



Shoreline Development General Plan Map Amendment and Rezone

Planning Commission
June 18, 2015

Overview of General Plan and Zoning

- The General Plan presents a vision for the City's future and a strategy to make that vision a reality
- The Zoning Map provides a precise guide for physical development of the City
- All City specific plans, master plans and zoning requirements must be consistent with the General Plan
- California Law requires the two to be consistent with each other to further the General Plan's goals

Conceptual Shoreline Development Plan

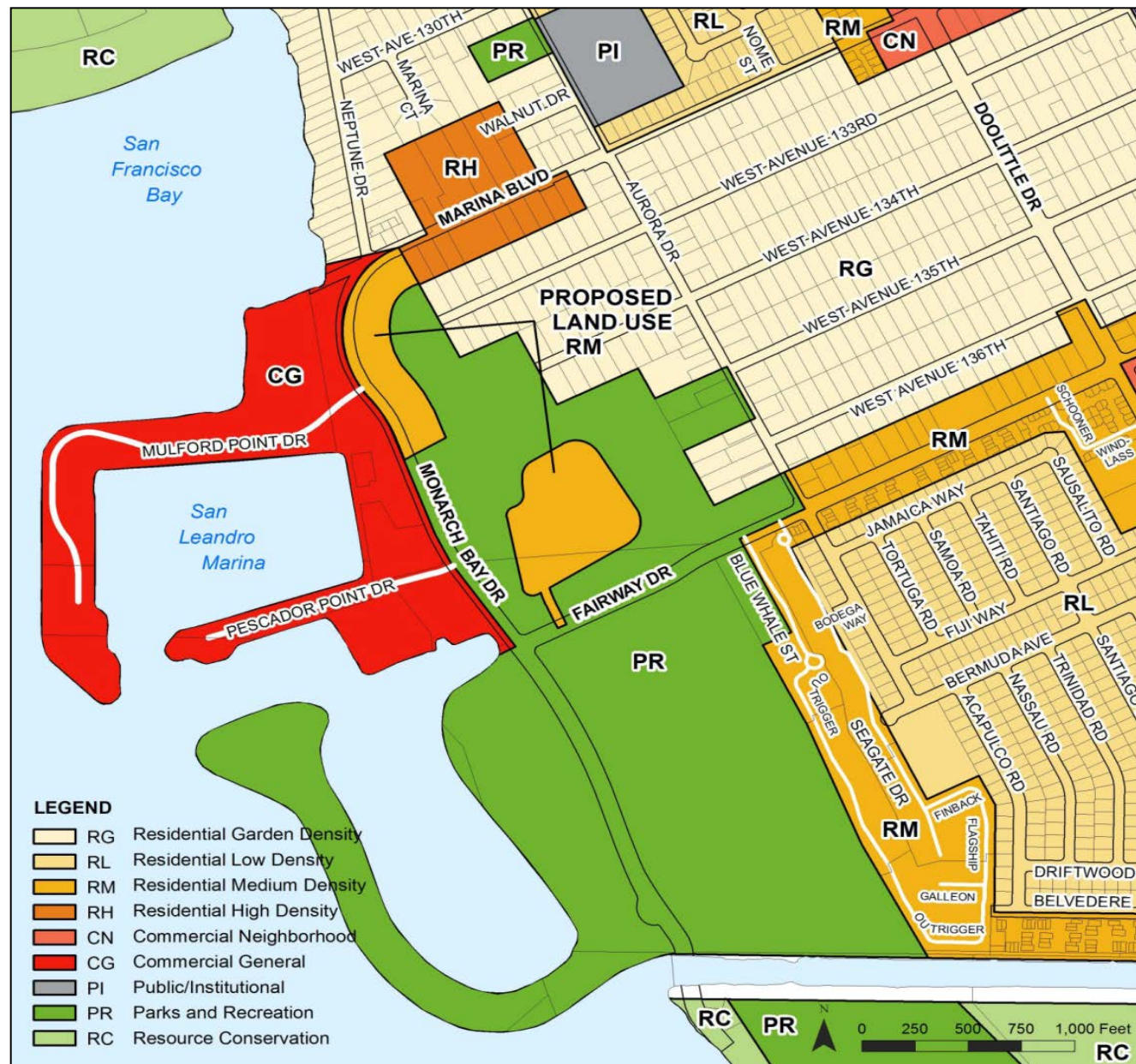


Proposed General Plan Map Amendments



- * The proposed changes are to two portions of the nine-hole golf course from Parks and Recreation (green) to Medium Density Residential (orange).
- * No change is proposed to the existing land mass encompassing the boat harbor. It is designated Commercial General (red) and allows the proposed uses.

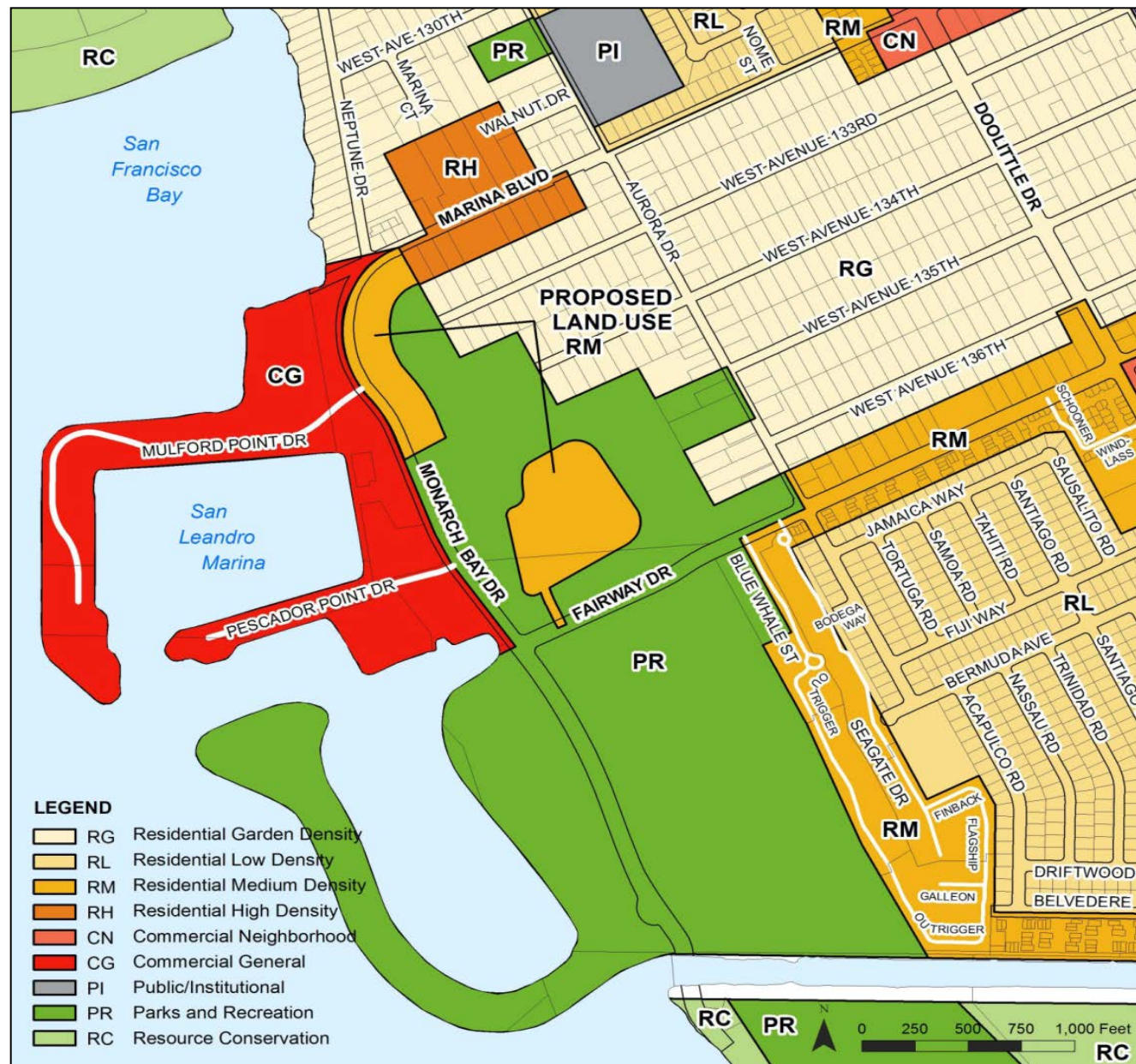
Analysis of General Plan Map



No Change to CG (red)

- * The current land mass is already the appropriate designation
- * The proposed mix of uses comply (i.e., conference facilities, hotel, restaurants, offices and ancillary retail)
- * General Plan Goal, Policies and Actions in Section 9 identifies and supports the shoreline area as an opportunity for the proposed development plan

Analysis of General Plan Map



Change Rec (green) to MDR (orange)

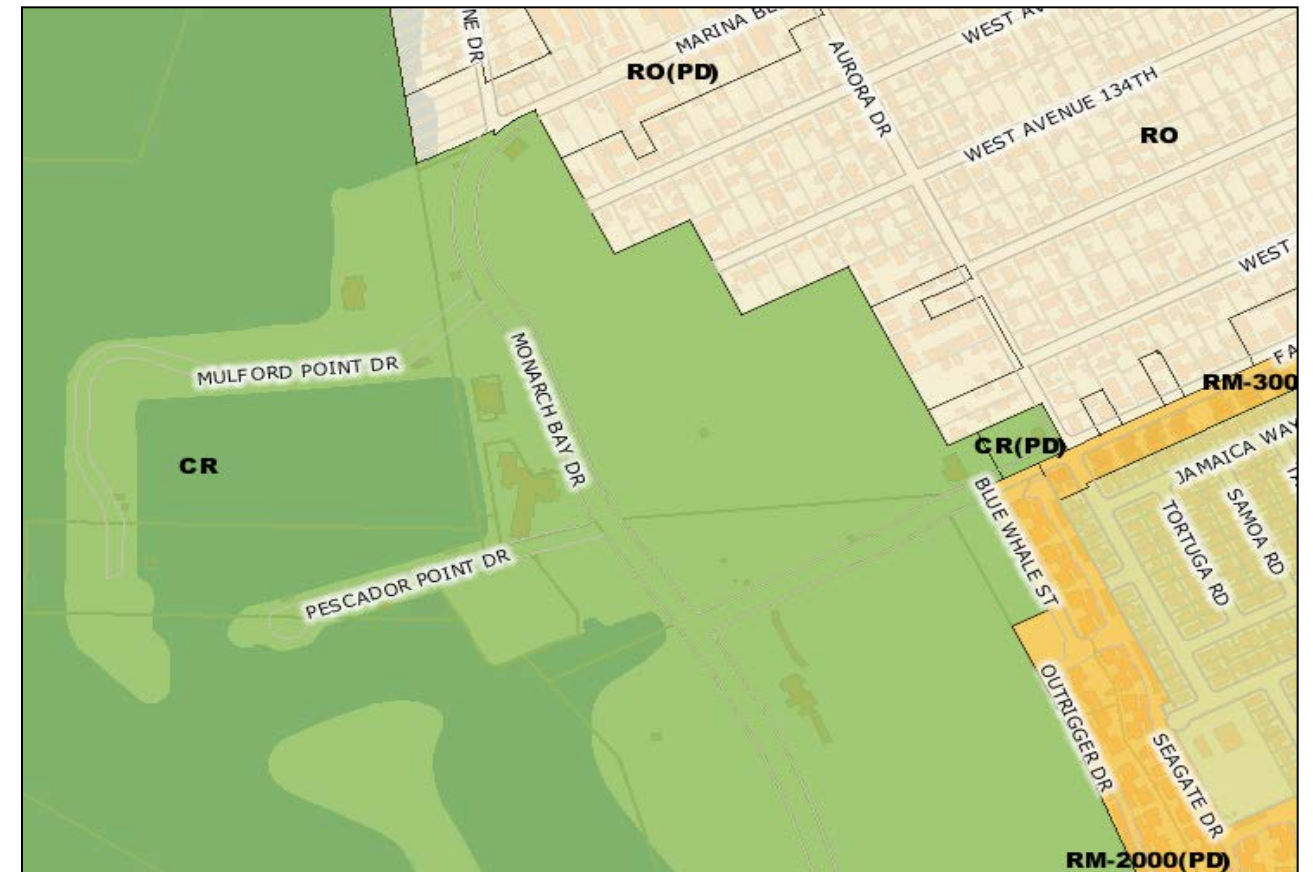
- * The change is consistent with the proposed residential components in the golf course
- * General Plan Goal and Policies
Section 3 identifies and supports new housing opportunities, especially a mix of unit types and price ranges, and conversion of non-residential land to housing

Findings for the General Plan Amendment

- * The proposed General Plan amendment is in the public interest *in that it will provide new opportunities for additional housing, consistent with the Housing Element and will improve economic access to housing in the City through a density that will allow a range of housing types and prices.*
- * The proposed amendment will not render the General Plan internally inconsistent *in that the amendment supports not only the existing policies for development and enhancement of the Shoreline, but also supports Housing Element policies to increase housing opportunities in the City.*

Zoning Map

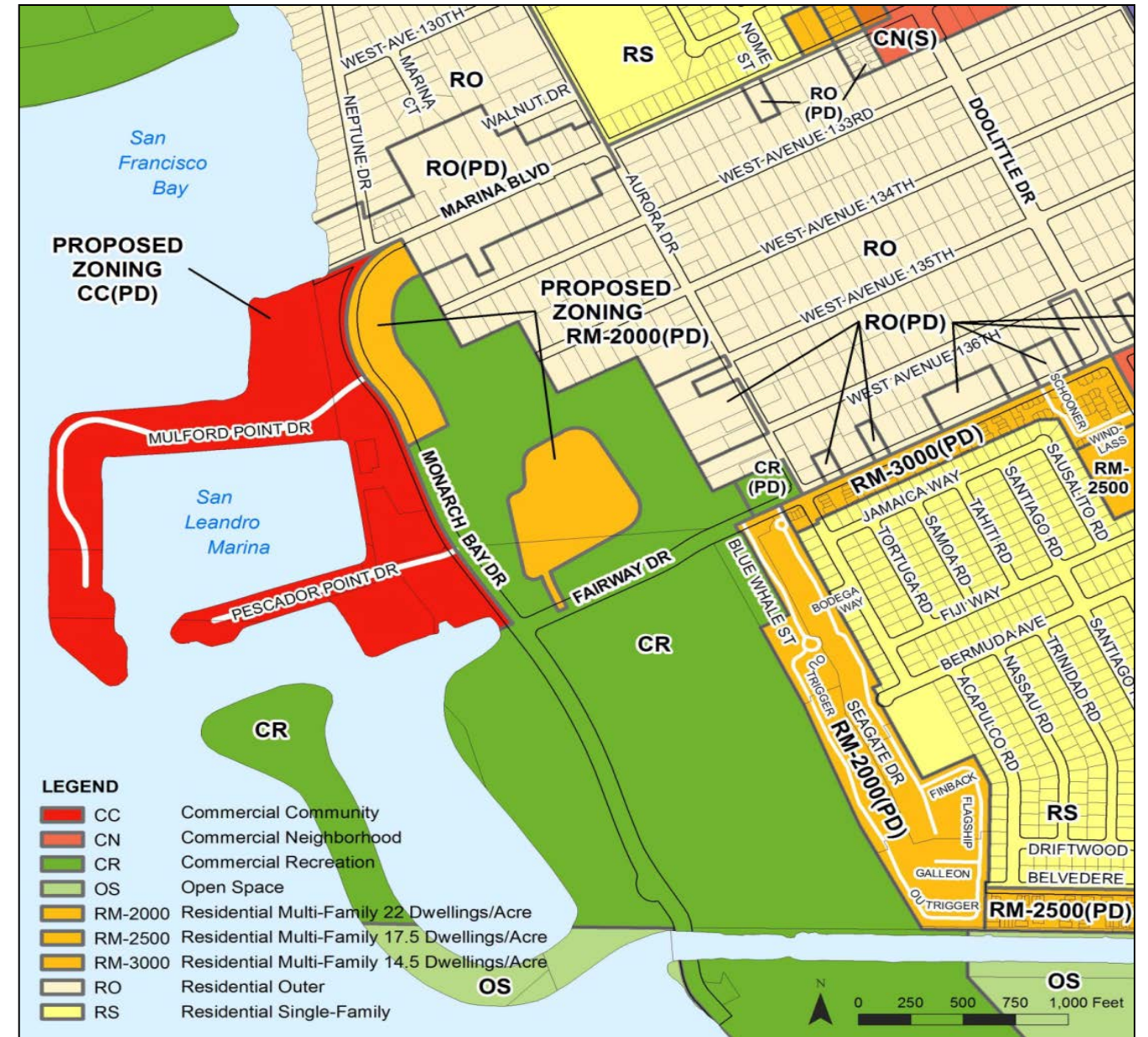
- * The Zoning Map provides a precise guide for physical development of the shoreline area in accord with the General Plan and the future Specific Plan to achieve the land development described in the General Plan and its Map.
- * Currently the land mass around the harbor and nine-hole course is CR Commercial Recreation District (green).



Proposed Zoning

Two changes are proposed.

- * CR to CC(PD) Commercial Community, Planned Development Overlay District (red).
- * CR to RM-2000(PD) Residential Multi-Family, Planned Development Overlay District (orange).
- * Each rezoning is consistent with the General Plan for future development for the Shoreline Area and new housing at the two portions of the golf course.



Analysis of Rezoning

The rezoning includes the PD overlay to achieve the following:

- * Promote the economic stability of existing land uses that are consistent with the development policies of the General Plan and protect them from intrusions by inharmonious or harmful land uses.
- * Ensure the provision of adequate open space for light, air, and fire safety.
- * Permit the development of office, commercial, and related land uses that are consistent with the General Plan in order to strengthen the City's economic base.
- * Require the provision of adequate off-street parking and loading facilities, and promote a safe, effective traffic circulation system.

Analysis of Rezoning

- * Ensure that service demands of new development will not exceed the capacities of existing streets, utilities, or public services.
- * Conserve and enhance key visual features of San Leandro's setting, including the bay front, consistent with the General Plan.
- * Improve the design and aesthetic quality of new and existing development.
- * Provide a mechanism for ensuring implementation of EIR mitigation measures through detailed development and site design plans

Findings for the Rezoning

Pursuant to Zoning Code section 5-2708.B, the proposed zoning map amendment is consistent with the policies of the General Plan and the purposes of the Zoning Code.

- * The residential rezoning for the golf course sites is consistent with the companion General Plan amendment as to residential uses and density.*
- * The Community Commercial rezoning allows a mix of uses as anticipated in the concept plan for the Project and is consistent with the existing General Commercial land use designation.*
- * The proposed amendments are consistent with the purposes of the Zoning Code in that they allow the mix of uses and the densities anticipated in the Project concept plan.*
- * The PD overlay provides a mechanism for establishing site- and project-specific development details to implement General Plan and other applicable standards, as well as for reviewing how the Project will implement CEQA mitigation measures through project and site design, and subject to future discretionary review.*

Findings for the Rezoning

Pursuant to Zoning Code section 3-1008. B, the Planned Development Concept Plan is consistent with the Land Use Element of the General Plan and other applicable policies of the General Plan and is compatible with surrounding development.

- * The Planned Development concept plan is consistent with the General Plan uses and densities, as amended by the Project.*
- * The concept plan also implements existing General Plan policies for development of the Shoreline and provides housing, both in accordance with the Land Use Element.*
- * The flexibility provided by the PD zoning overlay also allows the concept plan to be tailored to ensure and improve compatibility with surrounding residential, recreational and other uses through a public review process.*

Recommendation

Staff recommends that the Planning Commission adopt Resolution No. 2015-02 recommending approval of the General Plan Amendment and Rezoning to the City Council