

June 16, 2016

To: The Honorable Members of the San Leandro City Council and Planning Commission
Re: San Leandro General Plan Update

Westlake Urban is appreciative of the City of San Leandro's leadership in advancing *San Leandro 2035*, the General Plan update. We would like to compliment the City staff on their efforts to create a document that provides policy direction for guiding the city's development in the 21st century. As long-term stakeholders via our investments in the San Leandro Tech Campus, we have been particularly encouraged by the City Council's authorization of a new Economic Development element of the General Plan.

As part of the review of the proposed changes to General Plan and Zoning Code, we have recently become aware of concerns regarding housing policies in certain locations in the community including Estudillo Avenue.

As owners and developers of the San Leandro Tech campus, we are in discussions with a number of potential businesses interested in moving to San Leandro. As a result, we have become keenly aware of the Bay Area's housing crisis and specifically, how important housing is for the attraction of new employers to SLTC.

We would therefore ask that the City Council and Planning Commission look at every opportunity within the community to increase the supply of housing – especially housing within a mile of the BART station. Further, housing sites that are one acre or more in size are scarce and critical to the supply of multi-family housing. Therefore, we would respectfully ask that the City Council and Planning Commission carefully evaluate every site that is suitable for housing and take actions that could result in the creation of housing as soon as possible.

Sincerely,
DocuSigned by:

Gaye Quinn

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Gaye C. Quinn

Managing Director
Westlake Urban, LLC

Liao, Thomas

From: Steve Song <steve.song@fhdailey.com>
Sent: Thursday, June 16, 2016 11:49 AM
To: Liao, Thomas; Battenberg, Cynthia
Subject: Planning Commission

Dear Tom,

Per our conversation, please share or forward this email with the Planning Commission members.

As a business owner and Automobile Dealer in San Leandro, I am extremely concerned about the Industrial Transition - Marina Blvd. East. proposed Zoning change.

By changing much of the North of Marina Blvd. properties to IT will have devastating consequences to Automobile Industry in San Leandro.

The City of San Leandro invested tremendous resources to secure, promote and build Marina Blvd. as "AutoRow". Due to the City's foresight and hard work of our San Leandro Dealers, Marina Blvd. has become one of the most successful Automotive destination.

With that success, we need the ability to expand our operation. The change of zoning of "only" viable locations for Automobile Dealers, to IT, will force us to compete for with residential development for the property, which is cost prohibitive.

I appreciate the need for the residential development, but I believe there are plenty of other locations in San Leandro which are more beneficial without sacrificing the Automotive Industry.

Furthermore, the limited area in the proposed zoning on Marina does not and will not provide sufficient depth or acreage to operate an Automobile Dealership, essentially making Marina Blvd. unusable as Automotive use.

I proposed that the proposed zoning change be moved back minimum of 1 block, preferably 2 blocks north to align with Harlan Street or Castro Street.

Automobile Industry is the number one economic driver for City of San Leandro, we contribute most tax revenue to the City, employee hundreds of employees and bring ten's of thousands of customers per month to San Leandro from outside the City, who not only spend money at our dealerships but at downtown and other businesses in San Leandro.

The change of zoning will have lasting effects in our industry and City of San Leandro for many years and decades.

I implore you to consider the consequences of the proposed changes to the Zoning, Automotive Industry and City of San Leandro.

Thank you for your time and I can be reached at 510-746-1239 (direct) or steve.song@FHDAiley.com for further discussion.

Have a Wonderful Day!

Steve Song
President
F H Dailey Chevrolet

Liao, Thomas

From: Tony Breslin (AIR) <Tony.Breslin@flysfso.com>
Sent: Tuesday, June 14, 2016 12:05 PM
To: Liao, Thomas; Denise Abero; Edward Hernandez (ed@bayeastlegacy.com); Esther Collier; Jim Hussey; Kai Leung; Ken Pon; stephenhcassidy@gmail.com
Cc: Kit Faubion; Battenberg, Cynthia; Anderson, Kimberly; Richard Pio Roda
Subject: San Leandro General Plan TOD DA2 Comments and Response to letter from Former Mayor Cassidy

Planning Commissioners, Planning Staff, and Honorable Stephen Cassidy:

First, I apologize for missing this week's Planning Commission meeting. I had thought these General Plan reviews were to take place starting a few months ago. My comments below are for the record during this San Leandro General Plan proposed change review period. My comments at this time are specific to the TOD DA zone classifications, with some specific to the parcel former Mayor Cassidy has concerns with.

Although I do support TOD developments, and TOD developments in current Professional Office P zoned areas, if I understand the proposed changes correctly, I would want some restrictions at the perimeters or limits of the new zones. Typically there are buffers, apartments or condos usually, acting as transition or buffer areas between commercial areas and single family (RS) properties. I would support TODs at the limits with restrictions if at the RS/TOD line TODs were required to have lower floor area ratios, have lower heights, have set-back requirements that are current or modified but not reduced to zero, and have more parking required than in proposed TOD zones. Also, at the limit or perimeters, I would not support the removal of the "daylight plane requirement" that protects single family home owners from being shadowed by tall developments; there are changes in language that state that this current requirement is confusing, but I don't agree.

Regarding the Estudillo/Bancroft/Joaquin parcel referred to by former Mayor Cassidy in his letter to Planning Commissioners, the parcel was likely purchased with the intent to develop, with uncertainty as to whether the parcel would ultimately be approved as a TOD DA2 parcel, or approved as something different with restrictions. As currently proposed, I agree, the developer can maximize the development of the site. I think there is room for improvement at the site, with mixed use retail and housing, but the owner should not be tied or restricted to what was allowed in the past. We should be able to come up with a nicer acceptable development.

I do like TODs and greater downtown housing densities. I think the increase in a younger spending population will attract the popular or more upscale food, retail, and entertainment that San Leandro residents often wonder why we cannot attract. I will likely have more comments regarding the remaining portions of the General Plan proposed changes when I return.

Sincerely,

*Tony Breslin
Planning Commissioner-District 1*