



Legislation Text

File #: 14-274, **Version:** 1

Staff Report for Proposed Amendments to the City of San Leandro Zoning Code Related to Increasing Flexibility in Industrial and Commercial Uses; Adding Community Gardens; Revising Regulations for Telecommunications, Hazardous Materials, Recycling, Signs, and Parking; Clarifying and Revising Planning Entitlement Processing; and Conducting General Text Updates in Zoning Code Article 3 Definitions; Article 5 Residential Districts; Article 6 Commercial and Professional Districts; Article 7 Industrial Districts; Article 8 Open Space District; Article 9 Public and Semipublic District; Article 16 Development Regulations; Article 17 Off-Street Parking and Loading Regulations; Article 18 Signs; Article 21 Zoning Permits Required, Environmental Review, Fees and Deposits; Article 22 Use Permits, Variances, and Parking Exceptions; Article 27 Amendments; and Article 28 Appeals

SUMMARY AND RECOMMENDATIONS

Staff requests that the City Council approve for first reading and pass to print the proposed amendments to the City of San Leandro Zoning Code related to increasing flexibility in Industrial and Commercial Uses; adding Community Gardens; revising regulations for Telecommunications, Hazardous Materials, Recycling, Signs, and Parking; clarifying and revising planning entitlement processing; and conducting general text updates in Zoning Code Article 3 Definitions; Article 5 Residential Districts; Article 6 Commercial and Professional Districts; Article 7 Industrial Districts; Article 8 Open Space District; Article 9 Public and Semipublic District; Article 16 Development Regulations; Article 17 Off-Street Parking and Loading Regulations; Article 18 Signs; Article 21 Zoning Permits Required, Environmental Review, Fees and Deposits; Article 22 Use Permits, Variances, and Parking Exceptions; Article 27 Amendments; and Article 28 Appeals

BACKGROUND

Staff presents for a new first reading an ordinance amending the City of San Leandro Zoning Code as first reviewed on June 2, 2014, incorporating the changes recommended by City Council for Article 22, related to expansion of the noticing radius for cases heard by the Board of Zoning Adjustments to 500 feet. Due to additional comments received from the community prior to the meeting of June 16, 2014 after the agenda was printed and posted, staff has removed the new definitions in Article 3 and regulations in Article 7 for Wind Turbines and Wind Farms for further evaluation.

The original staff report summarizing the full extent of the proposed Zoning Code amendments can be found in Legistar File No. 14-207 for reference.

Previous Actions

- June 2, 2014: City Council held a first reading and passed to print an ordinance amending the Zoning Code.

- June 16, 2014: Staff recommended that City Council suspend the second reading of the ordinance in order to analyze additional comments received from the community after the agenda was printed. Staff was directed to bring the ordinance back for a new first reading.

ATTACHMENTS

Attachments to Ordinance

- Exhibit A: Proposed Amended Article 3 Definitions
- Exhibit B: Proposed Amended Article 5 Residential Districts (excerpt, only)
- Exhibit C: Proposed Amended Article 6 Commercial and Professional Districts
- Exhibit D: Proposed Amended Article 7 Industrial Districts
- Exhibit E: Proposed Amended Article 8 Open Space District
- Exhibit F: Proposed Amended Article 9 Public and Semipublic District
- Exhibit G: Proposed Amended Article 16 Development Regulations
- Exhibit H: Proposed Amended Article 17 Off-Street Parking and Loading Requirements
- Exhibit I: Proposed Amended Article 18 Signs
- Exhibit J: Proposed Amended Article 21 Zoning Permits Required; Environmental Review; Fees and Deposits
- Exhibit K: Proposed Amended Article 22 Use Permits, Variances, and Parking Exceptions
- Exhibit L: Proposed Amended Article 27 Amendments
- Exhibit M: Proposed Amended Article 28 Appeals

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