



# City Manager's Weekly Update

August 11, 2016

## UPCOMING MEETINGS

### 2016

#### August Recess

- 9/6** City Council Meeting  
7:00 PM, Council  
Chambers
- 9/12** Candidate Orientation
- 9/19** City Council Meeting  
7:00 PM, Council  
Chambers
- 9/26** City Council Work  
Session, 7:00 PM,  
Council Chambers
- 10/3** City Council Meeting  
7:00 PM, Council  
Chambers
- 10/10** City Council Work  
Session, 7:00 PM,  
Council Chambers
- 10/17** City Council Meeting  
7:00 PM, Council  
Chambers
- 11/7** City Council Meeting  
7:00 PM, Council  
Chambers
- 11/8** Election Day
- 11/14** City Council Work  
Session, 7:00 PM City  
Council Chambers
- 11/21** YAC Mixer, 6:00 PM  
Sister Cities Gallery  
City Council Meeting  
7:00 PM, Council  
Chambers

**To:** City Council  
**From:** Chris Zapata, City Manager

## Mark Your Calendar

### San Leandro By Design Walking Tour and Workshop

**Wednesday, August 24<sup>th</sup>, 4:00 PM – 7:00 PM.**

Session 1: “Downtown San Leandro Comes Alive” Walking Tour.  
Tour begins at 4:00 PM departing from the San Leandro  
BART Station (Fee \$10)

Session 2: “Downtown San Leandro Comes Alive Workshop –  
Identifying People’s Value Around Placemaking”  
Workshop. Workshop begins 5:45 PM and is being held at  
Casa Peralta, 384 W. Estudillo Ave. (Fee \$20)

The fee to attend both sessions is \$30 but individual session tickets are also available. Members of the public who wish to register and purchase tickets to the event, please visit the San Leandro Chamber of Commerce’s [website](#).

## Council Information

### 2016 Zoning Update Outreach Material (Attached)

In anticipation of the upcoming August 25<sup>th</sup> Planning Commission public hearing for the 2016 Zoning Update, the Planning Division has distributed informational handouts and poster boards in City Hall and the San Leandro Main Library. Staff also prepared a user-friendly FAQ that explains the Professional Office (P) zoning district, found primarily along Estudillo & Bancroft Avenues. Additional information remains available on the 2016 Zoning Update [webpage](#). For more information, contact Andrew Mogensen, Planning Manager at 577-3458 or [amogensen@sanleandro.org](mailto:amogensen@sanleandro.org).

### Notice of Vacancy for City Boards & Commissions (Attached)

The Notice of Vacancy was updated to reflect the following updates:

- Vacancy: Human Services Commission, At-Large District 5
- Vacancy: Recreation and Parks Commission, District 3
- Vacancy: Rent Review Board, Tenant Member
- Filled Vacancy: Senior Commission, At-Large

To download an application or to learn more information, visit the Boards and Commissions [webpage](#).

## San Leandro Next

San Leandro Next is an initiative of the City of San Leandro Community Development Department providing news and updates on economic development and innovation. The following stories were posted since last week:

[More Utility Box Art Is Underway](#)

## News from Other Agencies

### 2016 US Makers Cup

The San Leandro Chamber of Commerce is hosting its second US Makers Golf and Footgolf Tournament on Friday Sept. 23<sup>rd</sup>. To register and to learn details about the event, please visit the event [website](#).

### AC Transit Seeks the Public's Opinion on Map Designs

AC Transit invites the public to participate in a brief online survey to assess potential network map designs. Upon completion of the survey, participants will have the option to enter a drawing to win one of twenty five \$30 pre-loaded Clipper Cards. Responses will be used to create the next generation of AC Transit network maps and more useful tools for riders.

English Survey Link            [Take the Maps survey now!](#)

Spanish Survey Link            [¡Díganos cómo planifica sus viajes!](#)

Chinese Survey Link            [告訴我們你如何計劃你的旅程!](#)



# FREQUENTLY ASKED QUESTIONS: PROFESSIONAL OFFICE (P) ZONING DISTRICT

---

## **What is the Professional Office (P) Zoning District?**

The Professional Office (P) zoning designation accommodates business and professional offices as well as similar supporting businesses such as cafes, restaurants, neighborhood and specialty food markets, pharmacies, and other limited retail service businesses. The location of properties zoned Professional Office (P) are identified on the City's Official Zoning Map. Properties with the Professional Office (P) designation are primarily found along Estudillo Avenue near Bancroft Avenue. Many of the properties currently zoned for Professional Office (P) are located adjacent to existing residential multi-family properties.

## **What types of uses are currently allowed in the P District?**

### Permitted Uses

Brewpubs	Offices, Businesses
Business Services	Pharmacies
Cafés	Restaurants, Full-Service
Financial Institutions, Retail	Retail Services
Medical Supply Stores	Travel Services
Neighborhood/Specialty Food Markets	Utilities, Minor

### Uses requiring Administrative Review (Staff Approval)

ATM Machines	Parking Lots
Day Care	Wireless Antennas, co-located & integrated with architecture

### Conditional Uses – Requires approval from the Board of Zoning Adjustments

Bed & Breakfast Inns	Hospitals
Commercial Parking Facility	Laboratories
Convalescent Facilities	Massage Therapy
Cultural Institutions	Mortuaries
Emergency Health Care	Public Safety Facilities
Farmers' Market	Schools, Public or Private
Group Housing	New Telecommunications, Wireless Antenna Facilities & Towers
Health & Fitness Centers	Utilities, Major

## **What additional uses are being proposed in the P District?**

As part of the 2016 Zoning Code amendments, the City is proposing to add Multi-Family Residential and Mixed Use Residential for up to 24 dwelling units per acre as Conditional Uses in the Professional Office (P) Zoning District. Any new Multi-Family Residential or Mixed Use Residential project would require review and approval at a public hearing by the Board of Zoning Adjustments which includes noticing of properties within 500 feet. All new multi-family residential developments will be required to provide adequate on-site parking, which is 1.5 spaces for each one-bedroom and studio unit, 2.25 spaces for each two-bedroom unit, and 2.5 spaces for each three-bedroom unit.

## **How do the proposed changes differ from what was originally recommended?**

The previous proposal included a recommendation to rezone the approximately 20 Professional Office (P) zoned parcels on Estudillo Avenue and Bancroft Avenue to Downtown Area 2 (DA-2) which would have allowed residential development of up to 40 units per acre, increased the height limit to 50 feet and reduced the parking requirement. Based on community feedback, a rezone of these properties is no longer being recommended.

## FREQUENTLY ASKED QUESTIONS: PROFESSIONAL OFFICE ZONING DISTRICT (CONT'D)

### What are the development standards for the P District?

New development in the Professional Office (P) Zoning District is limited to 30' feet in height and must be setback 10' feet from the front and corner streets. New buildings are also subject to San Leandro's Daylight Plane standards to reduce the impact of building massing when adjacent to other zoning districts.

**Maximum Building Height:** 30'

**Setbacks:** 10' Front, 10' Corner Side, Zero Setback at Side and Rear

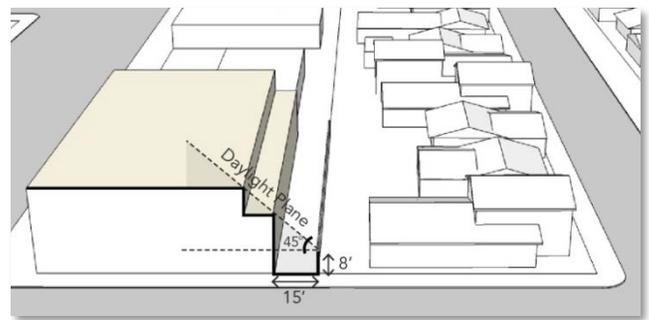
**Floor Area Ratio (FAR):** 0.3 (The Floor Area Ratio is the ratio of a building's total floor area to the size of the piece of land upon which it is built). The Planning Commission or Board of Zoning Adjustments has the authority to approve an increased FAR of up to 0.2 for proposed projects with underground parking.

**Maximum Lot Coverage:** 50%

**Minimum Site Landscaping:** 5%, in accord with landscaping plans approved through Site Plan Approval

### What is the Daylight Plane standard and how does it apply to the P District?

A Daylight Plane is an angled building height limitation that regulates the massing and design of taller buildings constructed next to residential properties. The Daylight Plane standard in the Professional Office Zoning District begins 8' feet above grade at a side or rear property line and extends at an upward 45° degree angle, which limits the height and massing of buildings proposed next to residential properties.



### Can a project that doesn't conform to the above standards still be built?

The Zoning Code establishes precise development standards and limitations and also allows a public process to enable developers limited flexibility as long as they conform to the City's established policies, such as those identified in the General Plan. A Planned Development is a process that could enable developers increased density, modifications to setbacks or parking requirements in recognition of unique features of the project, parcel or opportunities based on the size of the parcel. Planned Developments require public vetting before the Planning Commission and City Council and include notification of all properties within 500 feet. As noted, any new multi-family housing development would require a Conditional Use Permit which includes a public hearing before the Board of Zoning Adjustments.

### How can I find out more?

Additional information on Zoning Update 2016 and the proposed changes to the Professional Office (P) zoning designation is available on the City's website at [www.sanleandro.org/zoningupdate2016](http://www.sanleandro.org/zoningupdate2016). The website includes maps, and information on the allowable uses and development standards in each zoning district. This information can assist you in determining how these changes may affect your property. To speak with someone directly, contact Andrew Mogensen, Planning Manager, at (510) 577-3458 or [amogensen@sanleandro.org](mailto:amogensen@sanleandro.org) or visit us at the City's One Stop Permit Center which is open Mondays, Tuesdays and Thursdays from 8am – 4pm and Wednesdays from 8am – 3pm.



# NOTICE OF VACANCY

## *City of San Leandro Boards & Commissions*

Notice is hereby given that there are vacancies on the following City of San Leandro Boards and Commissions:

---

### **Arts Commission (Representation: District 1)**

*First posted on April 14, 2016*

### **Arts Commission (Representation: District 3)**

*First posted on March 15, 2016*

To qualify for this position, you must be

- A registered voter of Alameda County
- A San Leandro resident

For further information regarding the duties and responsibilities of a member of the Arts Commission, please contact Dena Justice, Recreation Supervisor, at (510) 577-3473 or [dcjustice@sanleandro.org](mailto:dcjustice@sanleandro.org).

---

### **Human Services Commission (Representation: At Large-5)**

*First posted on July 27, 2016*

To qualify for this position, you must be

- A registered voter of Alameda County
- A San Leandro resident

For further information regarding the duties and responsibilities of a member of the Human Services Commission, please contact Jeanette Dong, Recreation & Human Services Director, at (510) 577-3466 or [jdong@sanleandro.org](mailto:jdong@sanleandro.org).

---

### **Library-Historical Commission (Representation: District 6)**

*First posted on May 9, 2016*

To qualify for this position, you must be

- A registered voter of Alameda County
- A San Leandro resident

For further information regarding the duties and responsibilities of a member of the Library-Historical Commission, please contact Theresa Mallon, Library Director, at (510) 577-3492 or [tmallon@sanleandro.org](mailto:tmallon@sanleandro.org).

---

### **Recreation and Parks Commission (Representation: District 3)**

*First posted on July 21, 2016*

To qualify for this position, you must be

- A registered voter of Alameda County
- A San Leandro resident

For further information regarding the duties and responsibilities of a member of the Recreation and Parks Commission, please contact Jasmine Donnelly, at (510) 577-6081 or [jdonnelly@sanleandro.org](mailto:jdonnelly@sanleandro.org).

---

### **Rent Review Board (Representation: Tenant)**

*First posted on July 21, 2016*

To qualify for this position, you must be

- A registered voter of Alameda County
- A San Leandro resident

- A San Leandro Renter/Tenant

For further information regarding the duties and responsibilities of a member of the Rent Review Board, please contact Steve Hernandez, at (510) 577-6005 or [shernandez@sanleandro.org](mailto:shernandez@sanleandro.org).

---

For an application, visit the City website at [www.sanleandro.org](http://www.sanleandro.org). For further information regarding the appointment process, please contact City Clerk Tamika Greenwood at (510) 577-3367 or [tgreenwood@sanleandro.org](mailto:tgreenwood@sanleandro.org).