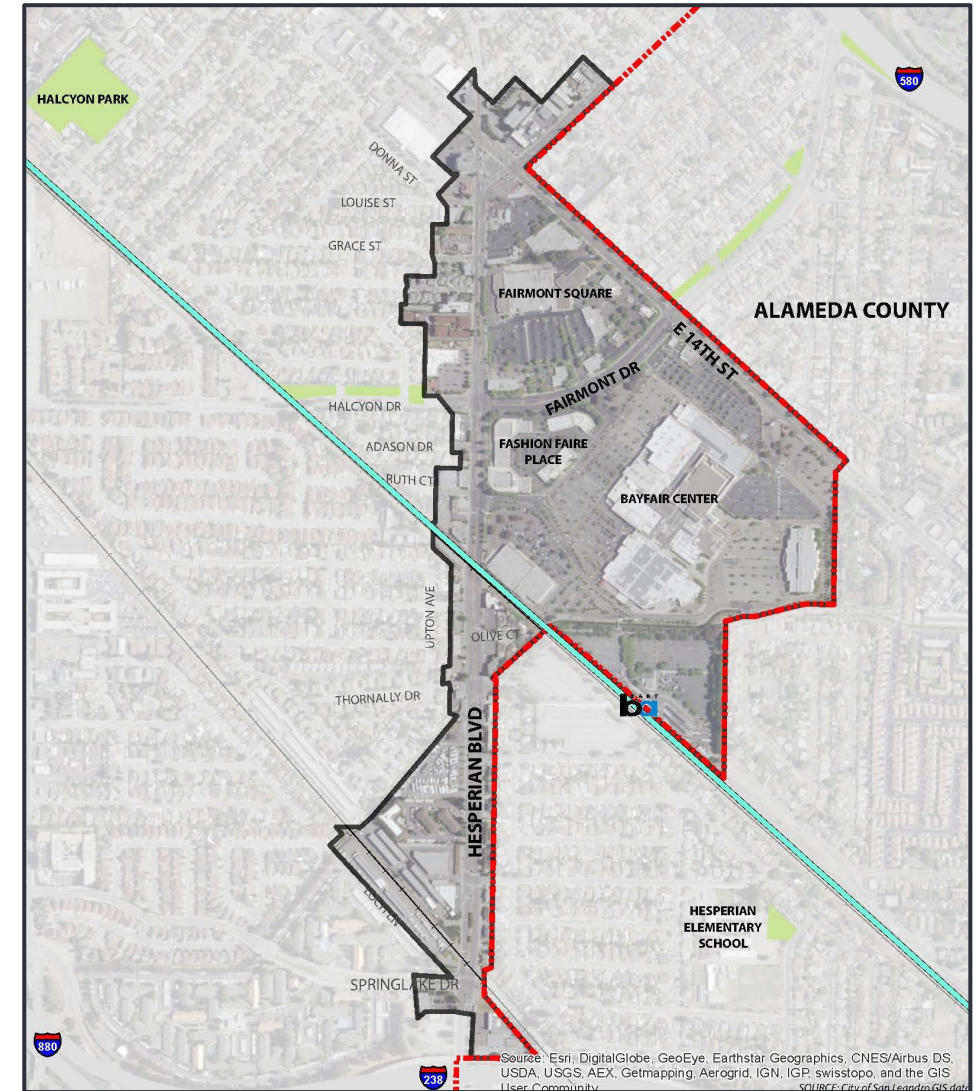
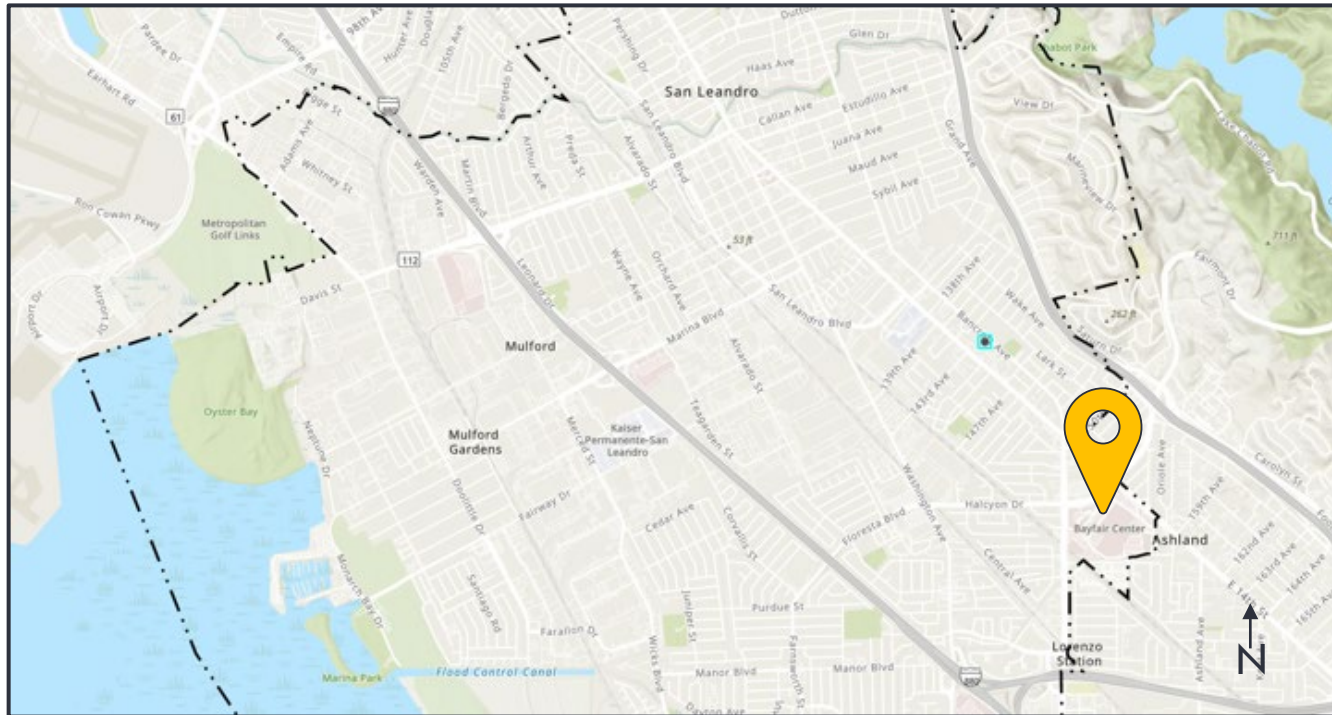




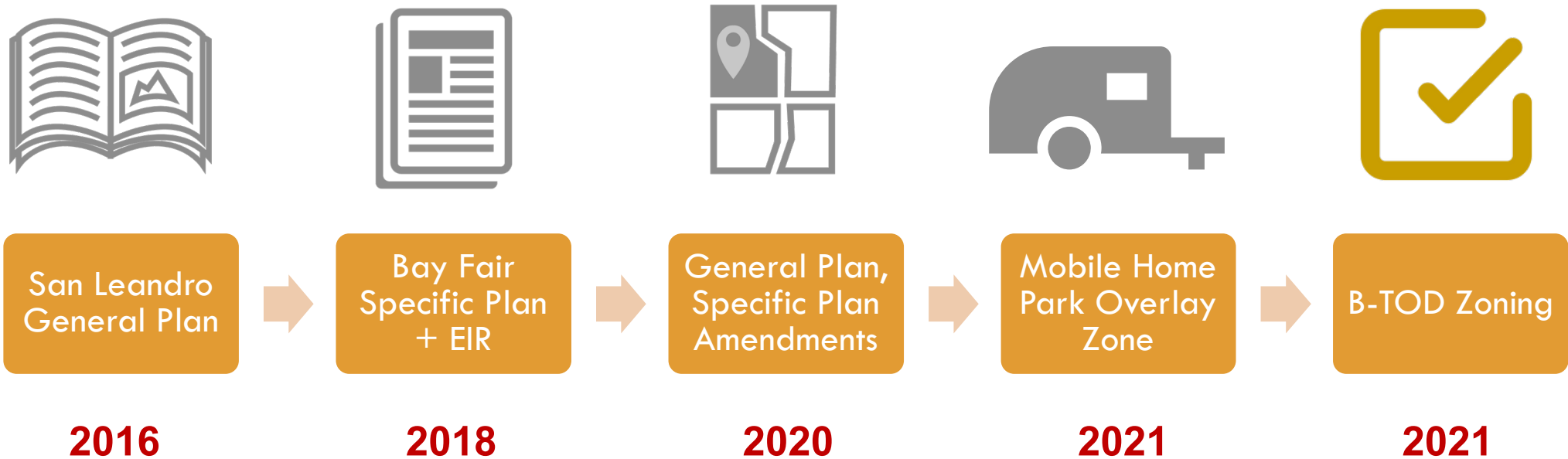
Consideration of an Ordinance to Amend Zoning Code Section 1.12.108 and Section 2.10.200

City Council
May 1, 2023

Location – Bay Fair TOD District (B-TOD)

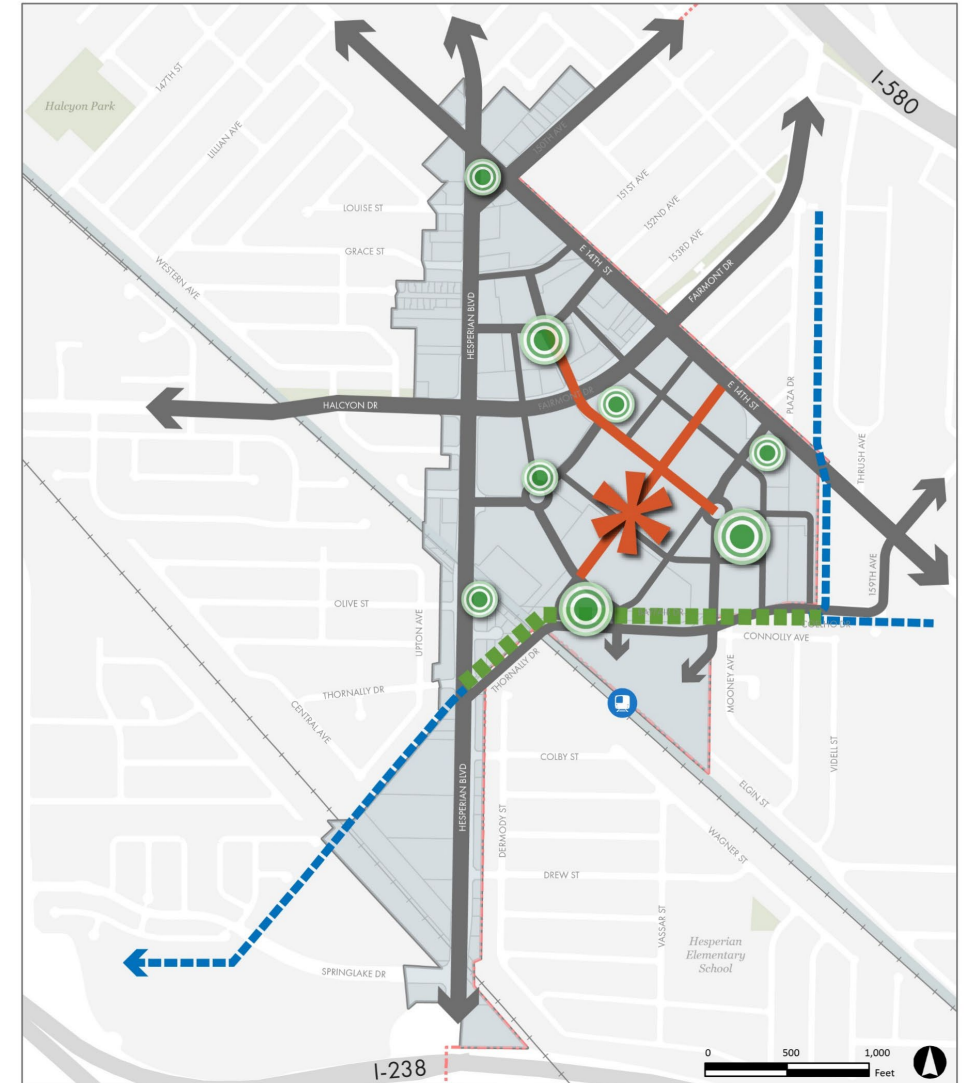


Bay Fair TOD Planning Process



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



Background

Bay Fair TOD Specific Plan Bay and B-TOD Zoning:

- Promote long-term sustainability /vibrancy
- Address changes in retail market trends
- Address and remove major barriers and provide streamlining

Time to address changes in market conditions:

- Less demand for Class A office space
- Greater demand for flexible spaces that can be used for R&D
- Proposed changes simplify the process for new R&D uses in Bay Fair

Proposal

1. **Update Definition of Research and Development Services** in Section 1.12.108 to give ZEO ability to exclude objectionable uses
2. **Reclassify R&D Services as Permitted in B-TOD** (Section 2.10.200)
 - No CUP only business license
 - Streamline review
 - Make San Leandro more competitive
 - Enhance safeguards w/ZEO determination

Planning Commission recommended approval on April 6, 2023 on a 5-1-1 vote (1 recusal & 1 absence)

Recommendation

Introduce Ordinance

- Amend Zoning Code §1.12.108 to update the definition of R&D services and §2.10.200 to reclassify R&D Services as Permitted in B-TOD
- Making findings/determinations:
 - The project is exempt from CEQA per Section 15061(b)(3)
 - Amendments are internally consistent and consistent with the General Plan, Bay Fair TOD Specific Plan, and purposes of the Zoning Code

Next Steps

- Second Reading tentatively scheduled for May 15
- Changes would be effective 30 days after second reading (June 14)