



Legislation Text

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CITY OF SAN LEANDRO

CITY COUNCIL BUSINESS AND HOUSING DEVELOPMENT COMMITTEE

October 13, 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, Planning Manager Liao, Recreation and Human Services Manager Oliver, Business Development Specialist Ricard, Housing Specialist Hernandez

Public present: Scott Terry (Broadmoor Garden Exchange), Wafaa Aborashed (Davis West Neighborhood Group), Julie Rubenstein

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

1. Update on Proposed Amendment to FY 2011-12 Action Plan - Surf Apartments Acquisition and Rehabilitation

Planning Manager Liao provided the Committee with an update of the proposed amendments to the Housing and Urban Development (HUD) FY 2011-12 Action Plan to assist Eden Housing with the acquisition and rehabilitation of the Surf Apartments. Eden Housing intends to purchase the 46 unit market rate complex, located on Tropic Court, rehabilitate the apartments and manage them as affordable units. Eden Housing is requesting \$35,000 in CDBG funds, as well as an additional \$65,000 from the affordable housing trust fund, in order to complete the project. Liao explained that under normal circumstances redevelopment set aside funds would be used for this project; however, with the current state lawsuit these funds are not available. Liao then outlined the public process required by the federal government in order to amend the Action Plan. The proposed amendment will be brought to the full Council in early November.

2. Discussion of Proposed Extension of the Community Assistance Program RFP Funding Cycle

Housing Specialist Hernandez informed the Committee that the Community Assistance Program is budgeted by the City in two- year cycles and that the Human Services Commission has proposed postponing the scheduled Request for Proposals (RFP) for one year due to uncertainty regarding future HUD allocations. During this one-year extension, the current funding allocations would continue and staff, along with the Human Services Commission, would review how to better handle the distribution of these funds and the RFP process.

The Committee discussed what organizations currently receive funding and the services they provide. Staff provided the Committee a spreadsheet showing who had applied for funding and who was chosen to receive funding (attached).

3. Update on Zoning Code Cleanup Amendments Related to Residential Uses, Assisted Living and Large Family Day Care.

Community Development Director Sims provided the Committee with a brief review of proposed Zoning Code amendments and the process required to adopt these amendments. Sims explained that the City was looking to streamline some of the procedural requirements for day care and assisted living and clarify the setback and height requirements for accessory structures. These code revisions would be reviewed by the Board of Zoning Adjustments in early December, and then voted on by the Planning Commission in late December, and brought to the City Council in January 2012 for adoption.

4. Update on Development Projects

- a. 2450 Washington Avenue: Community Development Director Sims informed the Committee that a 66- unit apartment building is being proposed for 2450 Washington Avenue, currently the site of an office building. Sims explained that though the property owner is moving forward with entitlements, the project is not expected to be built in the near future.
- b. Heritage Baptist Church: Sims explained that the church will be amending their 1985 Planned Development to add additional assembly space as well as study areas and offices.

5. Review and Prioritization of Current Projects and Initiatives

Community Development Director Sims discussed the need to prioritize the work of the Committee in light of recent interest from the public and the Council to address a variety of planning and zoning issues ranging from allowing certain types of animal husbandry in residential zones (e.g.: raising of chickens and bees) to providing more flexibility in applying inclusionary housing requirements on small housing developments. He further noted that many of these initiatives are more complicated than they might seem and require a good deal of staff analysis at a time when staff resources are stretched to the limit. It is particularly challenging in the Planning Division and in Business Development.

Sims also noted that the City and Redevelopment Agency are mandated to engage in certain regional planning activities, special unanticipated reporting requirements and other unfunded

mandates imposed by the State in recent years. He also noted that staff has found sections in the Zoning Code and Municipal Code that should be reviewed and modernized. Sims mentioned that staff was in the process of preparing a priority listing of current projects and various planning and zoning initiatives for discussion at the next Committee meeting with the goal of obtaining Council input on which initiatives are most important.

The Committee briefly discussed the projects and asked staff to specifically focus on the regulation of assembly uses in the industrial areas and the fining of illegal uses. The Committee agreed with the need to prioritize and requested that staff provide a more comprehensive list of the current work program at the Committee meeting in November.

6. Public Comments:

Scott Terry of the Broadmoor Garden Exchange spoke in favor of amending the Zoning Code to allow urban farming.

Wafaa Aborashed expressed concern about the City's level of review regarding new businesses in West San Leandro from a health impact standpoint.

7. Committee Member Comments:

Councilmember Gregory stated that he was happy to see members of the public engaged in the matters of this Committee. He also discussed the work of the Greenbelt Alliance, the importance of the development of the Kaiser northern parcel retail center, and complimented staff on the "San Leandro-Creating Great Places" map.

8. Adjourn:

The meeting adjourned at 5:05 p.m.