

# SAN LEANDRO 2016 ZONING CODE AMENDMENTS

September 19, 2016

**SAN LEANDRO CITY COUNCIL**

# Zoning Update 2016 – Purpose

## **Consistency**

The General Plan and Zoning Code are required to be consistent with one another

## **Clarity**

An opportunity to clean-up and better explain our existing code provisions

## **Community Feedback**

Reflect community feedback received through public outreach

# Prior Public Outreach

- **Downtown Association, May 27**
- **Industrial property owners, June 8**
- **Downtown area property owners, June 14**
- **San Leandro Improvement Association (SLIA), June 15**
- **San Leandro Chamber of Commerce, June 16**
- **Planning Commission work session, June 16**
- **Estudillo Estates Neighborhood Association, June 21**
- **City Council work session, July 25**
  
- **Letters were mailed to affected and adjacent property owners on May 23**
- **Webpage created for Zoning Code Update 2016**
- **Information Boards and handouts displayed at the Library and City Hall**
- **Press release issued on June 8; published in San Leandro Times on June 9**

# 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**

# Implementing the Zoning Code

**Uses in the Zoning Code have three levels of approvals:**

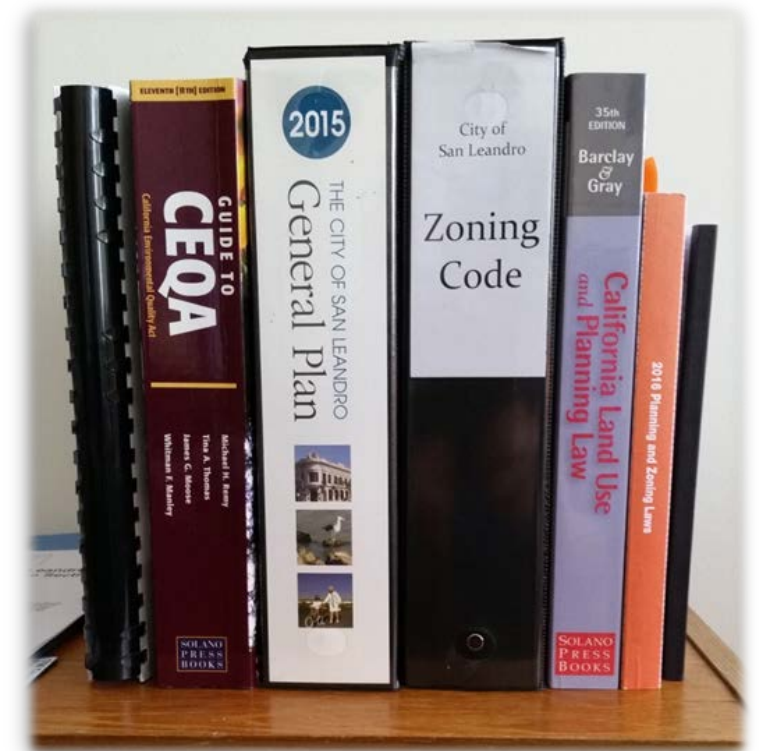
**Conditional Use Permit (UP)** – approval by Board of Zoning Adjustments (BZA) at a public hearing with surrounding properties notified within a 500 foot radius

**Administrative Review (AR)** – approval by Zoning Enforcement Official (ZEO) with adjacent properties notified (proposals can also be referred to BZA)

**Permitted (P)** – permitted by right

# Overview of Zoning Code Updates

- **Article 3, Definitions**
- **Article 6, Commercial & Professional Districts**
- **Article 7, Industrial Districts**
- **Article 16, Development Regulations**
- **Article 18, Sign Regulations**
- **Article 25, Site Plan Review**





# Proposed Changes to Article 3, Definitions:

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## Minor changes to definitions proposed:

- **Health and Fitness Centers:** Deleted reference to Health and Fitness Centers that serve alcoholic beverages as being defined as Commercial Recreation.
- **Industry, General:** Removes stonework and concrete products manufacture (batch plants) due to impacts and pollution control regulations.

# Proposed Changes to Article 6:

- **Eliminate the DA-5 Zoning District and identify as DA-6**
  - ▣ DA-5 only applies to two parcels
- **Eliminate the Professional/High Density District (PHD)**
  - ▣ Staff will bring forward a proposal to rezone the sole remaining PHD parcel at a future Planning Commission and City Council meeting.
- **Professional Office (P) Zoning District to Remain...**
  - ▣ Add Multi-family and Mixed Use Residential as Conditionally Permitted Uses to the Professional Office (P) zoning district

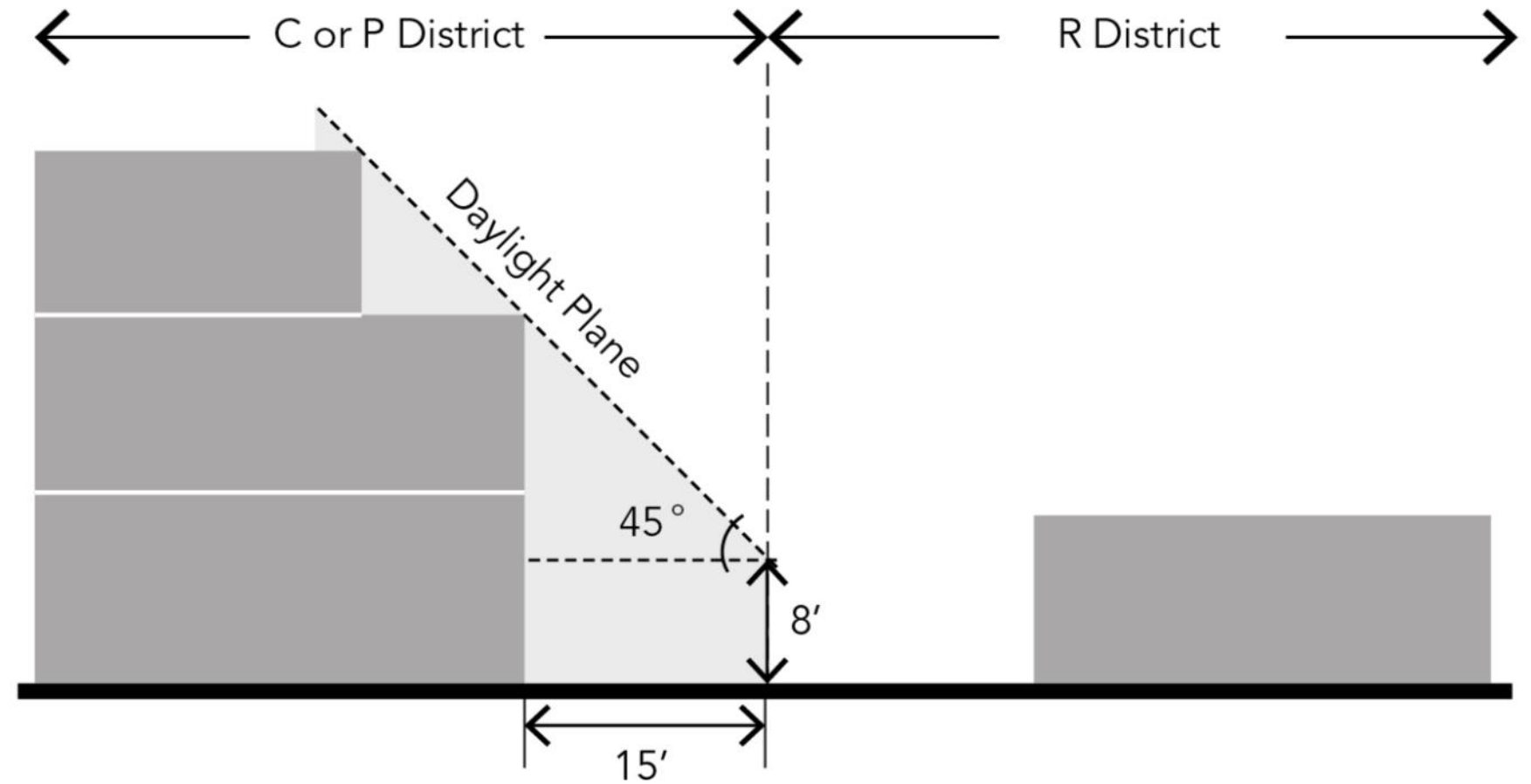


# Professional Office (P) Zoning District

- **Following community input, staff recommends that the P zoning district NOT be changed to DA-2.**
  - ▣ The existing 30 foot building height limit will remain
  - ▣ The existing density and setback standards will remain
  
- **Multi-family and Mixed Use Residential proposed to be added as Conditionally Permitted Uses (UP), requiring a public hearing before the Board of Zoning Adjustment.**
  - ▣ Subject to all existing development review and landscaping standards
  - ▣ Existing Multi-Family Residential in the P district

# Proposed Changes to Article 6 (Daylight Plane):

- Clarify the existing Daylight Plane provisions in the Zoning Code with updated user-friendly graphics
- Enable an Administrative Exception review by the Zoning Enforcement Official (ZEO)



# Proposed Changes to Article 6 (TOD updates):

- **Decrease the minimum lot size in all downtown Area (DA) Districts to 10,000 square feet**
- **Adjust setbacks and Floor Area Ratio (FAR) for certain Downtown zoning districts to be consistent with the 2035 General Plan and 2007 Downtown Transit Oriented Development (TOD) Strategy**
  - ☑ The Floor Area Ratio (FAR) is the ratio of a building's total floor area to the size of the piece of land upon which it is built
- **Add FAR limits to the DA-6 (no FAR specified in current regulations) and clarify language**

# Proposed Changes to Article 6 (TOD updates):

- **Increase density from 75 to 100 units per acre in DA-1 and DA-6**
- **Allow a 20% density bonus for Multi-family Residential in certain DA zones for buildings with average sized units of 750 square feet**
- **Proposals are consistent with other East Bay TODs**
  - ▣ Fremont, Hayward, Union City, Oakland, Concord & Walnut Creek all have the same or higher densities in their TOD districts



# Proposed Changes to Article 6 (TOD updates):

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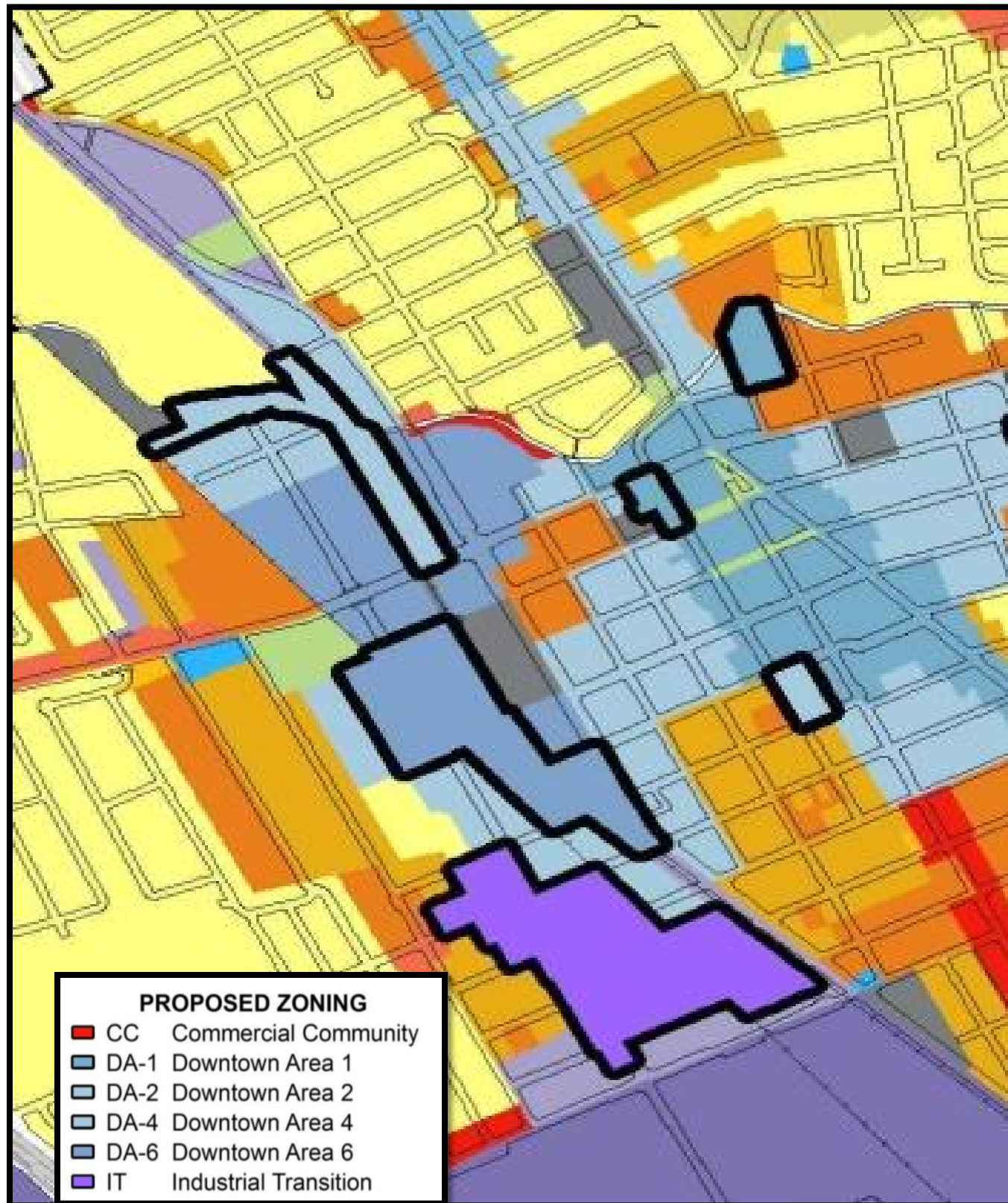
- ✓ **Aligns with proposed changes in General Plan 2035**
- ✓ **Increases flexibility for development of some parcels**
- ✓ **Responds to trend towards smaller living spaces**
- ✓ **Clarifies requirements for applicants**
- ✓ **Cleans up corner-side setback requirements for consistency with TOD Strategy**
- ✓ **Allows for greater flexibility in downtown core and next to San Leandro Creek**

# Proposed Changes to Article 6 (Permitted Uses):

- **Specify and enable certain uses in Downtown and C-RM zoning districts**
  - ▣ Require a CUP for Fast Food Establishments, Small Scale in DA-2 & DA-6
  - ▣ Identify Offices, Business and Professional as permitted uses in DA-4
  - ▣ Identify Catering Services as a permitted use in DA-6
  - ▣ Require a CUP for Public Safety and Entertainment Events in DA-6
  - ▣ Add Public Safety Facilities as Permitted Use in C-RM (Bayfair)

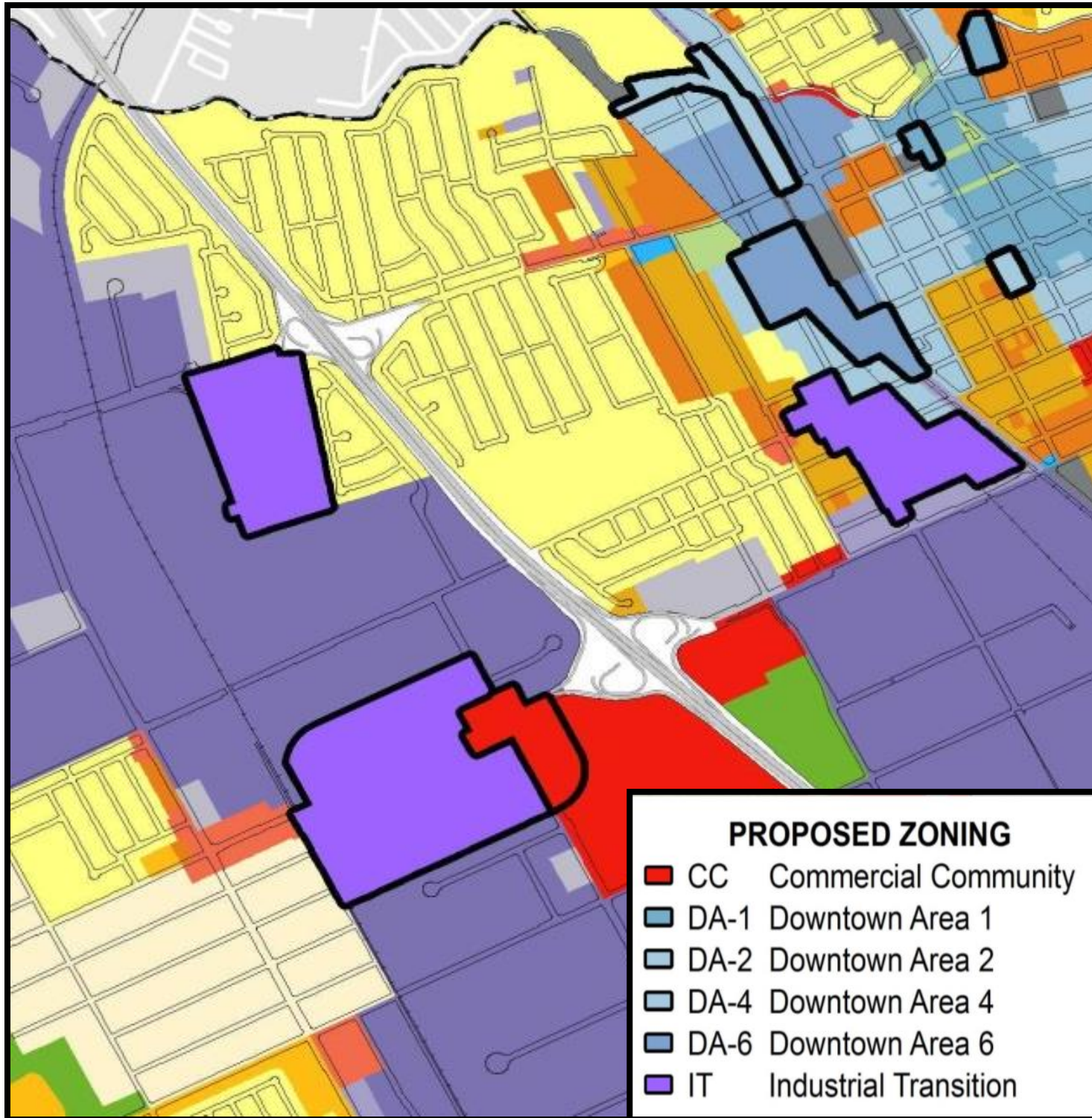
# Zoning Map Amendments: Downtown Area

- **Provides consistency with General Plan 2035 Land Use Map**
- **Updates to reflect market demand for higher density and office uses**
- **Cleans up remnants left in DA zoning**



# Zoning Map Amendments: Industrial Transition

- **Provides consistency with General Plan 2035 Land Use Map**
- **Hubs for amenities along Marina Blvd**
- **Provides greater flexibility for Westgate in future**







# Proposed Changes to Article 7, Industrial Districts

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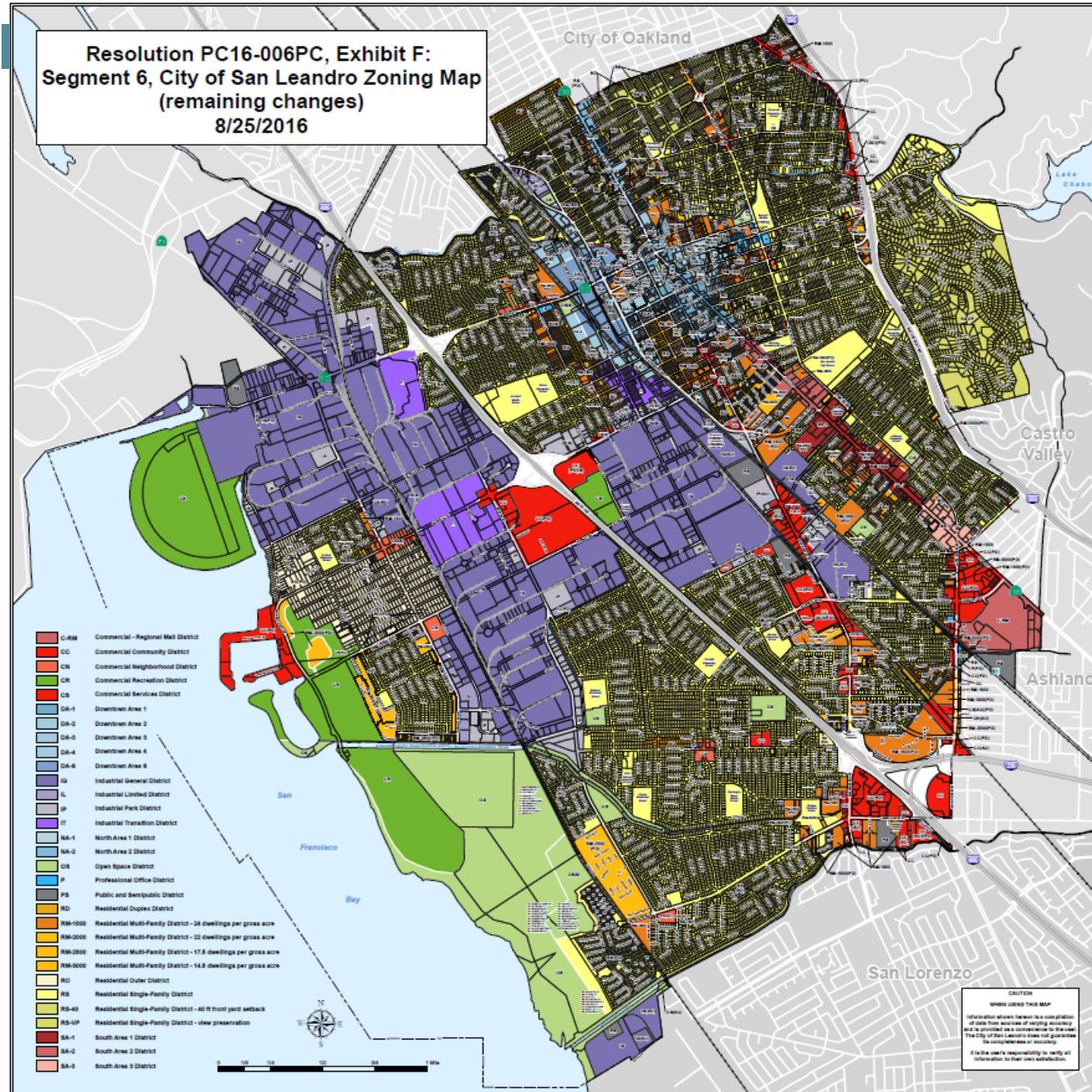
## **Industrial Transition (IT) zoning district is added:**

***IT Industrial Transition District. To provide and protect industrial lands for the development of emerging technologies, artisanal production, and light manufacturing methods, while preserving existing businesses and allowing additional commercial uses under specified limitations.***

## Other changes (Article 16, 18, 25)

- **Article 16, Development Regulations; Article 18, Sign Regulations; and Article 25, Site Plan Review are being updated to be consistent and reflect changes to the new addition of the IT Zoning District, DA Downtown Area Zoning Districts, and Special Overlays**
- **A code clean up to reference the Municipal Code in the definition of Medical Marijuana Dispensaries**

# Ordinance to Adopt Zoning Code and Map



- Ordinance to adopt the City's Zoning Code and Zoning Map
- Planning Commission recommended City Council approval on August 25, 2016

# Ordinance to update the City's Zoning Code and Zoning Map

- **The Planning Commission Recommended City Council adoption of the proposed amendments to the City's Zoning Code (Resolution 2016-005) and Zoning Map (Resolution 2016-006)**
- **The recommended changes to the Zoning Code reflect the 2035 General Plan Update**
- **Exhibits A through F attached to the proposed Ordinance reflect the recommended edits to the Zoning Code, Exhibit G is the Zoning Map**



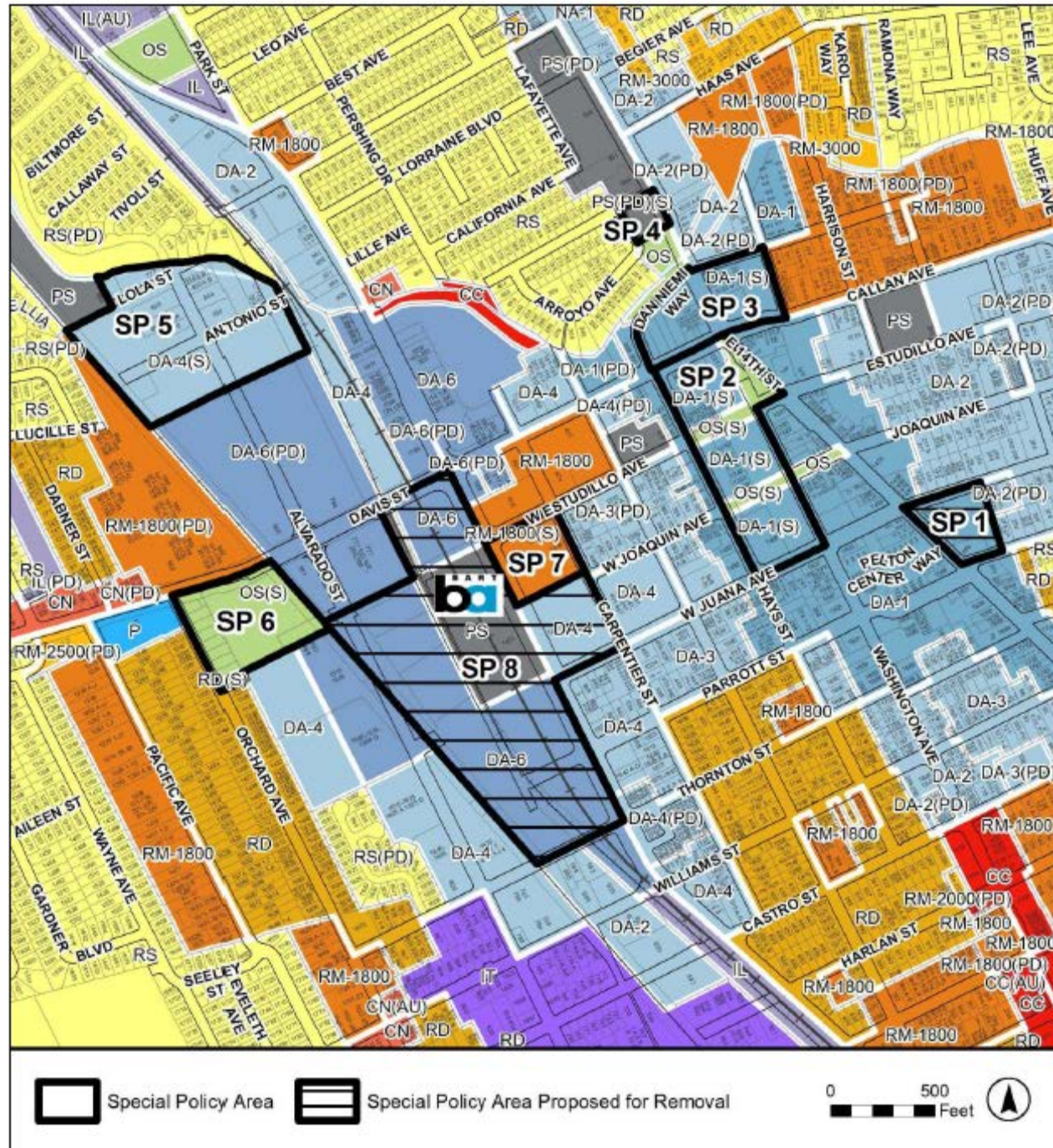
# Proposed Amendments to Special Study “S” Overlays

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- ▣ **Remove** two Special Study areas where development underway or in place
- ▣ **Modify** specific requirements for residential mixed use
- ▣ **Adjust** development policies for certain parcels on East 14<sup>th</sup> Street and along San Leandro Creek

*Responds to market trends for more office development in the TOD area and relaxes strict standards for setbacks to allow for more creative site planning*

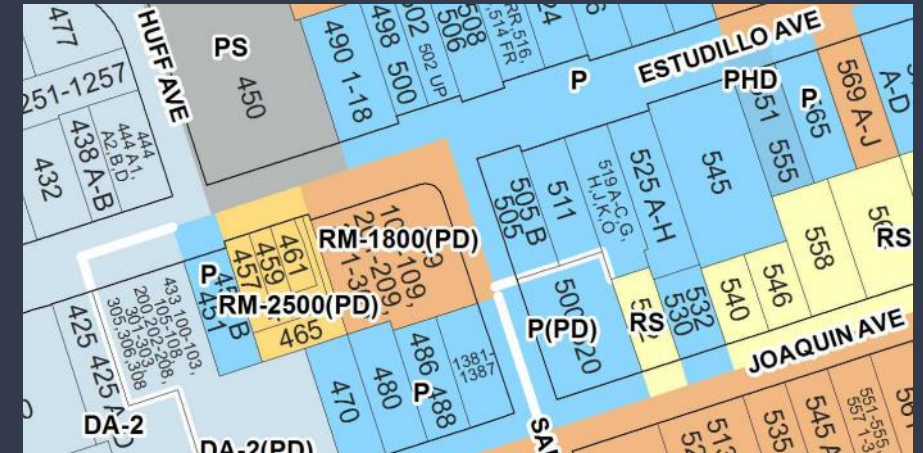
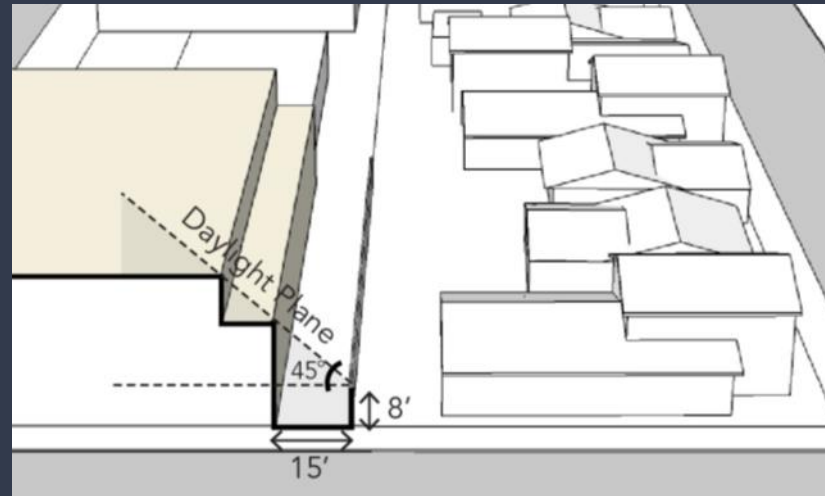
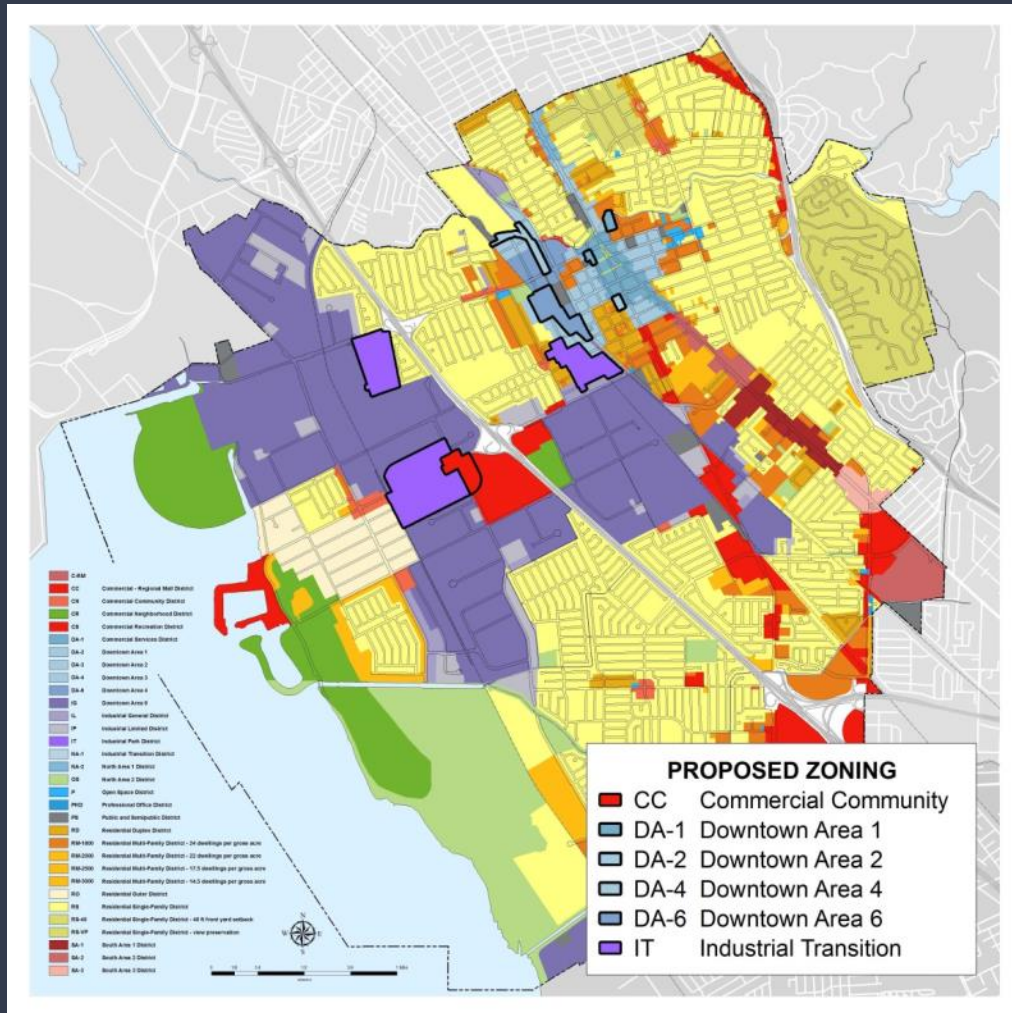
# Special Policy Overlay Update Ordinance



- Special Policies for these parcels adjusted to accommodate adopted Downtown TOD and General Plan policies
- Map Reflects Special Policy Ordinance Amendments
- SP-1 and SP-8 removed, as those properties are developed or have projects underway (tech campus)

# Special Policy Overlay Update Ordinance

- **The Planning Commission recommended City Council adoption of the Amendments to the City's Special Policy Overlays and Map at their August 25, 2016 meeting (Resolution 2006-004).**
- **Recommended changes reflect the City's 2007 TOD Policies and 2035 General Plan**
- **Exhibit A (Policy Text) and B (Map) attached to the proposed Ordinance reflect the recommended edits to the Special Policy Overlays**

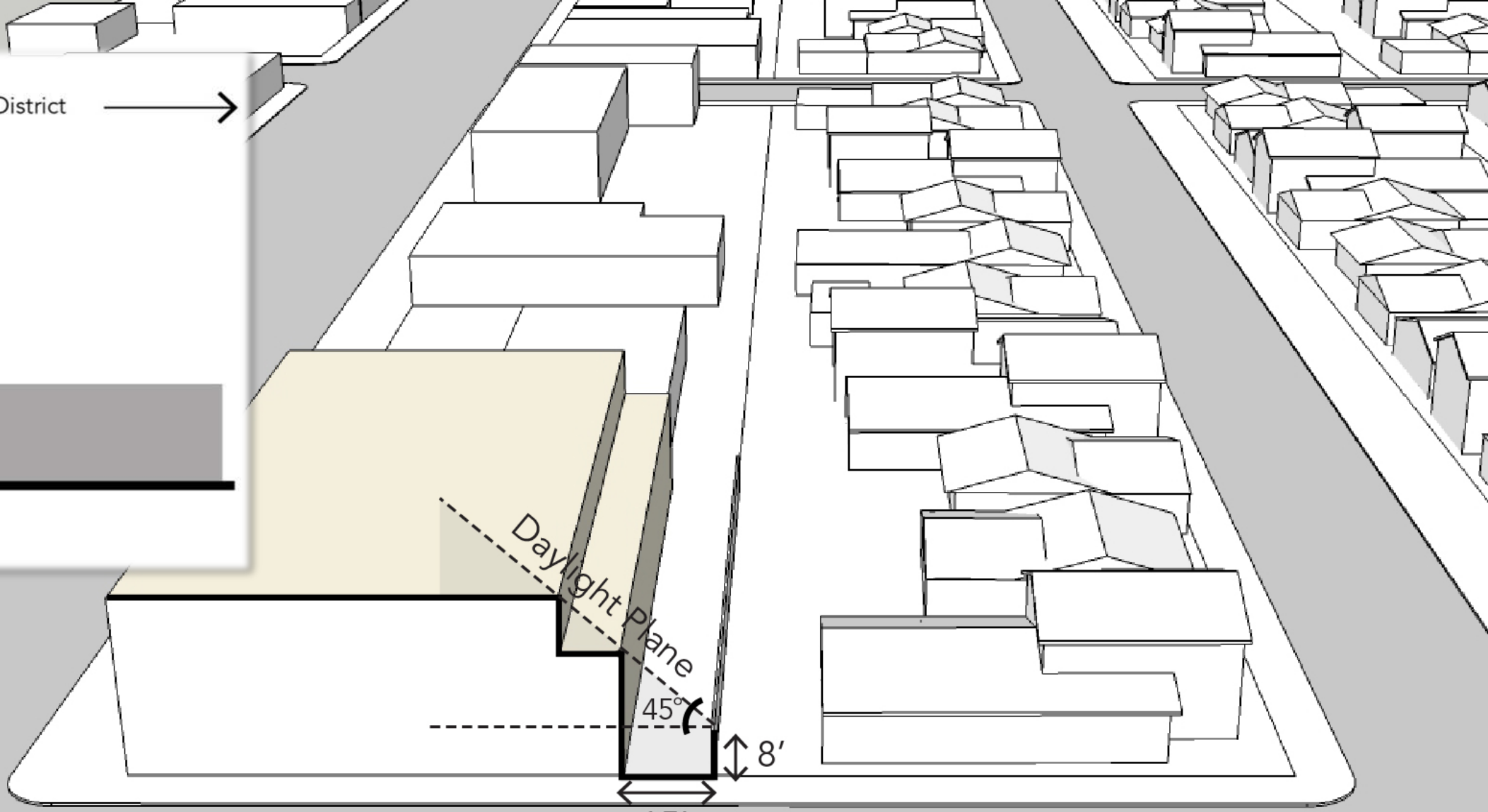
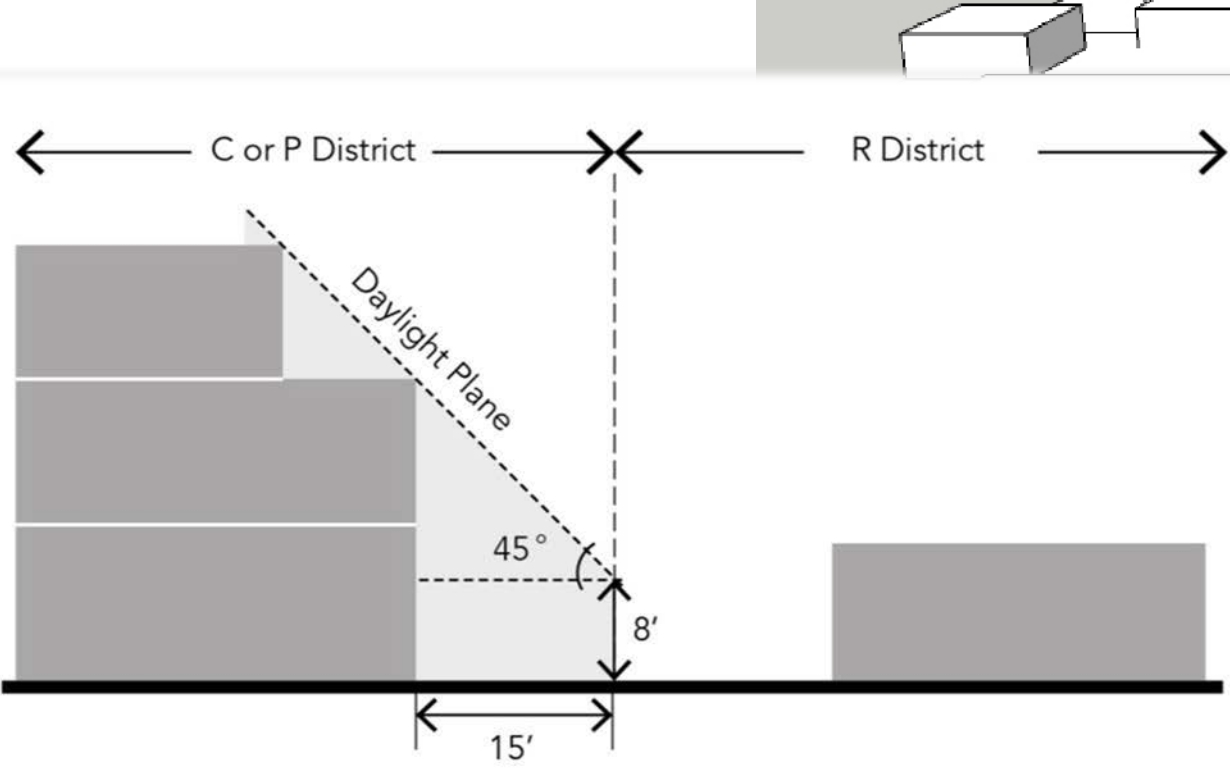


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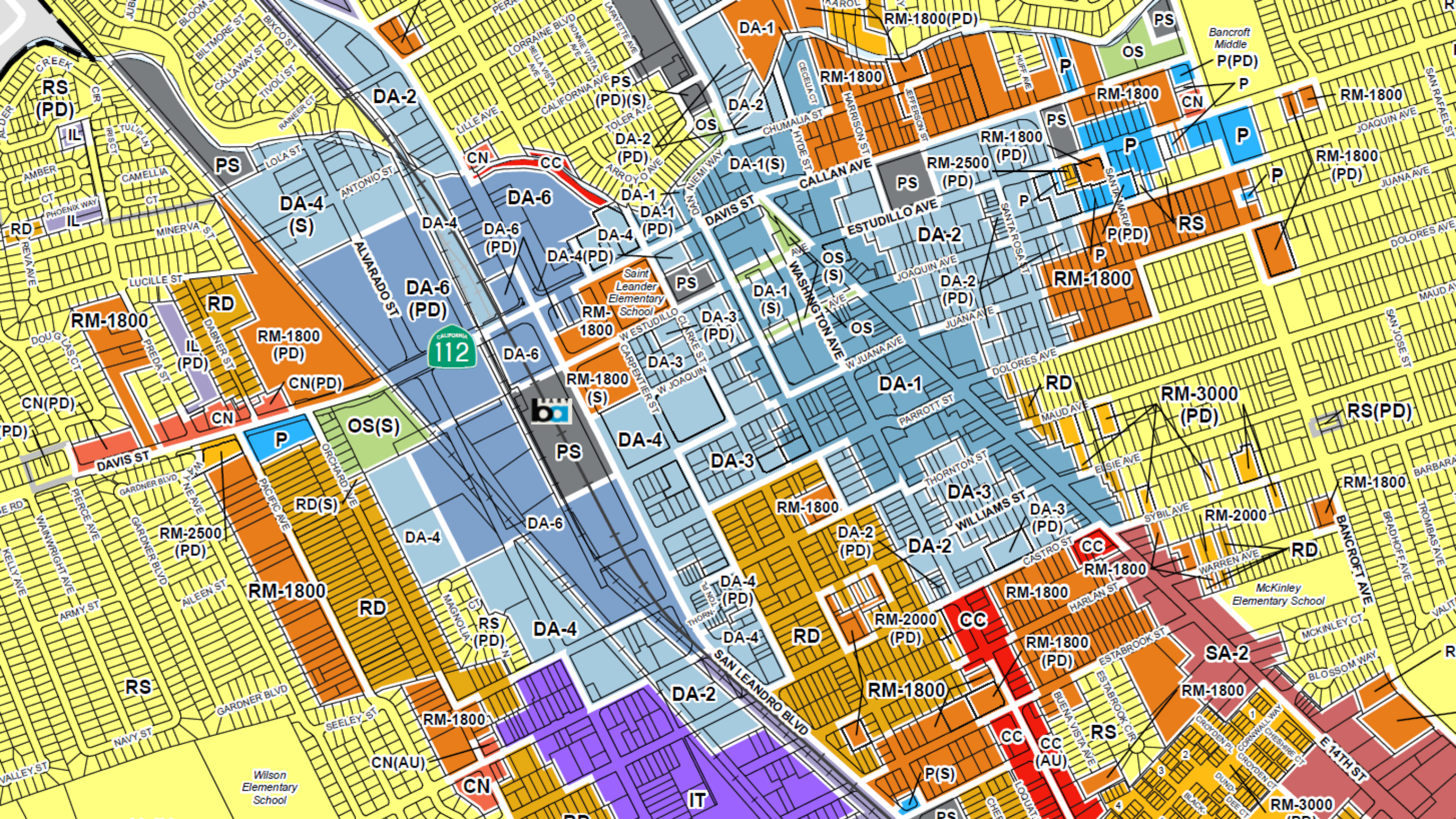
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A **Daylight Plane** is an angled building height limitation that regulates the massing and design of taller buildings constructed next to residential properties.





RS (PD)

DA-2

RM-1800(PD)

OS

P(PD)

RM-1800

PS

PS (PD)(S)

DA-2

RM-1800

RM-1800

P

RM-1800 (PD)

DA-4 (S)

DA-6

DA-2 (PD)

DA-1(S)

RM-2500 (PD)

RM-1800

P

RM-1800 (PD)

LUCILLE ST

ANTONIO ST

DA-4

DA-6 (PD)

DA-4 (PD)

DA-1 (PD)

DA-1(S)

DA-2

RM-1800

RS

P(PD)

RM-1800

RD

RM-1800 (PD)

DA-6 (PD)

RM-1800

RM-1800 (S)

PS

DA-3 (PD)

DA-1 (S)

OS (S)

DA-2 (PD)

RM-1800

P

CN(PD)

IL (PD)

CN(PD)

DA-6

DA-6

RM-1800 (S)

DA-3

DA-3 (PD)

DA-1

RD

RM-3000 (PD)

RS(PD)

DAVIS ST

CN

OS(S)

P

PS

DA-4

DA-3

RM-1800

DA-3

DA-3 (PD)

RM-2000

RM-1800

RM-2500 (PD)

RD(S)

DA-4

DA-6

DA-4 (PD)

DA-2 (PD)

DA-2

RM-1800

RM-1800

RS

RM-1800

RD

DA-4

DA-2

RD

RM-2000 (PD)

CC

RM-1800

RM-1800

SA-2

RM-1800

Wilson Elementary School

McKinley Elementary School

CN(AU)

CN

IT

P(S)

CC

CC (AU)

RS

RM-3000 (PD)