



**CITY OF SAN LEANDRO**

Community Development Department · Planning Services  
 835 East 14th Street · San Leandro, CA 94577  
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 Hours: Mon., Tues., & Thurs. 8:00 am – 4:00 pm; Weds. 8:00 am to 3:00 pm; Friday by appointment

**PROPOSED  
ZONING UPDATE 2016**

**Bold and Underlined** indicates added regulations; ~~Strikethrough~~ indicates deletions

**Development Regulations for Downtown Area (DA) Zoning Districts**

**Downtown Area (DA) Density, Height and FAR**

	Multi-Family Density (on lots > <u>10,000</u> <del>20,000</del> sq ft)	Multi-Family Density (on lots < <u>10,000</u> <del>20,000</del> sq ft)	Mixed-Use Residential with ground floor retail and office (on lots > <u>10,000</u> <del>20,000</del> sq ft)	Mixed-Use Residential with ground floor retail and office (on lots < <u>10,000</u> <del>20,000</del> sq ft)	Building Height Allowed (feet)		Maximum FAR
					Max	Min	
DA-1	Minimum = 35 du/acre Maximum = <u>100</u> <del>75</del> du/acre (CUP) <sup>(4)</sup>	Maximum = 24 du/acre (CUP) <sup>(4)</sup>	Minimum = 35 du/acre Maximum = <u>100</u> <del>75</del> du/acre (P) <sup>(4)</sup>  Retail uses required on ground floor on parcels fronting on East 14 <sup>th</sup> Street and Washington Avenue, <u>north of Parrott Street</u> .	Maximum = 24 du/acre (P) <sup>(4)</sup>  Retail uses required on ground floor on parcels fronting on East 14 <sup>th</sup> Street and Washington Avenue, <u>north of Parrott Street</u> .	75 <sup>(2)</sup>	24	<b><u>Non-Residential 3.5</u></b> <del>Office - 2.0</del> <del>Retail - 2.0</del> <del>Retail - 2.0</del>
DA-2	Minimum = 20 du/acre Maximum = 40 du/acre (P)	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities.	Minimum = 20 du/acre Maximum = 40 du/acre (P)	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities.	50 <sup>(2)</sup>	24 <sup>(1)</sup>	<b><u>Non-Residential Commercial</u></b> - 1.0
DA-3	Minimum = 20 du/acre Maximum = 60 du/acre (P) <sup>(4)</sup>	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities. <sup>(4)</sup>	Minimum = 20 du/acre Maximum = 60 du/acre (CUP) <sup>(4)</sup>	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities. (CUP) <sup>(4)</sup>	50 <sup>(2)(3)</sup>	NA	NA
DA-4	Minimum = 60 du/acre Maximum = 100 du/acre (P) <sup>(4)</sup>	Maximum = 24 du/acre (P) <sup>(4)</sup> ; CUPs allowed for added density with additional open space or other amenities. <b><u>Offices (P)</u></b>	Minimum = 60 du/acre Maximum = 100 du/acre (CUP) <sup>(4)</sup>	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities. (CUP) <sup>(4)</sup>	60- 75 <sup>(2)(3)</sup>	--	NA

## Development Regulations for Downtown Area (DA) Zoning Districts (continued)

**Bold and Underlined** indicates added regulations; ~~Strikethrough~~ indicates deletions

### Downtown Area (DA) Density, Height and FAR (continued)

	Multi-Family Density (on lots <del>&gt;10,000</del> <u>20,000</u> sq ft)	Multi-Family Density (on lots <del>&lt;10,000</del> <u>20,000</u> sq ft)	Mixed-Use Residential with ground floor retail and office (on lots <del>&gt; 10,000</del> <u>20,000</u> sq ft)	Mixed-Use Residential with ground floor retail and office (on lots <del>&lt; 10,000</del> <u>20,000</u> -sq ft)	Building Height Allowed (feet)		Maximum FAR
DA-5	Minimum = 80 du/acre <del>No Maximum</del> (P)	Maximum = 24 du/acre (P); <del>CUPs allowed for added density with additional open space or other amenities.</del>	Minimum = 80 du/acre (P)	Maximum = 24 du/acre (P); <del>CUPs allowed for added density with additional open space or other amenities.</del>	No limit	NA	NA
DA-6	Minimum = 60 du/acre No Maximum Density <sup>(4)</sup>	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities. <sup>(4)</sup>	Minimum = 60 du/acre (P) <sup>(4)</sup>	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities. <sup>(4)</sup>	75 <sup>(2)(3)</sup>	--	Minimum FAR = 1.0 <del>No maximum FAR</del> <b><u>Maximum FAR = 4.0; an FAR of 5.0 is allowed adjacent to BART Station</u></b>

(1) This standard only applies along East 14<sup>th</sup> Street. No minimum height elsewhere in the DA-1 District.

(2) Refer to Downtown San Leandro Transit-Oriented Development Strategy, Figure 8, for locations of specific height limits; height transition is required adjacent to ~~residential areas~~ **RS and RD zoning districts.**

(3) Heights above 75 feet subject to review **of a conditional use permit**; height transition is required adjacent to ~~residential areas~~ **RS and RD zoning districts per Section 2-680(B).**

(4) **A density bonus of 20% for an average unit size <750 s.f. is allowed.**

## Development Regulations for Downtown Area (DA) Zoning Districts (continued)

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### Downtown Area (DA) Minimum Setbacks

Zoning District	Front & Rear (feet)	Side (feet)	Corner Side (feet)
DA-1	<ul style="list-style-type: none"> <li>a. <del>Front: 12 — 15 feet from the existing property line along the west side of East 14th Street to align with the Civic Center; a minimum 25-foot sidewalk and pedestrian amenity zone</del></li> <li>b. Front: 7 feet along East 14th Street to create a minimum 15-foot wide pedestrian zone</li> <li>c. Additional 10-foot setback at the proposed BART station to allow for transit related facilities and patron waiting areas</li> <li>d. Rear: To be consistent with the prevailing condition on each block</li> </ul>	0	40-15 <u>0</u>
DA-2 DA-3 <del>DA-5</del> DA-6	<ul style="list-style-type: none"> <li>a. Front: consistent with the prevailing condition on each block</li> <li>b. Where ground floor residential is proposed, a minimum front setback of 10 feet and a maximum of 15 feet</li> <li>c. For mixed-use buildings, the front setback shall not exceed 10 feet</li> <li>d. Rear: To be consistent with the prevailing condition on each block</li> </ul>	0	40-15 <u>0</u>
DA-4	<ul style="list-style-type: none"> <li>a. Front: consistent with the prevailing condition on each block</li> <li>b. Rear: consistent with the prevailing condition on each block</li> <li>c. <del>150 feet from the top of the San Leandro Creek bank for a linear park connection</del> <b><u>A building setback shall be provided for a linear park connection along the San Leandro Creek.</u></b></li> </ul>	0	40 <u>0</u>

### Downtown Area (DA) Off-Street Parking and Loading Spaces Required

Use Classifications	Off Street Parking Spaces
DA Districts only, except adjacent to BART	1.5 spaces per unit (0.25 to 0.50) spaces/unit may be unbundled flex parking)
DA Districts adjacent to BART	1.0 spaces per unit (plus allowance of unbundled flex parking to 0.25 to 0.50 spaces/unit at developers option)
DA Districts adjacent to BART – Senior Citizen	0.4 per unit, plus 1.0 space per employee
DA Commercial (all categories)	2.0 spaces per 1,000 square feet Retail < 5,000 square feet locations exempt)
DA Office	2.0 spaces per 1,000 square feet