

Hernandez, Caroline

From: Mogensen, Andrew
Sent: Wednesday, January 23, 2019 12:17 PM
To: Miguel, Leticia; Hernandez, Caroline
Subject: Vote Yes on 1388 Bancroft

Public Comments, City Council, February 4, 2019

From: David Irmer <[REDACTED]>
Sent: Wednesday, January 23, 2019 10:36 AM
To: _Council <CityCouncil@sanleandro.org>; Cutter, Pauline <PCutter@sanleandro.org>
Cc: tom@edenrealty.org; Liao, Thomas <TLiao@sanleandro.org>
Subject: Vote Yes on 1388 Bancroft

January 23, 2019

To: Mayor Cutter and members of the City Council,

RE: Approval of the proposed 45-unit rental housing development at 1388 Bancroft Avenue, San Leandro, Calif.

Ms. Mayor Cutter,

I am writing in support of the referenced project and Staffs findings and recommendations of approval.

We continue to push forward eliminating undervalued properties throughout our City, building to our mandated housing goals while enhancing the character and quality of life.

In order to keep pace with our sister Cities throughout the beautiful bay area, we must be able to adequately house our growing population, attract more skilled jobs and enhancing the quality of life for our Citizens.

As a developer of commercial developments, I am often asked about housing availability for the tenant employer's personnel.

1388 Bancroft Avenue supports the goals of our growing City and I request you approve this project as presented.

Respectfully Submitted,

David C. Irmer
President

The Innisfree Companies
Creekside Associates, LLC
[REDACTED] Sausalito, CA 94965

[REDACTED]
[REDACTED]
Executive Assistant – Sher – [REDACTED]

Hernandez, Caroline

From: Mogensen, Andrew
Sent: Thursday, January 24, 2019 9:10 AM
To: Miguel, Leticia; Hernandez, Caroline
Subject: 1388 Bancroft #1 -- Parking

Below is a recent public comment submitted for the public hearing item scheduled for February 4, 2018.

From: Evan Adams <[REDACTED]>
Sent: Wednesday, January 23, 2019 6:49 PM
To: Mogensen, Andrew <AMogensen@sanleandro.org>; _Council <CityCouncil@sanleandro.org>; Kay, Jeff <JKay@sanleandro.org>; Liao, Thomas <TLiao@sanleandro.org>
Subject: 1388 Bancroft #1 -- Parking

The Findings of Fact Resolution, Section 2, on page 4, says:

“... and sufficient off-street parking has been provided. Surrounding neighborhood streets have the capacity to accommodate overflow parking from the Project.”

When this was presented to the Planning Commission, the audience burst into spontaneous laughter. Later in the meeting, two planning commissioners spoke to this point.

Jim Hussey said:

“I have some concerns about the parking study.

We're going to unbundle the parking, we're going to charge a fee.

If I have a choice to pay a fee or park on the street, I'm going to elect to park on the street.”

Tom Baker said:

“I feel compelled to validate the laughter earlier when Staff member Andrew mentioned that there would be no parking impact to the street.

That's impossible.

You can not put any units on that property and not have a parking impact on the street.”

The Findings of Fact conclude the surrounding neighborhood streets can accommodate the overflow street parking, yet there was no analysis provided to justify this conclusion, a conclusion the surrounding neighborhood strongly disagrees with, and a conclusion two Planning Commissioners disagreed with. Jim Hussey went so far as to attach a condition to the project that the City implement a parking program to ensure existing residents will be able to park in front of their own homes. That condition was passed by the Planning Commission.

The neighborhood should not be required to subsidize the 1388 project's parking, it should stand on

its own. Consequently, if the City adopts a parking program in response to the 1388 project, the cost of the parking program should be borne by the 1388 project, not the City and not the neighborhood.

Hernandez, Caroline

From: Mogensen, Andrew
Sent: Thursday, January 24, 2019 9:11 AM
To: Miguel, Leticia; Hernandez, Caroline
Subject: 1388 Bancroft #2 -- Managed Parking Program

Below is a recent public comment submitted for the public hearing item scheduled for February 4, 2018.

From: Evan Adams [REDACTED]
Sent: Wednesday, January 23, 2019 7:10 PM
To: Mogensen, Andrew <AMogensen@sanleandro.org>; _Council <CityCouncil@sanleandro.org>; Kay, Jeff <JKay@sanleandro.org>; Liao, Thomas <TLiao@sanleandro.org>
Subject: 1388 Bancroft #2 -- Managed Parking Program

The Findings of Fact Resolution, in section 3, on page 6, says:

“The Project addresses parking reduction by providing a managed parking program designed to optimize the parking supply on the property while minimizing potential inconveniences for overflow parking on surrounding streets.”

The “managed parking program” appears to be unbundled parking. As Jim Hussey mentioned, this only encourages street parking and it is not “designed to optimize the parking supply on the property while minimizing potential inconveniences for overflow parking on surrounding streets”. Quite the opposite, it will drive 1388 residents to use street parking to save money, thereby, *maximizing* the inconveniences of overflow parking on surrounding streets.

Unbundled parking is likely to be effective in urban areas where there are little to no street parking alternatives. In a suburban area like San Leandro it leads directly to Jim Hussey's conclusion.

Also, what's the expected monthly cost of an unbundled parking space at 1388 Bancroft?

Hernandez, Caroline

From: Mogensen, Andrew
Sent: Thursday, January 24, 2019 11:42 AM
To: Miguel, Leticia; Hernandez, Caroline
Subject: FW: Vote Yes on 1388 Bancroft

Public Comments, hearing item for February 4, 2019.

From: Shawn Alexander <[REDACTED]>
Sent: Thursday, January 24, 2019 11:02 AM
To: _Council <CityCouncil@sanleandro.org>
Cc: Thomas R. Silva [REDACTED] Mogensen, Andrew <AMogensen@sanleandro.org>
Subject: Vote Yes on 1388 Bancroft

City Council Members,

I am writing to urge you to vote YES for the 1388 Bancroft multifamily housing project. This project is supported by City Planning Staff and received recent approval by the Planning Commission in December 2018.

The Bay Area has a critical shortage of housing. Many of our neighbors are being forced to leave the Bay Area due to the lack of housing. We are all in this together as a community. It is incumbent upon all of us to help eliminate the housing shortage in the Bay Area. Your approval of this 45 unit project will help the City of San Leandro meet its State mandated housing goals, while preserving and enhancing the character and quality of life in the Estudillo Estates neighborhood.

I ask you to support the findings and recommendations for approval of the 1388 Bancroft project. Please vote to approve the project as presented.

Respectfully,

Shawn Alexander AIA, LEED AP
Founding Principal



[REDACTED]
San Francisco, CA 94103

[REDACTED]
415.371.1401 F

[REDACTED]
axisgfa.com

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Hernandez, Caroline

From: Mogensen, Andrew
Sent: Thursday, January 24, 2019 3:06 PM
To: Miguel, Leticia; Hernandez, Caroline
Subject: FW: 1388 Bancroft #3 -- Planned Development

Public comments for February 4, 2019. Third in a series.

From: Evan Adams <[REDACTED]>
Sent: Thursday, January 24, 2019 2:54 PM
To: Mogensen, Andrew <AMogensen@sanleandro.org>; _Council <CityCouncil@sanleandro.org>; Kay, Jeff <JKay@sanleandro.org>; Liao, Thomas <TLiao@sanleandro.org>
Subject: 1388 Bancroft #3 -- Planned Development

The Findings of Fact Resolution, in Section 3, on page 6, says:

“... approval because the Project proposes to develop a large parcel of land that would otherwise be limited by the application of the Professional Office zoning standards designed primarily for smaller parcels.”

In 2016, when the City Council voted to allow residential in P-zones, the 1388 proposal at the time consisted of 51-units and a 50-ft building and was at the forefront of discussion. The size of 1388 was clearly known and the parameters for residential in P-zones, 24-units/acre and 30-ft in height, were set with 1388 in mind. It's disingenuous to turn around 2 ½ years later and claim that 1388 is large enough to warrant special dispensation from the underlying zoning code due to its size.

If anything, the residential standards for P-zones were meant for large parcels, like 1388, as 24 units/acre and a 30-ft height limit (ignoring the clerical error) don't make sense for smaller parcels.

From the Zoning Code: 3-1000 Specific Purposes:

“The specific purposes of this article are to:

A. Establish a procedure for the development of larger parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.”

There are no rigidity, delays, or inequities imposed by the underlying zoning code.

Hernandez, Caroline

From: Mogensen, Andrew
Sent: Thursday, January 24, 2019 4:09 PM
To: Miguel, Leticia; Hernandez, Caroline
Subject: FW: 1388 Bancroft #4 -- Superior Urban Design

Public comments for February 4, 2019.

From: Evan Adams <[REDACTED]>
Sent: Thursday, January 24, 2019 3:31 PM
To: Mogensen, Andrew <AMogensen@sanleandro.org>; _Council <CityCouncil@sanleandro.org>; Kay, Jeff <JKay@sanleandro.org>; Liao, Thomas <TLiao@sanleandro.org>
Subject: 1388 Bancroft #4 -- Superior Urban Design

The Findings of Fact Resolution, in Section 1, on page 3, says:

“The multi-family residential Planned Development provides superior urban design in comparison with development under the base district zoning regulations ...”

Section 3, on page 6, says:

“The Planned Development Project appropriately accommodates the unit density and a reduced setback by providing a Project that incorporates high quality urban design ...”

Section 5, on page 8, says:

“In exchange for a multi-family building with a higher unit density compliant with General Plan standards, reduced parking count and a reduced side setback along Estudillo Avenue, the Project provides high quality urban design, ...”

None of the sections elaborate on the urban design, even though the title of Section 5 is:

“The Planned Development Project Plan will provide superior urban design in comparison with the development under the base district zoning regulations.”

A Planned Development must justify exceeding the underlying zoning code in exchange for a *superior urban design* as defined in Zoning Code 3-1020:

“The Planned Development Project Plan will provide superior urban design in comparison with the development under the base district zoning regulations;”

Section 5 includes:

“In addition, the design of the Project contains architectural patterns and elements that contribute to the character of the Planned Development, including the use of colors, exterior materials, and landscaping for the areas contiguous to the street. The overall design and features included within Planned Development enhances the development’s long-term livability and value retention in this new residential development.”

All of which apply equally to a project that conforms to the underlying zoning code.

Hernandez, Caroline

From: Miguel, Leticia
Sent: Saturday, January 26, 2019 7:49 AM
To: Hernandez, Caroline
Subject: FW: The Proposed Complex at 1388 Bancroft

Hi Caroline,
Please see below, for the 1388 Bancroft Public comment file.

Thanks,

Leticia I. Miguel | City Clerk

City Manager's Office
City of San Leandro
835 East 14th Street
San Leandro, CA 94577
tel 510.577.3367
LMiguel@sanleandro.org




From: Catharina Howard [REDACTED]
Sent: Friday, January 25, 2019 10:10 AM
To: _Council <CityCouncil@sanleandro.org>; Cutter, Pauline <PCutter@sanleandro.org>
Cc: Miguel, Leticia <LMiguel@sanleandro.org>
Subject: The Proposed Complex at 1388 Bancroft

Mayor Cutter and City Council Members,

Everybody living in the Bay Area agrees that there is a serious housing shortage, and that more housing needs to be built as soon as possible, but all new construction should be a good fit for the surrounding area. The proposed development at 1388 Bancroft is wrong for the site. A big apartment complex at the corner of Estudillo and Bancroft avenues would adversely impact everybody who lives in the area as well as everybody who needs to drive on Estudillo and/or Bancroft regularly. There is already gridlock on both streets during rush hour and when parents bring their kids and pick them up at the middle school. The developer thinks that everybody who would be living in his proposed complex isn't going to have a car, but unfortunately it's almost impossible to live in San Leandro without a car. Everybody doesn't work close to public transportation. If the tenants want to do their grocery shopping any place other than Safeway they would need a car. If most of them are going to have their groceries delivered it would be a traffic nightmare. The developer hasn't planned for enough parking. Ideally there should be two parking spots for each apartment. There is no guarantee that there will only be two tenants per apartment. Since the rent is going to be so high the tenants might have to have roommates who also will need transportation. With the lack of adequate parking the tenants and people who already live in the vicinity would have to drive around looking for a spot on the already crowded streets surrounding the proposed complex. A building with 31 apartments might work for the site, but not the 45 units that the developer wants to build. Why would the profits of an out-of-town developer be more important than the quality of life of the people who live in San Leandro and who elected you to represent us?

Yours sincerely,

Catharina Howard


San Leandro

cc: L. Miguel

Hernandez, Caroline

From: Liao, Thomas
Sent: Saturday, January 26, 2019 5:30 PM
To: _Council
Cc: Kay, Jeff; Miguel, Leticia; Hernandez, Caroline; Mogensen, Andrew; Richard Pio Roda
Subject: FW: 1388 bancroft

To City Council:

Please see email below from former Mayor Tony Santos.

Tom Liao, Community Development Director
City of San Leandro Community Development Dept.
835 East 14th St.
San Leandro, CA 94577
510-577-6003 (office)
e-mail: tliao@sanleandro.org
www.sanleandro.org

From: Anthony Santos <[REDACTED]>
Sent: Saturday, January 26, 2019 1:20 PM
To: Liao, Thomas <TLiao@sanleandro.org>
Cc: Eden Realty <edenrealty@sbcglobal.net>
Subject:

Subject; project at Bancroft/Estudillo, Tom, please put this email in the record on the project being constructed at Bancroft/Estudillo. This is one of the best housing developments built here in San Leandro; no question, it maybe the greenest project ever constructed in San Leandro; it could lead to our getting an award for having the greenest housing project in the area if not the State.

Please make certain the Council receives this email.

Thanks, Tony Santos, former Mayor

Hernandez, Caroline

From: Mogensen, Andrew
Sent: Tuesday, January 29, 2019 9:11 AM
To: Hernandez, Caroline; Miguel, Leticia
Subject: FW: 1388 Bancroft -- "You didn't compromise enough!"

February 4, 2019 Correspondence.

From: Evan Adams <[REDACTED]>
Sent: Monday, January 28, 2019 10:13 PM
To: Mogensen, Andrew <AMogensen@sanleandro.org>; _Council <CityCouncil@sanleandro.org>; Kay, Jeff <JKay@sanleandro.org>; Liao, Thomas <TLiao@sanleandro.org>
Subject: 1388 Bancroft -- "You didn't compromise enough!"

I interrupt my sequence of emails regarding the Findings of Fact Resolution to bring you this from Tom Silva's public meeting on January 24th.

The following sequence occurred during the meeting:

Question: I assume you're here to increase the comfort level of the people in the audience. Why does your project need to exceed the underlying zoning code. Have you addressed this?

Silva: It's in the staff report.

Question: Why can't you do a non-Planned Development?

Silva: I'm using a Planned Development, I'm following the code, the Staff Report will tell you the why.

Question: Do you know the why? Can you tell us?

Silva: We desperately need new housing. Just one new building recently on Haas. We all need to do our part to increase the housing supply.

Question: We have done our part. The property was originally zoned for no housing. The compromise of 2016 was what we did. I'm insulted that you think we aren't aware of this.

[Applause]

Silva: You didn't compromise enough!

The General plan designates this area Downtown! Downtown!! [as his fist slams into his open palm]

This is very disrespectful towards the 2016 compromise, agreed to by both the City Council and the community, that allowed residential housing in P-zones. Disrespectful isn't strong enough, more like contempt.

This perspective directly undermines the four current City Council members who voted for the P-zone change in 2016. Equally, it undermines any City Council member who believes in the precedent of prior decisions.

So, while the City Council and the community came to an understanding, Mr. Silva apparently feels it was not enough and is, therefore, using the Planned Development process to circumvent it. That's not how Planned Developments are intended to be used.

Hernandez, Caroline

From: Mogensen, Andrew
Sent: Tuesday, January 29, 2019 9:12 AM
To: Miguel, Leticia; Hernandez, Caroline
Subject: FW: 1388 Bancroft -- #5 Income Levels

February 4, 2019, Correspondence

From: Evan Adams <[REDACTED]>
Sent: Monday, January 28, 2019 10:14 PM
To: Mogensen, Andrew <AMogensen@sanleandro.org>; _Council <CityCouncil@sanleandro.org>; Kay, Jeff <JKay@sanleandro.org>; Liao, Thomas <TLiao@sanleandro.org>
Subject: 1388 Bancroft -- #5 Income Levels

The Findings of Fact Resolution, in Section 2, on page 6, ends with:

“The City is particularly interested in market rate rentals that meet the needs of moderate-income and above moderate income professionals, given the limited range of options for such persons in San Leandro today.”

Some data on Alameda County’s below market-rate rent (BMR) can be found [here](#) which contains May 2018 data. It says that in Alameda County:

- for a household of 2, the moderate income is \$100,250
- for a household of 3, the moderate income is \$112,750
- for a household of 4, the moderate income is \$125,300.

It goes on to say a 2-BR unit is expected to be a household of 2-4 people and that a moderate-income household’s rent should be a maximum of \$2584/month. The 1388 Bancroft rents will be in the \$4-5K/month range, not counting parking for either a car or bicycle.

While the City may be “interested in market rate rentals that meet the needs of moderate-income and above moderate income professionals”, the 1388 project does not qualify as it will be priced too high.

Even above moderate income households (> 120% of AMI) will have difficulty as the leap from \$2584/month to \$4000/month is huge, a 60% increase.

Hernandez, Caroline

From: Liao, Thomas
Sent: Tuesday, January 29, 2019 4:22 PM
To: Mogensen, Andrew; Kay, Jeff; Miguel, Leticia; Hernandez, Caroline
Subject: FW: 1388 Bancroft

fyi

From: Claudia McHenry [REDACTED]
Sent: Tuesday, January 29, 2019 2:12 PM
To: _Council <CityCouncil@sanleandro.org>
Cc: Liao, Thomas <TLiao@sanleandro.org>
Subject: 1388 Bancroft

I would like to again say to all Council members that I am against the current/revised plan for 1388. It's a beautiful building and I understand the need for market rate housing in San Leandro and I support the building of a small market rate apartment complex at this site. I feel there is at least one or more revisions that need to be made to this project, particularly around the issue of vehicle parking and the fact that the cost of parking for the residents of the complex will be in addition to their rent.

I have concerns about the safety of those attending Bancroft Middle School and the additional challenges created by morning student arrivals and afternoon student drop-offs. I have concerns about the impact on surrounding businesses and adult care facility.

I've read the report from the City several times and I wonder at the findings. To me, those findings appear to be based on a limited paper submission from the developer and not on the real time impact on this specific area, as well as the precedent this impact will have on other residential areas in San Leandro.

And I have concerns about what is currently being called Planned Development and what Planned Development will mean to San Leandro as a whole. I would be curious to know how many San Leandro codes are being violated by 1388 and any other Planned Developments in our City.

An additional comment, just as food for thought. Where in San Leandro are individuals who are able to afford \$4,000+ in rent each month going to shop? Are we really confident that these "market rate" renters will be spending their tax dollar in San Leandro?

Thank you. Claudia McHenry

Hernandez, Caroline

From: Mogensen, Andrew
Sent: Friday, February 01, 2019 10:24 AM
To: Hernandez, Caroline; Miguel, Leticia
Subject: FW: 1388 Bancroft Ave. San Leandro

Public comment received for Feb 4, 2019.

From: Moira Fry <[REDACTED]>
Sent: Friday, February 01, 2019 10:10 AM
To: _Council <CityCouncil@sanleandro.org>
Cc: Liao, Thomas <TLiao@sanleandro.org>; Mogensen, Andrew <AMogensen@sanleandro.org>
Subject: 1388 Bancroft Ave. San Leandro

City Council Members–

The above-noted project is being presented to you after approval by the City of San Leandro Planning Department and the further approved by the City of San Leandro Planning Commission. The Planning Commissioner for the local area immediately impacted by this project was required to recuse himself and leave all discussions prior to the presentation. The representative for District 1 was not allowed in the meeting and although the Commission Chair lives in District 1, he lives out of the immediate impact area for this project. I do not. My husband and I live at [REDACTED] which is less than 1500 ft. from the proposed project. We and our neighbors will be significantly impacted by a 45 unit building with reduced and unbundled parking requirements.

The developer bought this property as a professional building and it was rezoned for residential multi-family use. The current zoned use provides badly needed housing for San Leandro at market rates and above. A 31 unit building WITH bundled and code-conforming parking requirements met will add to San Leandro and be welcomed by our immediate neighborhood. Zoning codes have been placed for a reason. This proposal is that reason.

The 45 unit proposal as shown by the developer is beautiful and completely urban in design and concept. It mirrors many such buildings currently being built in uptown Oakland. It is well-suited for an urban environment. San Leandro is suburban. I believe we can accommodate urban design in our own urban areas. Bancroft and Estudillo while on the edge of downtown is NOT downtown. A building like the one proposed belongs either near San Leandro BART or Bayfair BART. Those two TOD areas are truly “pedestrian” friendly and urban.

If this project is built as 45 units, the existing neighborhood will suffer for several reasons, but overflow parking from this project is the most critical one in my view. The cited rental rates of \$4,000/mo for a two bedroom unit, geared to millennials is a great idea in the correct location. Bancroft and Estudillo is not that location. I have two millennials in my family (son and daughter-in-law) and between them, they have more than two cars because they live in a **suburban** area. Our son works in San Ramon and our daughter-in-law works in Palo Alto. Neither can telecommute. She is a teacher and he drives for UPS. Public transportation is not an option for either of them.

Friends who moved to San Francisco starting in the 1970’s ditched their cars because 1) there was nowhere to park near their rented apartments unless they paid extra for garage space 2) SF has a fully viable urban transit system 3) wherever they went for recreation and entertainment in SF, there was still no parking! Oakland is becoming the same. I have tried to eat in restaurants in many different “vibrant” neighborhoods springing up all over Oakland and have abandoned the attempt in quite on few occasions because parking was not available for six blocks in any direction. Many of these neighborhoods are residential with “urban” design mixed use buildings springing up immediately adjacent to residential neighborhoods. I do not want my neighborhood to become this same way.

Whatever plan is approved for this lot and both my husband and I strongly urge you to require the developer to follow the zoning recently changed to accommodate his needs and NOT approve the PD overlay. We also strongly urge you to require the developer to be bound by parking requirements in the code. If he needs to dig under the building as was done at Marea Alta to provide both resident and BART parking, so be it. If his belief that his tenants will have fewer cars than parking spaces proves true, he can rent the extra ones out to neighbors and teachers from Bancroft Middle School. He needs to provide parking as stated in the code and not use "lingo" about green building, millennials, 5G cell towers, Lit San Leandro internet etc, to disguise the fact that this will be a suburban apartment building. You can put lovely steel siding and colors on the building, but San Leandro is a suburban City with a small downtown core capable of handling urban design and density. 1380-1388 Bancroft is not downtown, it is a mixed use residential neighborhood.

Thank you.

Moira Fry
Robert Ewert

[REDACTED]

San Leandro 94577

[REDACTED]

[REDACTED]

Hernandez, Caroline

From: Mogensen, Andrew
Sent: Friday, February 01, 2019 2:34 PM
To: Hernandez, Caroline; Miguel, Leticia
Subject: FW: 1388 Bancroft - Updated GreenTRIP Materials
Attachments: 20190131_GTLetter_1388BancroftAve.pdf; 20190131_GTPER_1388BancroftAve.pdf

Please add this to the items for City Council on February 4, 2019.

From: David Beezer <[REDACTED]>
Sent: Friday, February 01, 2019 2:12 PM
To: Mogensen, Andrew <AMogensen@sanleandro.org>; _Council <CityCouncil@sanleandro.org>
Cc: [REDACTED]
Subject: 1388 Bancroft - Updated GreenTRIP Materials

Hello,

Attached below, please find an updated GreenTRIP Project Evaluation Report and Certification Letter for 1388 Bancroft.

We made revisions to the previous documents submitted for the Dec 20 Planning Commission hearing, in response to AC Transit line 89 being decommissioned and replaced with lines 34 and 35. We are also no longer including the FLEX shuttle in the analysis, as it is not for use by the general public, and serves seniors and persons with disabilities.

The project has a slightly improved score - we now estimate 37% less driving and GHG emissions than average (it was 36% previously). This is due to the increased frequency of the new bus routes.

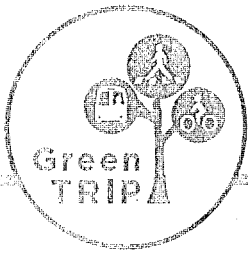
Please let me know if you have any questions!

David

--
David Beezer, GreenTRIP Planner
TransForm

[REDACTED]
Oakland, CA 94612
[REDACTED]

Save the date for [a big celebration with TransForm](#) on April 11, 2019!



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Jeffrey Tumlin
Neilson/Nilgaard

Aaron Welch
Pelotri Associates

Kate White
California State
Transportation Agency

Jeff Wood
Woodward Clyde

January 31, 2019

City Council
City of San Leandro
845 E. 14th Street
San Leandro, CA 94577

Dear Mayor Cutter and Councilmembers,

We are pleased to announce that the **Eden Realty project at 1388 Bancroft Avenue qualifies for GreenTRIP Certification** based on the current design and amenities dated June 24, 2018.

Our evaluation demonstrates that this project meets GreenTRIP standards for the Town Center place type with daily household driving projected to be no more than 35 daily vehicle miles driven per household, a parking ratio of 1.5 spaces per unit or less, and the provision of at least one traffic reduction strategy. The project meets GreenTRIP bicycle parking standards with at least one secured bicycle parking space per unit, and guest bicycle parking for at least 20% of units. The project will also participate in GreenTRIP's Transportation and Parking Survey for annual monitoring. Upon approval of these conditions, this project will join an esteemed group of certified projects with low traffic and excellent transportation amenities.

Since 1997, TransForm has been working for world class public transportation and walkable communities in the Bay Area and beyond. In 2008, TransForm launched GreenTRIP, a certification program for new residential development, focused on **Traffic Reduction** and **Innovative Parking**. GreenTRIP certifies projects that will allow new residents to drive less while increasing their mobility in a variety of ways. When residents have access to affordable homes close to services, jobs and transit, and developments are designed with traffic reduction and innovative parking, there are benefits for all:

- Increased household transportation savings.
- Economic support for locally serving businesses.
- Less freeway traffic and fewer vehicle collisions.
- Improved public health through increased walking and better air quality.
- Greater demand and support of transit services.
- Reduced greenhouse gas emissions, supporting compliance with SB375 and AB32.

This project meets the GreenTRIP Certification Standards for the "Town Center" place type. The Place Type is determined according to definitions set forth by the Metropolitan Transportation Commission's (MTC) Station Area Planning Manual, 2007. GreenTRIP Certification standards are designed according to these Place Types and tailored to create a feasible yet innovative standard.

The following describes how 1388 Bancroft Avenue meets the criteria for Standard Certification:

1. This project is projected to create less than 35 miles/household/day.

Using a model created by the California Air Resources Board for estimating greenhouse gas emissions, we project that future residents in this project will drive at most 31 miles per day per household, or **37% less than the Bay Area regional average**. The primary reasons for reduced driving are the project's density, location, and proximity to transit.

2. This project will not exceed more than 1.5 residential parking spaces per unit and will provide secured and protected bicycle parking spaces on-site.

The conceptual design meets this standard by proposing 55 residential parking spaces for 45 units, or 1.2 spaces per unit. GreenTRIP parking ratios do not include the five parking on-street parking spaces that residents may use. Fewer spaces provided for parking allow more resources to be spent on other community amenities. The project will also include 48 secured bicycle parking spaces and 12 guest bicycle parking spaces, which exceeds our requirements of 1.0 ratio for long-term and 0.2 ratio for short-term bicycle parking.

3. This project will provide at least 1 of 3 Traffic Reduction Strategies for 40 years (Transit Passes, Carshare Memberships, and/or Unbundled Parking).

Eden Realty will provide 100% unbundled parking, which separates the cost of parking from rent. Therefore, residents who do not have vehicles will save money by not having to pay for a parking space that they are not using.

Please refer to the attached 2-page **Project Evaluation Report** for a summary of the project's benefits. You may also view Certification guidelines here: bit.ly/GreenTRIPHowToGuide

Since this project is still going through entitlement, we are awarding a conditional GreenTRIP Certification. We will award a full certification upon city approval of final entitlements, if those entitlements include the following project characteristics:

1. Build no more than 1.5 parking spaces per unit.
2. Install no fewer than one secured residential bike parking space per unit.
3. Install publicly accessible guest bike parking spaces numbered at no fewer than 20% of units.
4. Provide one traffic reduction strategy per the How-to-Guide.

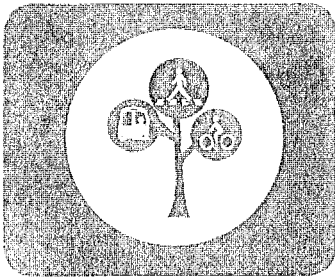
Upon approval of these conditions, this project will join an esteemed group of GreenTRIP-certified projects with low traffic and excellent transportation amenities. For more information, please refer to our website at: www.GreenTRIP.org.

Sincerely,



Nina Rizzo
GreenTRIP Planner





GreenTRIP

Traffic Reduction + Innovative Parking
www.GreenTRIP.org
PROJECT EVALUATION REPORT

1388 BANCROFT AVE.

1388 BANCROFT AVE., SAN LEANDRO, CA
 DEVELOPER: EDEN REALTY

PROJECTED DAILY DRIVING BY RESIDENTS

GREENTRIP STANDARDS

LESS THAN 35 MILES/DAY	31 MILES/DAY
	PER HOUSEHOLD, BASED ON URBEMIS PROJECTION URBEMIS 2007 v9.2.4

APPROPRIATE AMOUNT OF PARKING

GREENTRIP STANDARD

MAXIMUM 1.5 SPACES/UNIT	1.2 SPACES/UNIT
Average spaces per home (including guest parking), excluding spaces shared with non-residential uses.	55 PARKING SPACES
	45 UNITS
	*PLUS 5 ON-STREET SPACES

TRAFFIC REDUCTION STRATEGIES

GREENTRIP STANDARDS

ONE OF THREE STANDARD TRAFFIC REDUCTION STRATEGIES	UNBUNDLED PARKING
The project must have one of three traffic reduction strategies: <ul style="list-style-type: none"> • UNBUNDLED PARKING • DISCOUNT TRANSIT PASSES • FREE CARSHARE MEMBERSHIP 	<ul style="list-style-type: none"> • UNBUNDLED PARKING, SEPARATING COST OF PARKING FROM COST OF RENT

PLACE TYPE

GreenTRIP standards are customized for different types of neighborhoods, or "Place Types," as defined by the Metropolitan Transportation Commission's Station Area Planning Manual.

TOWN CENTER

This project meets GreenTRIP Certification standards for the Town Center Place Type. Above is an evaluation of how this project satisfies each requirement.

CONDITIONAL CERTIFICATION AS OF JUNE 27, 2018



1388 BANCROFT AVE. IS PROJECTED* TO RESULT IN:

37% LESS DRIVING

Each household is expected to drive 31 miles/day, rather than the Bay Area average of 50 miles/day

37% LESS GHGs

Each household is expected to emit 29.5 pounds of GHGs/day instead of 47 pounds of GHGs/day

*URBEMIS Model 2007 v9.2.4

GreenTRIP evaluates how well a proposed residential project design achieves Traffic Reduction and Innovative Parking strategies.

GreenTRIP conducts an evaluation based on information provided by the developer and gathered from publicly available sources.

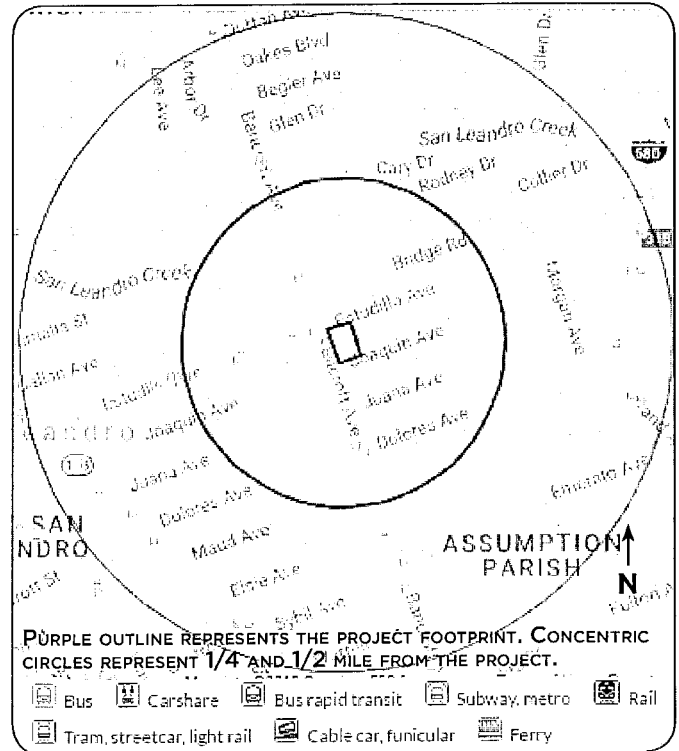
1388 BANCROFT AVE.

TRIP REDUCTION CREDITS

The following is an inventory of URBEMIS model inputs. The projected driving is affected by the following trip reduction credits.

DENSITY	↓
35 UNITS/ACRE <small>SOURCE: EDEN REALTY</small>	15% REDUCTION
MIX OF USES	↓
WITHIN A HALF-MILE 3,372 JOBS 3,555 HOMES LOCAL RETAIL PRESENT <small>SOURCE: 2015 US CENSUS (ACS DATA)</small>	7% REDUCTION 2% REDUCTION
TRANSIT SERVICE	↓
519 BUSES WITHIN 1/4 MI. 0 RAIL TRAINS WITHIN 1/2 MI. 0 SHUTTLES WITHIN 1/2 MILE <small>SOURCE: AC TRANSIT, CITY OF SAN LEANDRO</small>	7% REDUCTION
PEDESTRIAN/BICYCLE-FRIENDLINESS	↓
392 INTERSECTIONS PER SQ. MILE 98% STREETS WITH SIDEWALKS ON BOTH SIDES 80% ARTERIAL STREETS WITH BIKE LANES OR DIRECT PARALLEL ROUTES WHERE SUITABLE <small>SOURCE: GOOGLE MAPS</small>	6% REDUCTION
AFFORDABLE HOUSING	↓
4.4% OF UNITS ARE DEED RESTRICTED BELOW MARKET RATE HOUSING <small>SOURCE: EDEN REALTY</small>	0.2% REDUCTION

PROJECT CONTEXT MAP



RENDERING

KEY PROJECT DETAILS:

- 1.27 RESIDENTIAL ACRES, 45 UNITS, 3 STORIES
- 2 AFFORDABLE UNITS
- 1.2 RESIDENTIAL PARKING SPACES PER UNIT
- 48 LONG-TERM, SECURED BIKE PARKING SPACES
- 12 GUEST BIKE PARKING SPACES
- UPGRADED BUS STOP WITH BENCH AND SHELTER
- WITHIN 1/2 MILE OF FLEX SHUTTLE STOP FOR SENIORS AND PERSONS WITH DISABILITIES

QUESTIONS?

Contact:

green@transformtransit.org
www.GreenTRIP.org

a project of



Residents living and working within a 1/2 mile of transit will be able to drive 50% less than those living further away.

Residents living within a 1/2 mile of transit drive 50% less than those living further away.²

¹ ABAG New Places, New Choices, 2007

² Cervero, Arrington, TCRP Report 128, 2008

Hernandez, Caroline

From: Mogensen, Andrew
Sent: Monday, February 04, 2019 9:01 AM
To: Hernandez, Caroline; Miguel, Leticia
Subject: Public Comments: 1399 Bancroft 45 units NO

For tonight's hearing. This email does not appear to have been forwarded to other City email addresses.

-----Original Message-----

From: Terry Kirby <[REDACTED]>
Sent: Sunday, February 03, 2019 1:53 PM
To: Mogensen, Andrew <AMogensen@sanleandro.org>
Subject: 1399 Bancroft 45 units NO

As a San leandro Homeowner I request your help and influence to hold the subject development to the approved Zoning Code of 31 units.

Our Zoning codes were developed with much careful thought after many hours invested by many San Leandro officials and concerned residents

31 units is OK, with adequate parking, is OK.

45 units with too few parking spaces will cause numerous parking and living issues for the neighbors for years to come.

Please do not sacrifice our neighborhood quality of life to enrich the Developer who cares only further enrich himself and maximize his return on investment.

Thank you.

Terry Kirby -San Leandro Resident

San Leandro City Council
Meeting February 4th, 2019

Public Comment
via correspondence

From: **Richard Brennan**

[REDACTED]
[REDACTED]

Re: Agenda Item 5.A.

As a member of the San Leandro Planning Commission in December 2018, I was among those who voted to **APPROVE** this project.

I urge the City Council to also APPROVE this project.

The following are key discussion items in support of this position:

- **Traffic:**

The San Leandro City Planning Department Staff has stated, as have professional consultants, that the MAJOR source of additional traffic through the Estudillo neighborhood is NOT increased use by multiple unit residents; It is cut-through commute and business traffic. Traffic on almost all arterials leading downtown has increased over the last decade... but the housing pool near City Center has not matched this growth and/or caused the traffic.

- **Estudillo and Bancroft**

The Estudillo/Bancroft intersection is hardly a sleepy residential street corner. There is the Bancroft Middle School entrance, multiple commercial buildings, and a GAS STATION. Bancroft has been developed for non- Single-family use since at least the 1960s... (parts since the '40s), and both Estudillo and Bancroft are considered arterial roads by the State & County. These are both in-use as A/C Transit bus routes.

Estudillo has been the major north-eastern arterial access to Downtown San Leandro since before there was an I-580 freeway; feeding the pre-freeway MacArthur Blvd, and even before that, Estudillo was the road to Lake Chabot and onward to Castro Valley. I find Estudillo on the 1899 map, and by the 1940's it is already marked in RED as a major route through town. There are now FREEWAY exit signs on 580 for "ESTUDILLO" and Downtown.

-continued-

- **Parking**

The problem with Day-use parking is probably related to the convenience and proximity to downtown; although I suspect not many BART users are walking the ¼ mile! Nighttime parking congestion is probably on-street parking by residents who find stacked driveway parking inconvenient. In either case... the amount of parking proposed for the project seems appropriate given the trajectory for diminished single-car usage in the coming years.

An available alternative within the City would be to integrate a Residential Parking Permit program... and extend the City's App-based paid parking solution to the Estudillo neighborhood for non-residents.

- **School Drop-off**

Unfortunately, Bancroft Middle School was built at the site of the old San Leandro High School long before the current era of student curbside drop-off. Unbelievably, students used to walk and bike to school!!!!

The solution for Bancroft students has little to do with the parcel across the street; it is for the City and School District to re-look at the entire access design and process; restrict Estudillo and Bancroft from ALL on-street pick-up, drop-off, and waiting; and potentially utilize the open school property between the parking lot and the Creek for a loading zone. The basketball courts there are certainly not in much use at these scheduled drop-off / pick-up times.

"P' zoning vs 'PD':

The "PD" Zone exists in the San Leandro Zoning Code to; in part:

"Establish a procedure for the development of larger parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels."

The block-wide parcel proposed for the project is one of the (if not THE...) largest 'P' -zoned parcels in the City. While most 'P' parcels are only 50-feet wide, the larger size, contiguous shape, and location on two arterial streets makes this project ideal for application of the 'PD' Zone designation.

While this type of project would NOT fit within the center of the Estudillo neighborhood, at the neighborhood edge, it is of similar overall mass to the middle school building and the 3-1/2 story apartment complex south on Bancroft.

NIMBY

Finally, it is disingenuous to say

***"I'm all for more and better housing options in San Leandro...
Just don't put it HERE!"***

This is the NIMBY mantra...

There are few, if ANY cohesive parcels of land near our City's Transit-oriented Development areas that have equally favorable attributes for an environmentally conscious, well-planned development.