

**CONSIDERATION OF AN ORDINANCE
AMENDING SECTIONS 5.08.136 AND 5.12.132
OF THE SAN LEANDRO ZONING CODE TO
EXTEND ENTITLEMENTS FOR QUALIFIED
HOUSING PROJECTS TWO YEARS**

Zoning Code Amendment

BACKGROUND

- Ongoing economic impacts caused by the COVID-19 Pandemic have made it difficult for projects to begin construction.
- The City is working to develop new housing and meet its housing goals – including our General Plan Housing Element update currently underway.
- Planning entitlements typically receive a two-year validity timeframe to obtain building permits and begin construction.
- Allowing entitlements for recently approved housing projects to expire could result in residential units not being constructed, negatively impact San Leandro's efforts to combat the ongoing housing crisis.

PROPOSED TWO-YEAR TIME EXTENSION

- Provides an automatic two-year extension to Conditional Use Permits and Site Plan Review entitlements for residential projects issued between January 1, 2019 and June 30, 2022.
- Would apply to all single-family, multi-family, and mixed-use residential projects approved during this time frame.
- The extension is in addition to other discretionary extensions currently available under other sections of the Zoning Code.

QUALIFIED RESIDENTIAL PROJECTS

- The City has identified ± 9 entitlements that could qualify - some are currently in building plan check or already under construction.
- Another 8 identified residential projects already have extended timeframes beyond two years. These projects have already been granted an extended entitlement period under State law, via a Development Agreement or are Planned Developments.

PLANNING COMMISSION DECISION

The Planning Commission adopted Resolution 2022-006 by a 5-0 decision, recommending the City Council amend the Zoning Code to automatically extend residential project entitlements issued after January 1, 2019 for two (2) years.

RECOMMENDATION

The Planning Commission and Staff recommend the City Council adopt an Ordinance amending the Zoning Code to automatically extend residential project entitlements issued after January 1, 2019 for two (2) years.

Automatic Extension. Any use permit or variance for a single-family residential, multifamily residential, or mixed-use residential project granted between January 1, 2019 and June 30, 2022, including any such use permit or variance that has lapsed, shall be automatically extended by two (2) years. The extension provided by this subsection (F) shall be in addition to any other extension granted pursuant to any section of the San Leandro Zoning Code or applicable California law, and shall not limit the ability of an applicant to apply for and receive such additional extensions under the Zoning Code.”

Automatic Extension. Any site plan review for a single-family residential, multi-family residential, or mixed-use residential project granted between January 1, 2019 and June 30, 2022, including any such site plan review that has lapsed, shall be automatically extended by two (2) years. The extension provided by this Subsection (D) shall be in addition to any other extension granted pursuant to any section of the San Leandro Zoning Code or applicable California law and shall not limit the ability of an applicant to apply for and receive such additional extensions under the Zoning Code.”