



# City of San Leandro

City Hall  
835 East 14th Street  
San Leandro, California

## Legislation Text

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### CITY OF SAN LEANDRO

#### CITY COUNCIL BUSINESS AND HOUSING DEVELOPMENT COMMITTEE

**December 8, 2011  
4:00 p.m. - 5:30 p.m.**

**San Leandro City Hall  
835 East 14th Street  
San Leandro, California  
Sister Cities Gallery**

### HIGHLIGHTS

Committee Members: Vice Mayor Gregory and Councilmember Souza

City staff present: Interim City Manager Marshall, Community Development Director Sims, Business Development Manager Battenberg, Community Relations Representative Ornelas, Business Development Specialist Ricard, Housing/CDBG Manager Liao

Public present: None

The meeting was called to order at 4:03 p.m.

#### **1. Discussion Regarding Planning Division Priorities**

Interim City Manager Marshall introduced the item and Community Development Director Sims explained that with limited staff resources and a full complement of assigned tasks, it was essential to get some direction from the Committee regarding Council policy priorities. A draft list of major planning initiatives and priorities tasks was distributed to the Committee (see attached). Sims explained that the items on the list fell into three major categories-- City Council requests, state or regional mandates, and technical updates-- and asked the Committee for feedback.

The Committee discussed the projects and agreed that the issue of medicinal marijuana regulation and whether or not dispensaries and growing operations should be prohibited was a first priority given that the current moratorium expires in September 2012. Other issues worth continuing to study include the development of animal husbandry ordinances for the caring and raising of chickens and bees; developing more flexible regulations regarding second units in single-family residential neighborhoods; and insuring that the Zoning Code remains current in addressing changing land use

issues.

Councilmember Souza expressed concern that the items on the list should not interfere with the day-to-day counter service of the Community Development Department. Sims explained that with staffing reductions, counter hours had to be reduced so that staff had time available to work on development applications, staff reports and recommendations, and the growing list of Council-assigned projects. He noted that at the moment the balanced scheduling appears to meet the needs of the community but that if business picks up, additional counter hours may be needed which will further impact the ability to assign planners to various work tasks.

## **2. Development Project Updates**

- a. San Leandro in the News: Business Development Manager Battenberg explained that three major San Leandro projects were recently featured in the widely distributed San Francisco Business Times: Lit San Leandro, the Shoreline, and Village Marketplace.
- b. Jo-Ann Fabrics: has leased the majority of the former Big Lots space at 699 Lewelling Boulevard. Permits are currently being pulled for tenant improvements to the 25,000 square foot space which will include new interior walls/finishes, restrooms, HVAC, lighting and signage. The remaining 4,373 square feet is available for lease.
- c. Unleashed by Petco: has signed a lease to open at Greenhouse Marketplace in an approximately 7,300 square foot space. Unleashed by Petco is a new format with a smaller footprint than a typical Petco store. They specialize in pet accessories and food and do not sell pets.
- d. Lakeside Village Apartments: Housing Manager Liao explained that the state approved the Low Income Tax Credit application for the Lakeside Village Apartments.
- e. Lit San Leandro Broker/Developer Event: Business Development Manager Battenberg informed the committee that the City will be partnering with Dr. Patrick Kennedy to put together a broker and developer event to promote Lit San Leandro in late January or early February.

**4. Public Comments:** Dave Johnson, CEO of the San Leandro Chamber of Commerce, expressed the Chamber's opposition to the elimination of Conditional Use Permits for entertainment and assembly uses within the industrial area. Mr. Johnson explained that these types of uses are economic drivers and need the opportunity to locate in select buffer zones. Mr. Johnson also talked about the upcoming sustainability circles and East Bay EDA session regarding branding East Bay.

**5. Committee Member Comments:** Councilmember Souza passed along a complaint she had received regarding inconsistency in the enforcement of planning standards. Councilmember Gregory suggested that once complete the City should submit Lit San Leandro for the Helen Putnam award, noted the opportunity for additional lunch restaurants near Kaiser, and suggested

staff put together an opportunity map for Lit San Leandro.

**6. Adjourn:** The meeting adjourned at 4:45p.m