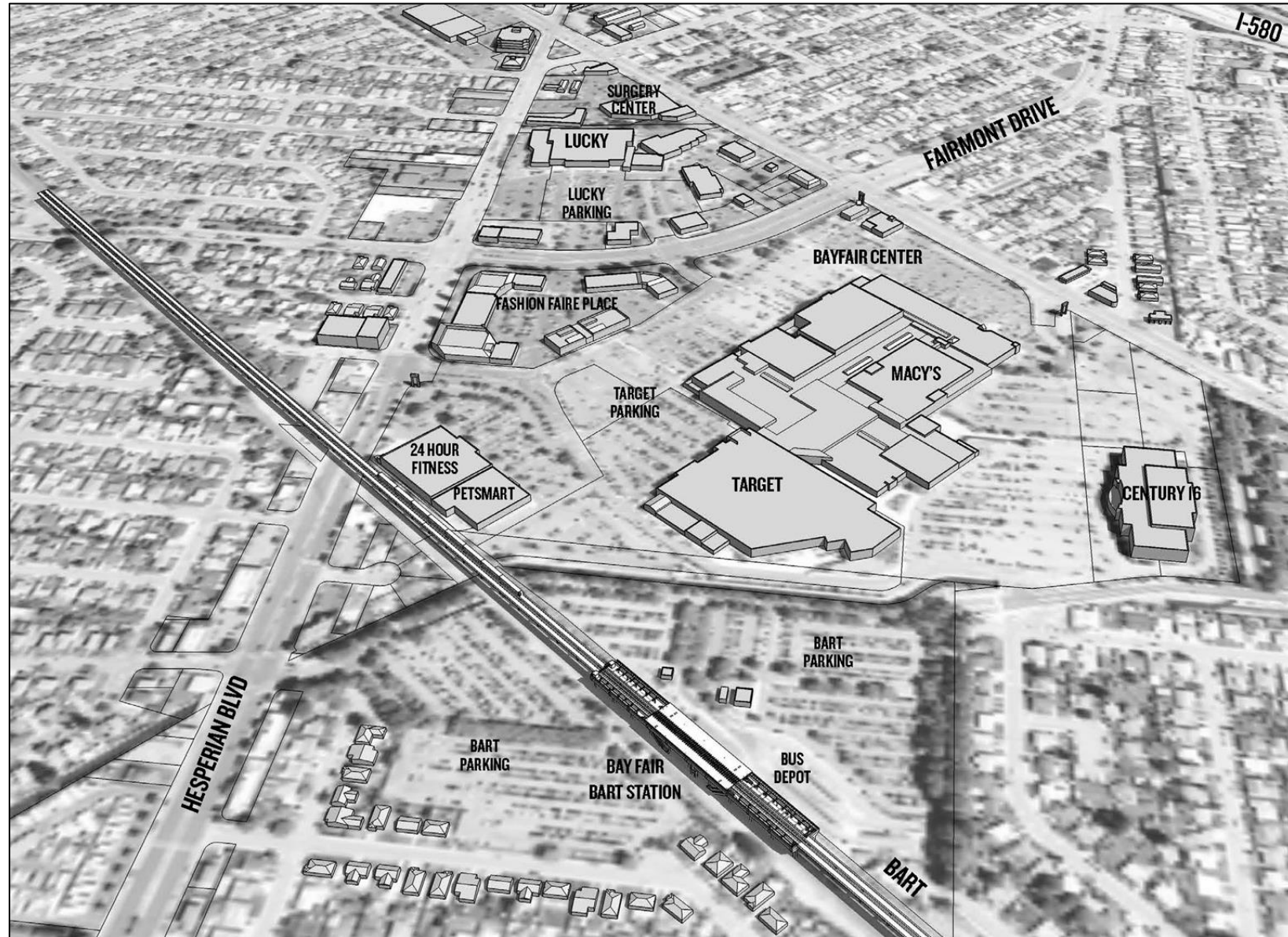
Recommendation



- On December 7, 2020, the City Council adopted Resolution 2020-149:
 - Amending the Bay Fair TOD Specific Plan;
 - General Plan 2035 Text and Land Use Map; and
 - Adopting the Addendum to the Certified Bay Fair TOD Specific Plan EIR

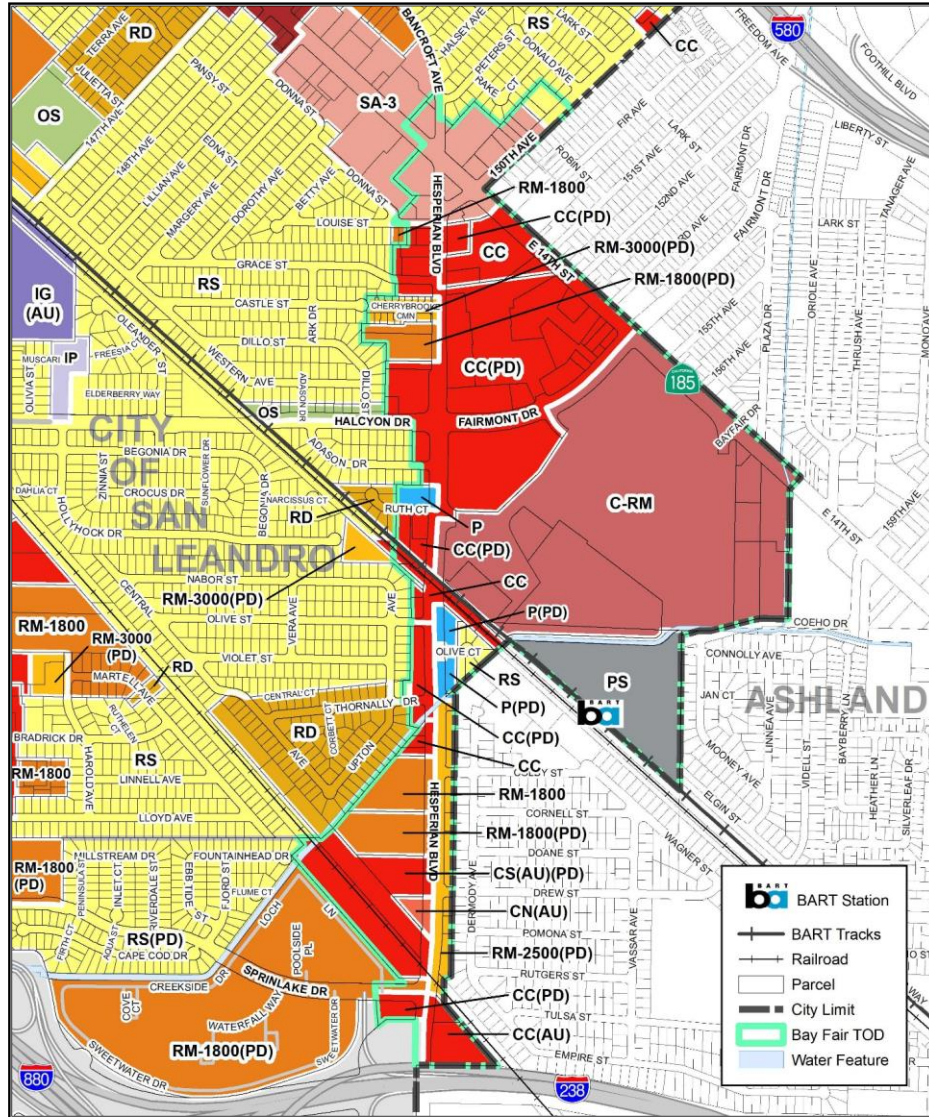
- Staff recommends that the City Council approve the second reading of the Ordinance to adopt:
 - San Leandro Zoning Code Chapter 2.10 (B-TOD District) and related Zoning Code Amendments;
 - Zoning Map Amendments; and
 - Related Municipal Code Amendments.

Bay Fair TOD Plan Area

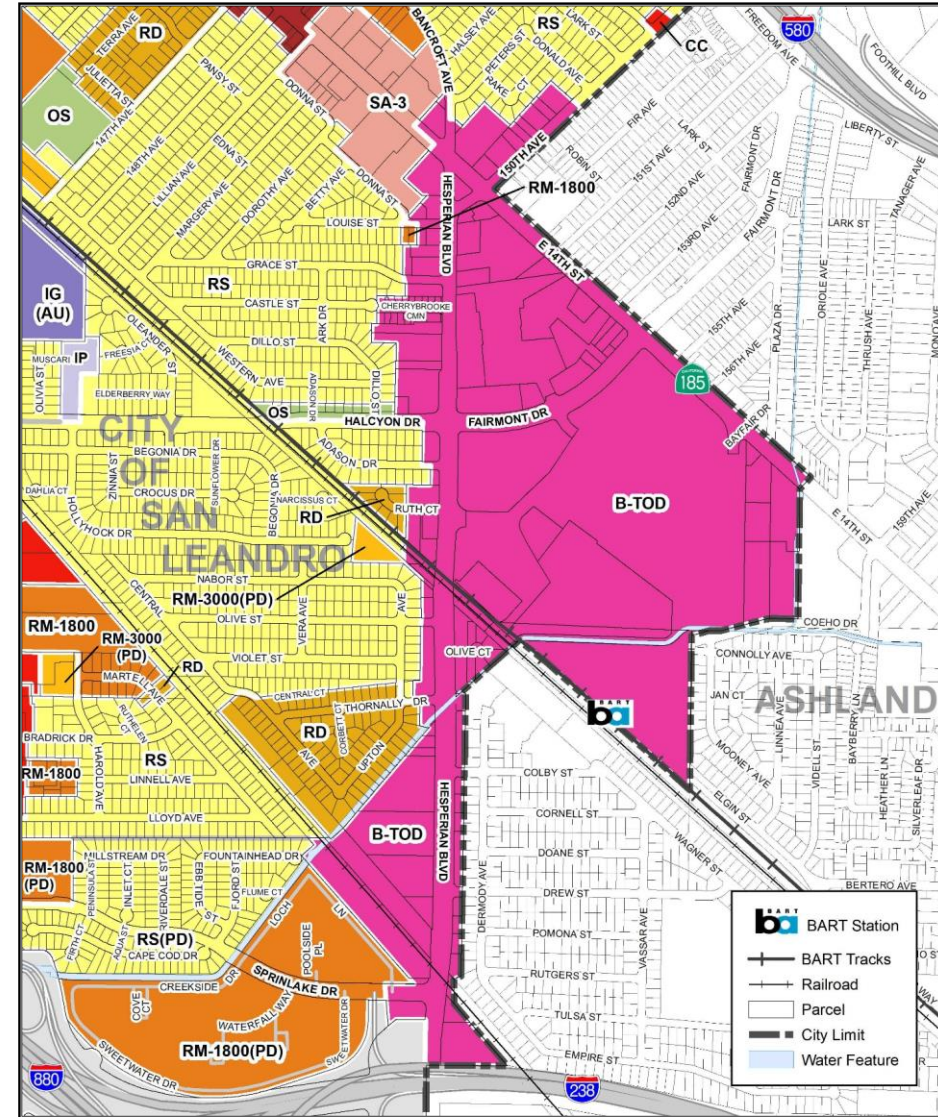


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. City of San Leandro GIS data.

Zoning Map Changes



EXISTING



PROPOSED