



SAN LEANDRO BAY FAIR TOD

SPECIFIC PLAN

Untabling 2nd Reading

City Council | September 20, 2021

Bay Fair TOD Planning Process



Bay Fair TOD Zoning Timeline

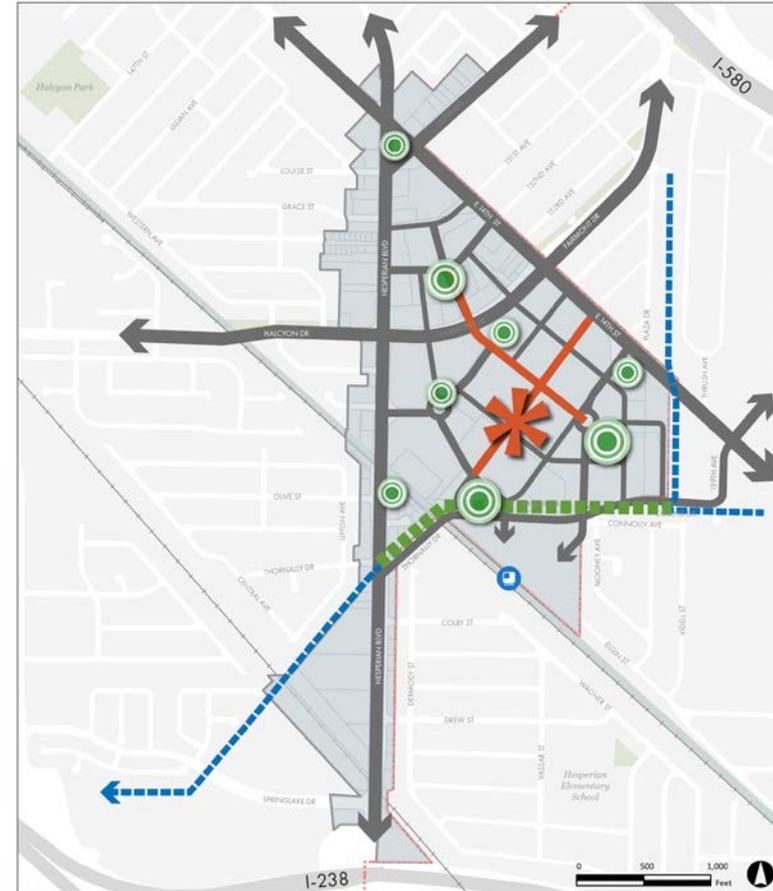


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| City Council Meeting #1 | October 21, 2019 |
| Community Meeting #1 | November 20, 2019 |
| Drafting of Amendments | Winter/Spring 2020 |
| Planning Commission Study Session | July 2, 2020 |
| Bay Fair Zoning Public Draft | August 2020 |
| Community Meeting #2 | September 1, 2020 |
| PC review and recommendation | November 5, 2020 |
| CC Review and Adoption (1st Reading) | December 7, 2020 |
| 2nd Reading of Ordinance (TABLED) | February 1, 2020 |

Specific Plan Framework



- 1 Improve mobility for all modes
- 2 Strengthen new connections to BART
- 3 Create a grid of smaller blocks
- 4 Create special, memorable public spaces
- 5 Enable a range of development scenarios



Proposed B-TOD Zoning



- Implements the Bay Fair TOD Specific Plan
- Allows wide-ranging mix of uses
- Density minimums and parking maximums
- New publicly accessible open space requirement
- Objective development standards to prepare for streamlined applications and protect community vision:
 - Building setbacks
 - Lot coverage
 - Building length, massing, and articulation
 - Frontage improvements
 - Façade transparency and design
 - Pedestrian entrances
 - Ground-floor specifications



Anti –Displacement & Outreach



- Mobile Home Park Anti-Displacement Amendments introduced on 9/7/21 with 2nd reading 9/20/21
- At Council's direction, staff conducted follow up meetings on Bay Fair TOD Zoning with:
 - Fire Union and Fire Chiefs
 - Building Trades
 - Sierra Club

Bay Fair TOD Zoning Next Steps



- September 20 - Untable Bay Fair TOD 2nd Reading
- October 4 - Bay Fair TOD 2nd Reading
- Without 2nd reading, the area is still subject to old Zoning
- Next Steps:
 - Stakeholder roundtables
 - Infrastructure financing options (grant funded)
 - Grant opportunities
 - CIP projects