



Legislation Details (With Text)

File #:	21-499	Version:	1	Name:	Multi-Family Development Standards Update - Options to Consider
Type:	Staff Report	Status:		In control:	Agenda Ready Planning Commission and Board of Zoning Adjustments
On agenda:	9/2/2021	Final action:			
Enactment date:		Enactment #:			
Title:	Multi-Family Development Standards Project Update				
Sponsors:	Tom Liao				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
9/2/2021	1	Planning Commission and Board of Zoning Adjustments		

Multi-Family Development Standards Project Update

Staff and the consultant team will present a status update for the Multi-Family Development Standards Zoning Code Amendment Project. No formal actions related to this project are agendized at this time.

BACKGROUND

As California's housing supply and homelessness crisis continues, the State has taken a number of actions aimed at reducing barriers to the creation of housing. Through the "Building Homes and Jobs Act" Planning Grants Program (SB2), the State has provided grant funding for the City to evaluate the General Plan and Zoning Ordinance to develop objective design and development standards intended to stimulate high quality multi-family residential and mixed-use development. The City hired a consultant team led by Miller Planning Associates with support by Urban Field Studio and Lexington Planning to assist with this effort.

Analysis

The Multi-Family Development Standards Project will establish new objective design and development standards for each Zoning District that accommodates multi-family and/or mixed-use development. Objective standards will provide property owners and developers with greater predictability and will help streamline the development review process in accordance with recent changes in state law.

The project is in the option exploration phase, consisting of exploring options for updated standards to accomplish project objectives of stimulating high quality multi-family residential and mixed-use development while addressing key findings of the analysis and assessment project phase.

During this phase, two primary outreach events were conducted to get input on options for consideration. A live, on-line interactive workshop was held on July 29, 2021 via Zoom. The purpose of the workshop was to receive input on options to consider for updated Zoning standards to achieve high quality multi-family and mixed-use development. Approximately 20 community members participated in the workshop, along with facilitators from the City and consultant team.

The workshop began with a presentation giving an overview of the project and an introduction to four topical areas, a description of how the topics relate to the project, and a summary of options to consider. The four topic areas were Design, Parking Requirements, Achieving Intended Development Types, and Transitions. Participants were then put into breakout rooms where a facilitator walked each room through 'boards' on each topic area and a scribe took notes on participants' input. Participants were also able to navigate among the boards themselves and record notes directly on the board. A variety of feedback was received, representing a wide range of opinions on each topic. The workshop video and presentation, including the boards from each of the workshop breakout rooms, are available on the project website: www.sldevelopmentstandards.com <<http://www.sldevelopmentstandards.com>>.

The workshop boards, along with the options to consider, were replicated in an online survey tool available on the project website July 30 through August 20, 2021. The survey included a comment section where participants could read and reply to one another's comments.

The final phase, consisting of review and adoption of Zoning Code Amendments and preparation of user's guides, is anticipated to begin in Fall 2021 and conclude prior to the end of the year.

Tonight's presentation will provide a status update on the Multi-Family Development Standards Project and summary of options for consideration and input gathered at the workshop and through the survey. The presentation will give an overview of the following:

- Project objectives, process, and schedule;
- A summary of the options to consider workshop and survey; and
- Next steps and opportunities to participate.

There will be an opportunity for the Planning Commission/Board of Zoning Adjustments to ask questions and provide comments at the end of the presentation as well as public comments.

Applicable General Plan Policies

- **Policy CD-5.4 Architectural Consistency.** In established neighborhoods, protect architectural integrity by requiring infill housing, replacement housing, and major additions or remodels to be sensitive to and compatible with the prevailing scale and appearance of adjacent development.
- **Policy LU-6.1 Downtown Plans.** In accordance with the adopted Downtown Plan and Urban Design Guidelines and the Downtown San Leandro Transit Oriented Development Strategy, ensure that new downtown development is attractive and creates an image conducive to revitalization.

- **Housing Element Policy 59.01 Zoning Regulations.** Ensure that the development standards, use restrictions, parking requirements, and other regulations contained in the San Leandro Zoning Code enable the production of housing for all income groups. Overly restrictive or redundant requirements should be strongly discouraged.

PREPARED BY:

Avalon Schultz, AICP,
Principal Planner,
Community Development Department