



SAN LEANDRO GENERAL PLAN UPDATE PUBLIC HEARING ON PLAN AND FEIR

September 19, 2016

SAN LEANDRO CITY COUNCIL

Overview

- **Fair Political Practices Commission/Segmented Voting**
- **Overview of 2035 General Plan Process & Changes**
- **Public Hearing to Certify General Plan EIR**
- **Public Hearing to Adopt 2035 General Plan**
 - ▣ Includes segmented voting
- **Public Hearing on Zoning Update 2016**

City Council Goals

- **Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation**
- **Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride.**

Fair Political Practices Commission (FPPC)

Rules and Regulations

Basic Rule

- **Public officials have a disqualifying conflict of interest under the Political Reform Act of 1974 when a decision has a:**
 - Reasonably foreseeable
 - Material financial effect
 - Economic interest
 - Different from the public generally

FPPC Rules and Regulations

Economic Interests

- ❑ **Business investments of \$2,000 or more**
- ❑ **Business management positions in for-profit entities**
- ❑ **Real property interests of \$2,000 or more**
- ❑ **Sources of income of \$500 or more**
- ❑ **Sources of gifts of \$460 or more**
- ❑ **Personal financial effects or finances**

General Plan vs Zoning

General Plan

- ❑ Long-range (20 years)
- ❑ Policy-oriented – i.e.,
“Provide new housing opportunities near BART”
- ❑ Not regulatory
- ❑ Not parcel specific

Zoning

- Immediate
- Regulatory
- Parcel-specific
- Multiple zones for each General Plan category
- Rezoning may accompany General Plan adoption to begin the process of long-term change

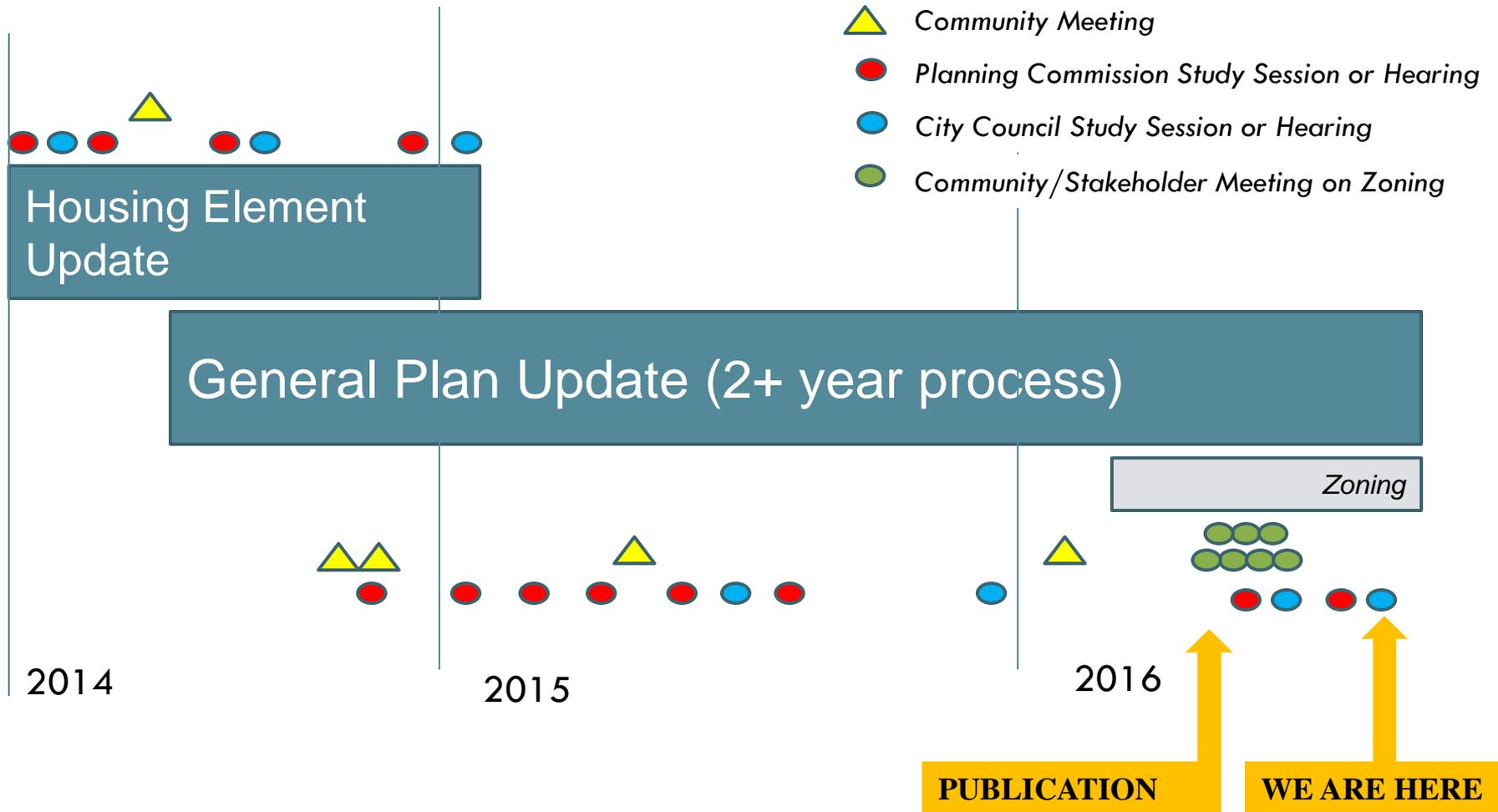
General Plan Background

- **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



Plan Highlights

- **Updated growth forecasts—to 2035**
- **New Economic Development Element**
- **Recent plans incorporated**
- **Greater focus on:**
 - ▣ Sustainability, climate change, and health
 - ▣ Pedestrian and bicycle friendly streets (“complete streets”)
 - ▣ Opportunities created by technology (e.g., Lit San Leandro)
 - ▣ Transformation of the workplace
- **Land Use Map changes**
 - ▣ Industrial Transition areas
 - ▣ Bay Fair TOD
 - ▣ Focused development around BART and along East 14th Street

General Plan/EIR Review

- **Full General Plan and EIR released on June 1, 2016**
 - ▣ Plan and EIR posted on web and submitted to various state and regional commenting agencies; further noticing by City via e-mail list
- **Concurrent release of proposed zoning changes**
- **EIR comment period, June 1-July 15 (45 days)**
- **Community engagement**
 - ▣ Study sessions on June 16 (Commission), July 5 and July 25 (Council)
 - ▣ Public meetings and presentations to discuss zoning
 - ▣ Changes to zoning to incorporate public input
- **Final EIR and General Plan Addendum published on August 19**
- **Planning Commission hearing and recommendation on August 25**

General Plan Addendum

- **Comments made at Planning Commission study session (6/16), and City Council study sessions (7/5 and 7/25)**
 - ▣ Planning Commissioner comments
 - ▣ City Council comments
 - ▣ Public comments on Plan
 - ▣ Public comments on EIR and Zoning
- **Written comments received from Bike East Bay, Erin Oubourg, Public Health Advocates, Westlake Properties, Board of Forestry, Bruce Guntrum**
- **Addendum revised based on Planning Commission and public feedback on August 25**

Addendum Highlights

- **“Smart City” principles highlighted as major Plan theme and integrated throughout document**
 - ▣ New implementation measure to prepare a “Smart City Action Plan”
- **Update of plans for northern East 14th, Bancroft, MacArthur noted as very high priority**
- **Transportation Element edits place stronger emphasis on bicycle safety and bicycle/pedestrian mobility**
- **Impacts of Metroplex air traffic system noted**
- **Historic preservation policies edited/ clarified**
- **MMRP added as Appendix**
- **Changes made after 8/25 address traffic calming, UPRR crossing, coordination of creek improvements, impacts of technology changes on Plan policies**



2035 GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT

City Council

September 19, 2016

CEQA Overview

The California Environmental Quality Act (CEQA) is California's primary environmental protection law.

CEQA requires that public agencies disclose potential environmental impacts that could have physical effect on the environment as follows:

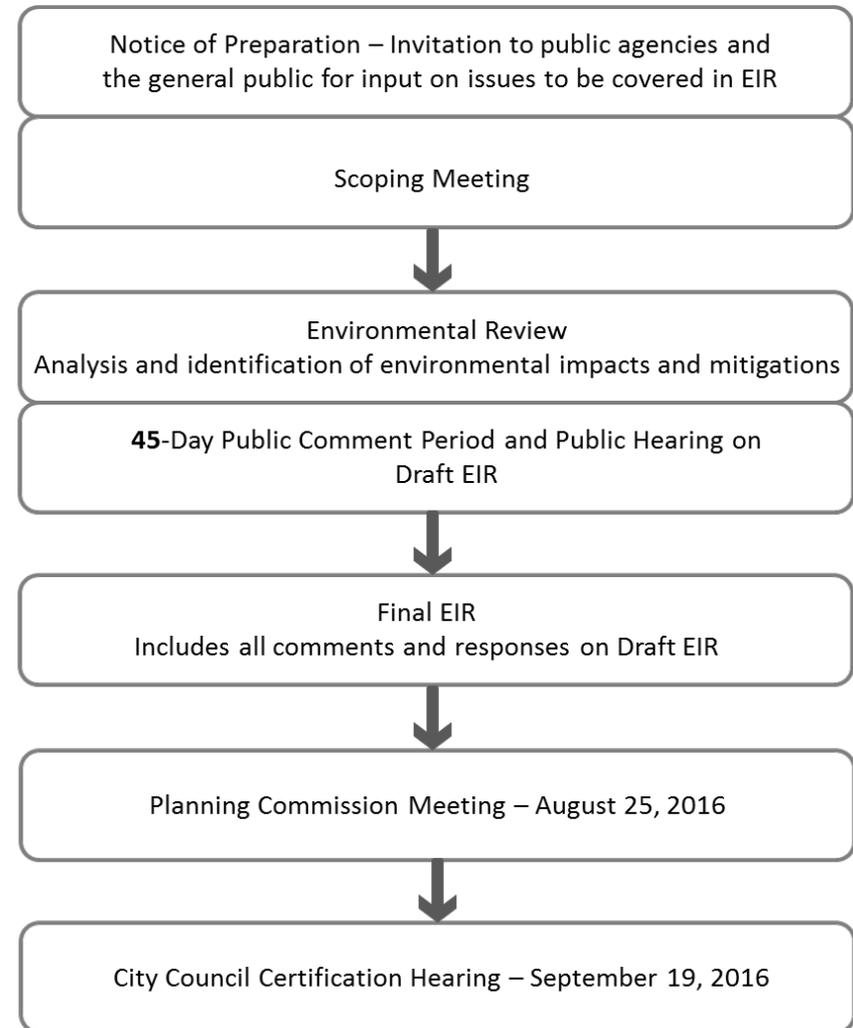
- * Effects found not to be significant**
- * Significant impacts**
- * Ways to mitigate or avoid significant impacts**
- * Significant effects that cannot be mitigated**
- * Alternatives**

Note: CEQA does not dictate project approval or denial. The EIR does not set policy or regulate land use.

EIR Process

This chart shows the EIR process and highlights opportunities for public input on the Draft EIR.

The 45-day public comment period went from June 1 to July 15, 2016.



Impact Conclusions

Less than Significant:

- * Aesthetics
- * Air Quality (re: industrial pollutants) *
- * Biological Resources
- * Cultural Resources
- * Geology, Soils, and Seismicity
- * Hazards and Hazardous Materials

* **less than significant after mitigation**

Impact Conclusions

Less than Significant, continued:

- * Hydrology and Water Quality
- * Land Use and Planning
- * Noise (re: temporary construction noise) *
- * Population and Housing
- * Public Services and Recreation (including school capacity)
- * Utilities and Service Systems (including water supply)

* **less than significant after mitigation**

Impact Conclusions

Significant and Unavoidable:

- * Air Quality
- * Greenhouse Gas Emissions
- * Noise
- * Transportation & Traffic

Note: These impacts result from the combination of development and traffic in San Leandro and in the larger region and are not attributable to the General Plan alone.

Final EIR Contents

- * **Chapter 1: Introduction**
- * **Chapter 2: Executive Summary**
 - * Contains an updated table summarizing impacts and mitigation measures
- * **Chapter 3: Revisions to the Draft EIR**
 - * None of the revisions constitutes significant new information. Therefore, the Draft EIR does not need to be recirculated.
- * **Chapter 4: List of Commenters**
- * **Chapter 5: Responses to Comments**

Response to Comments

City received comments from 5 agencies and 4 members of the public.

Chapter 5 of the Final EIR includes reproductions of comments alongside responses to each comment.

Several letters were received that addressed the Zoning Code amendments. These did not address CEQA issues and no response was required in the Final EIR.

Mitigation Monitoring and Reporting Program *

□ **Air quality measures**

- Technical assessments required for future development near air pollution sources and future development with the potential to generate air pollution

□ **Greenhouse gas measures**

□ **Noise measures**

- Standard conditions of approval for construction

□ **Transportation and traffic measures**

- Ongoing monitoring of intersection performance
- Specific future physical improvements to be implemented as needed over the next 20 years

* Included as appendix to 2035 General Plan

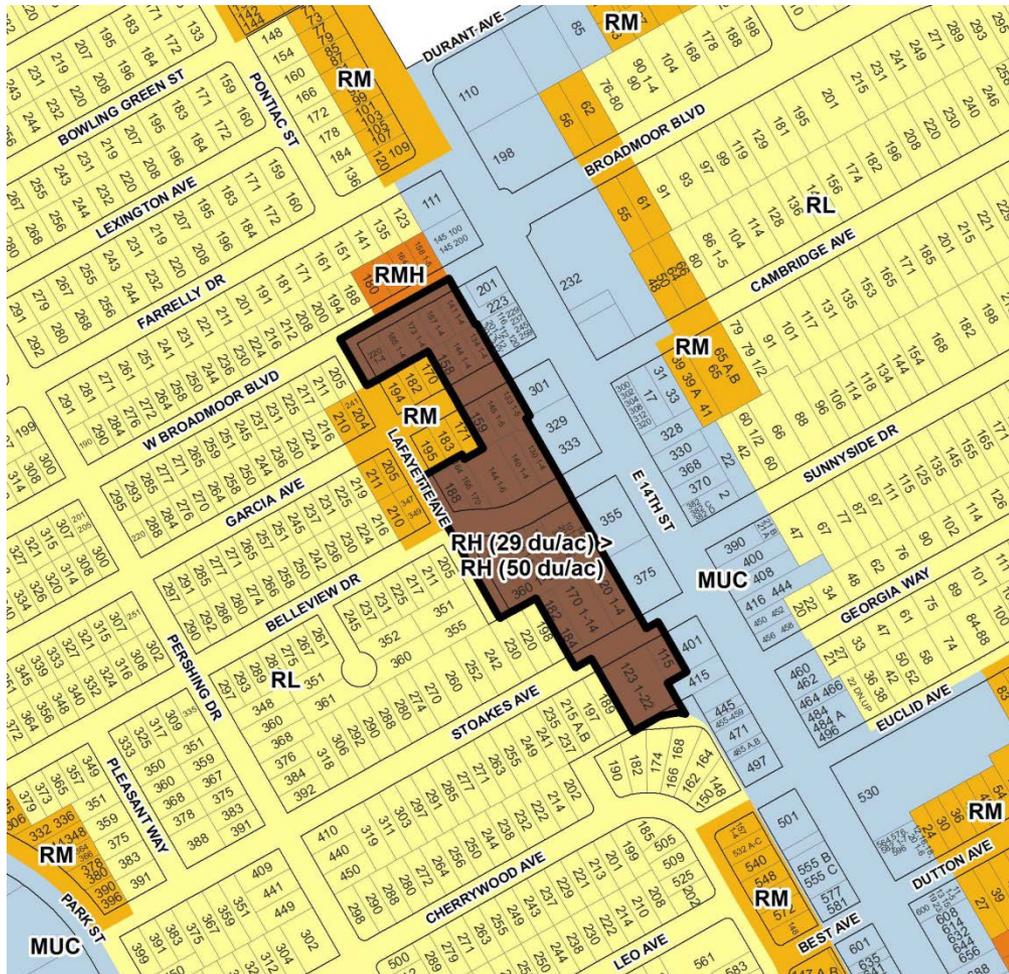
CEQA EIR Next Steps

- **On August 25, the Planning Commission unanimously recommended that the City Council certify the EIR for the 2035 General Plan and related Zoning changes**
- **Staff recommends that the City Council certify the 2035 General Plan EIR**

2035 General Plan Adoption

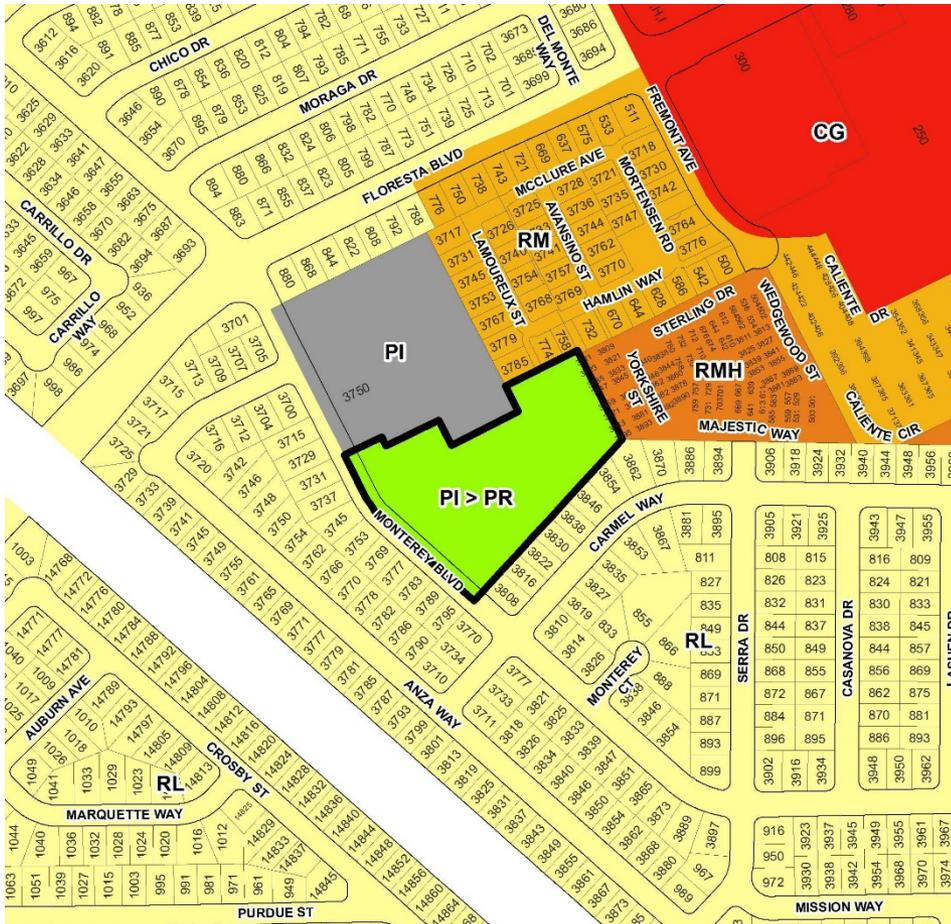
- **Staff recommends City Council adoption of the 2035 General Plan**
 - ▣ Planning Commission unanimously recommended adoption on Aug 25th
- **Two segmented votes will be required for the General Plan Land Use Diagram, plus a third segment for all other areas of the Map and the Plan document.**
- **The Map changes affect the General Plan only---they do not change the zoning**

General Plan Resolution Segment 1



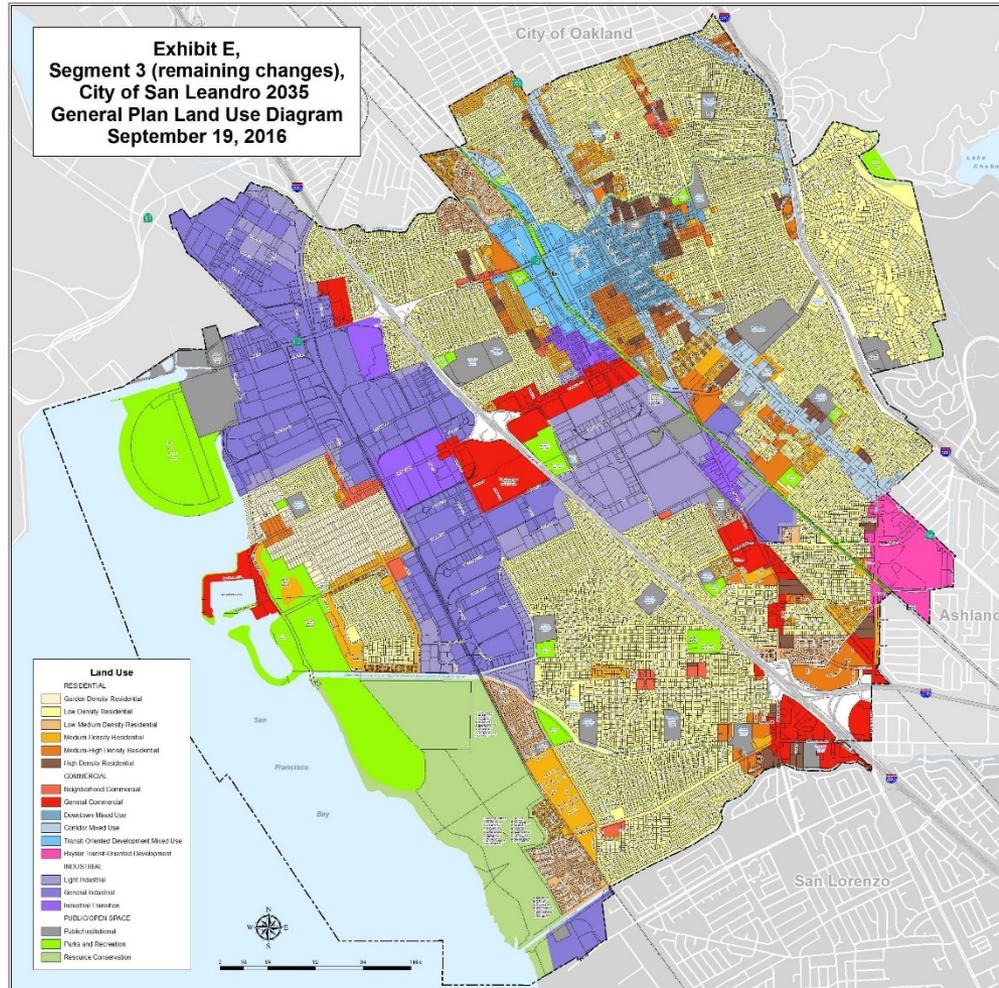
- From “High Density Residential” (up to 29 units per acre) to High Density Residential (up to 50 units per acre)
- Area is currently developed with numerous apartment buildings, most exceeding 30 units per acre
- Designation reflects existing use; no change expected

General Plan Resolution Segment 2



- Applies a “Parks and Recreation” designation to Floresta Park, at south end of Monroe School campus
- Prior designation was “Public/Institutional”—the new designation is a closer match to actual use and acknowledges an important neighborhood open space

General Plan Resolution Segment 3



- Covers remainder of Land Use Diagram/Map
- Also includes text of the General Plan, including General Plan Addendum
- All Council members may vote



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