

TABLE 3-1 ACREAGE IN EACH LAND USE TYPE

	Acres (Approx.)*	Percent
Residential	4,209	50.8
▪ Garden Residential	160	1.9
▪ Low Density Residential	3,098	37.4
▪ Low-Medium Density Residential	206	2.5
▪ Medium Density Residential	410	4.9
▪ Medium-High Density Residential	217	2.6
▪ High Density Residential	118	1.4
Commercial	398	4.8
▪ Neighborhood Commercial	55	0.7
▪ General Commercial	343	4.1
Mixed Use	561	6.8
▪ Downtown Mixed Use	98	1.2
▪ Transit-Oriented Mixed Use	158	1.9
▪ Corridor Mixed Use	184	2.2
▪ Bay Fair TOD Mixed Use	121	1.5
Industrial	1,693	20.4
▪ Light Industrial	518	6.3
▪ General Industrial	1,003	12.1
▪ Industrial Transition	172	2.1
Public/Open Space	1,424	17.2
▪ Public/Institutional	354	4.3
▪ Parks and Recreation	548	6.6
▪ Resource Conservation	522	6.3
TOTAL	8,285	100.0

Source: City of San Leandro, 2016

Notes: (*) Excludes 224 acres of Freeway ROW and 1,384 acres of surface water in San Francisco Bay

Corridor Mixed Use. This designation allows a mix of commercial and residential uses oriented in a linear development pattern along major transit-served arterials such as East 14th Street. A range of commercial and office uses is permitted, primarily serving neighborhood and community needs. Residential uses may be either free-standing or integrated into the upper floors of mixed use projects. Development should be designed to encourage walking and bicycle use, and should be sufficiently dense to support increased transit services along the corridors. A maximum allowable FAR of 1.0 applies in areas with this designation, although FARs of up to 1.5 may be permitted for projects incorporating housing. Where a Specific Plan or Area Plan has been prepared for an area with this designation, an FAR of 1.5 may also be permitted, subject to the conditions of that Plan. Maximum residential density in this category is dictated by the above floor area ratio limits rather than limits on housing units per acre.

Bay Fair Transit-Oriented Development. This designation includes approximately 120 acres within the San Leandro city limits around the Bay Fair BART Station, including Bayfair Center, Fairmont Square and Fashion Faire Place, and other commercial properties along Hesperian Boulevard, Fairmont Drive, and East 14th Street in the Bayfair Center vicinity. The BART parking lot is also included. As of 2016, a TOD Specific Plan for this area was underway. The intent is to create a new vision for this area, including retail, office, higher density housing, open space, and public land uses. A more urban development form is envisioned, with pedestrian-scaled streets and an orientation toward BART access and transit use. A maximum FAR of 3.0 applies. Maximum residential density in this category is dictated by floor area ratio limits rather than upper limits on housing units per acre.

Industrial Categories

Three industrial categories have been identified, as described below.

Light Industrial. Light Industrial areas may contain wholesale activities, distribution facilities, research and development or e-commerce uses, business services, technology, and manufacturing operations which produce minimal off-site impacts. Campus-style industrial parks and professional offices also are permitted. A limited range of commercial uses also is permitted in these areas. Uses in areas with this designation must be capable of locating adjacent to residential areas without creating

TABLE 3-2 CORRESPONDENCE BETWEEN LAND USE DIAGRAM AND ZONING DESIGNATIONS		
Land Use Category	Corresponding Zoning Designations	Conditionally Compatible Zoning Designations
Garden Residential	RO	RS, PS
Low Density Residential	RS, RS-40, RS (VP)	RS (PD), RD, PS, CN
Low-Medium Density Residential	RS (PD)	RD, RS, PS
Medium Density Residential	RD, RM-3500, RM-2500, RM-2000	RS (PD), RD, PS
Medium-High Density Residential	RM-1800	RM-2000, RM-2500, RM-3500, PS
High Density Residential	RM-875 (see Note 1)	RM-1800
Neighborhood Commercial	CN, P	CC, CR, PS
General Commercial	CC, CS, CR	CN, PS, P
Downtown Mixed Use	DA-1, DA-2, DA-3, P	RM-875, RM-1800, CN, PS
Transit-Oriented Mixed Use	DA-2, DA-3, DA-4, DA-6	RM-875, RM-1800, PS
Bay Fair TOD Mixed Use	B-TOD	
Corridor Mixed Use	NA-1, NA-2, SA-1, SA-2, SA-3, DA-2	RM-875, RM-1800, RM-2000, RM-2500, RM-3000, CN, CC, P, PS, IL
Light Industrial	IL, IP	IG, CC, CS, P, PS
General Industrial	IG, IL, IP	CC, CS, P, PS
Industrial Transition	IT	IG, CC, IL, IP
Public/Semi-Public	PS	Depends on type of use
Parks and Recreation	OS	PS, CR
Resource Conservation	OS	PS

Source: City of San Leandro, 2016

Notes: (1) RM-875 had not yet been created at time of General Plan adoption. RM-1800 is considered the conforming zone until such time as the RM-875 District (1 unit per 875 square feet) is adopted.