Legislation Details (With Text)

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Title: Staff Report for the Second Reading of the City of San Leandro City Council Ordinance No. 2020-012 Adopting Chapter 2.10, Bay Fair Transit Oriented Development (B-TOD), to the San Leandro Zoning Code and Related Amendments to the Zoning Code, Zoning Map, and Municipal Code (Introduced on December 7, 2020).

Sponsors: Tom Liao

Indexes:

Code sections:

Attachments: 1. 10.A. San Leandro Bay Fair TOD Specific Plan Zoning Amendments

Date	Ver.	Action By	Action	Result
2/1/2021	1	City Council	Received and Filed	
1/4/2021	1	City Council	Continued	

Staff Report for the Second Reading of the City of San Leandro City Council Ordinance No. 2020-012 Adopting Chapter 2.10, Bay Fair Transit Oriented Development (B-TOD), to the San Leandro Zoning Code and Related Amendments to the Zoning Code, Zoning Map, and Municipal Code (Introduced on December 7, 2020).

SUMMARY AND RECOMMENDATION

On December 7, 2020, the City Council reviewed, accepted public comments, and approved the first reading of the City of San Leandro Ordinance adopting Chapter 2.10, Bay Fair Transit-Oriented Development (B-TOD), to the San Leandro Zoning Code and related amendments to the Zoning Code, Zoning Map, and Municipal Code.

On December 7, the Council also adopted a related Resolution (No. 2020-149) amending the Bay Fair Transit-Oriented Development (TOD) Specific Plan and General Plan for consistency with the Zoning Amendments and determining that the proposed project was adequately analyzed pursuant to the California Environmental Quality Act (CEQA) by the Addendum to the Certified Bay Fair TOD Specific Plan EIR (SCH#2017032016).

BACKGROUND AND ANALYSIS

The proposed Zoning and Municipal Code amendments are the culmination of a multi-year, public planning effort to lay the groundwork to transform the 154-acre area surrounding the Bay Fair BART Station into a vibrant transit village with a diversity of land uses serving residents, workers, and visitors. In 2018, the Council adopted the Bay Fair TOD Specific Plan (Specific Plan), which promotes the long-term sustainability and vibrancy of the Bay Fair BART Station area and helped establish it as

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a regional Priority Development Area (PDA) in order to:

- Provide greater access to public funding targeted to TOD areas;
- Incentivize/streamline the regulatory process for future TOD developments;
- Continue City and private investments in South San Leandro; and
- Add the final planning piece to the City's East 14th Street corridor, following the East 14th South Area Strategy (2004) and the Downtown TOD Strategy (2007), all in compliance with MTC's regional Plan Bay Area 2040.

The Zoning Code, Zoning Map, and Municipal Code amendments are a critical next step in implementing the Specific Plan. The amendments implement the community's vision as articulated in the Specific Plan and establish appropriate development and design standards for this major growth area in the City. The amendments respond to recent trends in state law by establishing objective criteria; however, they also include opportunities for flexibility and a wide range of land uses to better align with future economic and development trends while keeping with the spirit of the Specific Plan.

The Zoning and Municipal Code Amendments are consistent with the purposes of the Zoning Code contained in Section 1.04.108 as well as the General Plan and relevant General Plan policies related to the Bay Fair TOD area, including:

> *Policy LU-8.10* *Bay Fair Area*. Transform the area around the Bay Fair BART station, including Bayfair Center, other shopping centers, and properties along Hesperian, East 14th, and other major arterials, into a dynamic new transit-oriented development area. Future development in this area should reposition Bayfair Center to reflect current trends in retailing; add a mix of higher-density residential, office, and other commercial uses; maximize the potential for BART use; and minimize dependence on autos for daily trips.

At the December 7 public hearing, concerns were raised about displacement for two mobile home parks within the Specific Plan Area (Hesperian Trailer Park and Golden State Trailer Park). The Council directed staff to report to the City Council Rules Committee in six to eight months to ensure supplemental protections for mobile home park residents citywide.

The Council voted 6-1 to approve the first reading of the Ordinance with minor modifications including: 1) the Planning Commission's recommendation to refer to "protected" rather than "buffered" bike lanes; 2) staff's recommended language related to the applicability of new open space requirements; and 3) language encouraging the use of renewable energy sources. These modifications are reflected in the updated Exhibit A to the attached Ordinance.

ENVIRONMENTAL REVIEW

On February 20, 2018, the City Council adopted Resolution No. 2018-008 certifying an EIR entitled, "Bay Fair Transit Oriented Development (TOD) Specific Plan Environmental Impact Report" (SCH # 2017032016)." In conjunction with the certification of the Certified EIR, a Mitigation Monitoring and Report Program (MMRP) was adopted for the Project.

Pursuant to CEQA and the CEQA Guidelines, the City of San Leandro completed an Addendum to the Bay Fair Transit Oriented Development (TOD) Specific Plan Final Environmental Impact Report (EIR). The Addendum includes an analysis of the proposed project, based on Appendix G of the

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CEQA Guidelines, and whether the environmental effects from the proposed project would be any different from those disclosed in the Certified EIR. The Addendum concluded that the proposed project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in the Certified EIR. No new information of substantial importance was identified, and no new mitigation measures would be necessary to reduce significant impacts. Applicable mitigation measures from the Certified EIR will be included as conditions of approval when future projects are processed for planning approvals.

On December 7, 2020, the City Council adopted Resolution No. 2020-149 adopting the Addendum to the Bay Fair TOD Specific Plan Environmental Impact Report SCH#2017032016 for the Project.

FISCAL IMPACT

There is no direct fiscal impact from adopting the proposed Zoning and Municipal Code amendments; however, future development of the Bay Fair TOD area is anticipated to generate substantial development impact fees and property tax revenues.

RECOMMENDATION

Staff recommends that the City Council make necessary findings and determinations and approve the second reading of the attached Ordinance adopting:

a. San Leandro Zoning Code Chapter 2.10 and related Zoning Code amendments as shown in attached Exhibit A;
b. Zoning Map amendments as shown in attached Exhibit B; and
c. Municipal Code amendments as shown in attached Exhibit C.

ATTACHMENTS

Attachments to City Council Ordinance
Exhibit A - Zoning Code Amendments (clean)
Exhibit B - Zoning Map Amendments (clean)
Exhibit C - Municipal Code Amendments (clean)

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