



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Meeting Agenda

Planning Commission

Chair Ed Hernandez, District 2
Vice Chair Jim Hussey, District 5
Denise Abero, District 3
Tony Breslin, District 1
Esther Collier, District 6
Kai Leung, District 4
Kenneth Pon, At Large (1)

Thursday, August 25, 2016

7:00 PM

City Council Chambers

Special Meeting

1. ROLL CALL

2. MINUTES

- 2.A.** [16-405](#) Draft Minutes of the Meeting of June 16, 2016

3. PUBLIC HEARINGS

- 3.A.** [16-426](#) Public Hearing to Recommend Adoption of the 2035 General Plan Final Environmental Impact Report and Adoption of the 2035 General Plan to the San Leandro City Council

- 3.A.1.** [16-429](#) Resolution No. 2016-002 Recommending Certification of the Environmental Impact Report for the San Leandro 2035 General Plan

- 3.A.2.** [16-430](#) Resolution No. 2016-003 Recommending that the City Council Adopt the San Leandro 2035 General Plan

3.A.2a. Segment 1 - High Density Residential (one parcel on Zelma St. between Bodmin Ave. and Devonshire Ave.)

3.A.2b. Segment 2 - Industrial Transition (Alvarado St. between Thornton St. and Estabrook St.)

3.A.2c. Segment 3 - East Bay Greenway/Union Pacific Railroad

3.A.2d. Segment 4 - Medium High Density Residential (Carpentier, Clarke and Hays St. between Parrot St. and Castro St.)

3.A.2e. Segment 5 - Downtown Mixed Use/High Density Residential (Downtown North)

3.A.2f. Segment 6 - Remaining Changes to Land Use Diagram (excluding Segments 1-5) and all 2035 General Plan text, including the General Plan Addendum

- 3.B.** [16-412](#) Public Hearing to recommend Proposed Amendments to the City of San Leandro Zoning Code, Zoning Map, and to the Downtown Transit-Oriented Development Special Policy Areas ("S" overlays) to Conform with the City of San Leandro 2035 General Plan and General

Text Updates

- 3.B.1. [16-431](#)** RESOLUTION 16-004 of the Planning Commission, Recommending that the City Council Adopt an Ordinance Amending Ordinance 2007-021 (to Create Special Review Criteria for Certain Properties within the Downtown Transit-Oriented Development Study Area Generally within ½ Mile Radius of the Intersection of East 14th Street and Davis Streets) to Remove Special Project Areas SP-1, Downtown South Gateway and SP- 8 BART/Westlake Properties; and to Modify the Special Review Criteria for SP-2, Washington Plaza Shopping Center and San Leandro Plaza; SP-3, Town Hall Square and Vicinity; and SP-5, North Alvarado Sites
- 3.B.1a. Segment 1 - Special Policy Area 8 (BART/Westlake)*
3.B.1b. Segment 2 - Special Policy Area 2 (Washington Plaza), Special Policy 3 (Town Hall Square)
3.B.1c. Segment 3 - Special Policy Area 5 (North Alvarado)
3.B.1d. Segment 4 - Text and remaining changes to Special Policy Overlay Districts
- 3.B.2. [16-432](#)** RESOLUTION 2016-005 of the Planning Commission, Recommending that the City Council Adopt an Ordinance Amending Zoning Code Article 3, Definitions; Article 6, Commercial and Professional Districts; Article 7, Industrial Districts; Article 16, Development Regulations; Article 18 Signs; Article 25 Site Plan Review to Bring the San Leandro Zoning Code into conformance with the City's General Plan 2035, and General Text Updates
- 3.B.3. [16-433](#)** RESOLUTION 2016-006, of the Planning Commission, Recommending that the City Council Adopt an Ordinance Amending the Zoning Map to Bring Certain Properties in the City into Conformance with the 2035 General Plan
- 3.B.3a. Segment 1 - Downtown West, South of BART Station (Thornton St. between San Leandro Blvd. and Alvarado St.)*
3.B.3b. Segment 2 - Downtown West, BART Station (BART Station, San Leandro Blvd.)
3.B.3c. Segment 3 - Downtown West, Alvarado/Union Pacific Railroad (Alvarado St. and Lola St. and UPRR properties from Peralta Ave. to Davis St.)
3.B.3d. Segment 4 - Downtown North (Hyde St. and Chumalia St.; Hays St. and Davis St.)
3.B.3e. Segment 5 - Marina Blvd. East (entire IT zone between Thornton St. and Estabrook St. along Alvarado St.)
3.B.3f. Segment 6 - Remaining changes to Zoning Map

4. ADJOURN

Upon recognition by the Planning Commission, the public is invited to speak on any item on the agenda.

If special accommodations are required for the disabled, please call the Planning Division at 577-3415 or TDD 577-3343.

