

CHAPTER  
**10**

# AGENDA FOR ACTION

## A. OVERVIEW

The “Agenda for Action” identifies the steps to be taken after the General Plan is adopted. The Plan sets forth an ambitious menu of actions, strategies, and programs. Implementing these measures will take many years and will require considerable public and private investment. A coordinated effort by the City, its elected and appointed officials, other agencies, residents, businesses, and organizations will be essential to move the General Plan from vision to reality.

This chapter identifies the highest priorities for implementation, along with the City departments or agencies responsible for taking the next steps. The priorities are based on input from the General Plan Advisory Committee (GPAC) and responses to more than 2,000 surveys that were collected from residents and businesses over the course of the General Plan Update.

Priorities are presented under the following broad categories:

- Zoning Code Changes and Map Revisions
- Capital Improvements
- Design Review and Guidelines
- Business Development Programs
- Annual Budgeting and City Operating Procedures
- Emergency Preparedness Program
- Follow-Up Plans and Studies
- Historic Preservation Program
- Intergovernmental Coordination Efforts
- Ordinances and Initiatives
- Public Education and Outreach Programs

Although every effort has been made to present realistic recommendations, there are limits to how much can be done during the next ten to fifteen years. The General Plan identifies more than 200 individual action items. It is unlikely that all of these recommendations will be implemented by 2015 due to staff limitations, funding constraints, and changing conditions in the City. It is hoped that by acknowledging and focusing on the highest priorities, the City can direct its resources to the actions that best represent the spirit of the GPAC’s efforts.



## B. FOCUS AREA PRIORITIES

The General Plan (Chapter 3) identifies 10 Focus Areas in San Leandro where the most substantial land use changes in the City are expected to occur. Future public and private investment in each of these areas is important, and should be actively encouraged during the next 15 years. Based on community and GPAC feedback, the top three priority areas for improvement are:

- East 14th Street Corridor
- Downtown/Downtown BART Station
- Bayfair Mall area

The East 14th Street corridor has consistently been ranked as the top priority for improvement in San Leandro. It provides some of the City's best opportunities for infill and mixed use development, including housing, offices, and new retail uses. The City is actively pursuing grants to implement the changes described in the General Plan and will continue to invest in streetscape improvements and other aesthetic changes during the next ten years.

Likewise, Downtown and the adjacent BART Station area have been the subject of concurrent planning studies over the course of the General Plan Update. The area is of interest to many San Leandro residents, and there is a great deal of momentum toward its improvement. Continued public investment is recommended to restore the historic ambiance of Downtown, promote compatible infill development, and create a new transit village around the BART station.

The revitalization of Bayfair Mall is a work in progress. Since the General Plan update began, there has been a significant amount of development and turnover at the Mall, and a complete redesign is now in the works. Ongoing City assistance is recommended to reshape Bayfair's identity and restore its economic vitality.

## **C. MAJOR INITIATIVES**

### **Zoning Code Changes and Map Revisions**

San Leandro's Zoning Code was comprehensively updated in the mid-1990s. A series of amendments to the Code was made in early 2001, primarily to address land use compatibility between residential and industrial uses and focusing on buffering, screening, and design. Further amendments are proposed in about a dozen of the actions noted in the General Plan.

The recommended zoning changes are listed in Table 10-1, with the highest priority changes listed first. Some of the proposed Zoning Code changes are noted as being appropriate "for additional study." The Board of Zoning Adjustments and Planning Commission, with input from property owners and the public at large, should consider the feasibility of each of these changes. To the extent possible, all zoning amendments should be prepared concurrently, with the greatest level of effort on the "highest priority" changes.

The City's zoning map should also be amended for consistency with the General Plan. This does not mean that all parcels must be rezoned to match their designation on the General Plan Land Use Diagram. For instance, the South-of-Marina Boulevard area is expected to remain in Industrial-General (IG) zoning for the foreseeable future despite its "Light Industrial" map designation. Where the existing zoning has been deemed conditionally compatible with the new Land Use Diagram designation (see Table 3-2), the existing zoning may remain in place for the time being. Longer-term zoning changes should be considered as part of follow-up plans or redevelopment programs.

The Environmental Impact Report identifies the specific areas to be rezoned after the General Plan is updated. These include the mid-Washington Avenue corridor (to be rezoned from CC to IL), the East 14th and MacArthur corridors (to be rezoned from CC to Mixed Use), and some of the areas around the Downtown BART Station.

The Community Development Department is responsible for the update of the Zoning Code. Support from other departments should be provided as needed, and sufficient funding should be provided in the annual budget to complete this task within the next 18 months.

### **Capital Improvements**

The Capital Improvement Program (CIP) itemizes the projects to be funded by the City over a five-year period, along with a schedule and strategy for funding. The CIP must be consistent with the General Plan and is an important tool for carrying out some of the changes identified in the document. CIP projects may include infrastructure development, new public buildings, park and open space acquisition or improvement, and streetscape and beautification projects, among others. A variety of funding sources are available for these projects, including general fund revenues, impact fees, redevelopment set-asides, and grants or stipends from the State and federal governments.

The General Plan either directly or indirectly identifies about 50 potential capital improvement projects. The highest priority projects are listed in Table 10-2, with some indication of their order of magnitude cost. The General Plan action number associated with each improvement also is noted. The projects have been grouped into four categories: Transportation, Parks, Urban Design/ Streetscape, and Community Services/Public Safety.

**Table 10-1 Zoning Code Revisions to be Made or Considered Following General Plan Adoption**

<b>HIGHEST PRIORITY ACTIONS</b>
Create a Mixed Use (MX) zoning district (similar to the existing NA-1 and NA-2 districts along East 14th Street) which includes incentives for projects which incorporate housing, retail/office uses, and open space. (Action 8.04-A)
Continue to implement procedures for the reuse of older industrial buildings which ensure that the need for additional parking and landscaping is considered. (Action 10.01-A)
Continue to implement additional provisions to buffer residential and industrial uses from one another. (Action 10.03-A)
Establish minimum densities and floor area ratios for parcels around the BART stations and along the East 14th Street corridor. (Action 13.04-B)
Reduce the base FAR for the Industrial General (IG) zone from 1.0 to 0.8. (Action 13.09-A)
<b>MEDIUM PRIORITY CHANGES</b>
Amend the non-conforming use regulations so that residences in industrial areas may not be rebuilt if they are destroyed or substantially damaged by fire or earthquake. (Action 1.12-A)
Amend the General Industrial (IG) zone to allow hotels as a conditionally permitted use. (Action 7.01-B)
Establish limits on the types of new retail uses that may locate in industrial areas. (Action 10.05-A)
Develop zoning incentives to promote special architectural amenities such as landscaped courtyards and plazas. (Action 43.01-B)
Revise the sign regulations in the Zoning Code to address pennants, banners, inflatable signs, free-standing shopping center signs, shopping center tenant signage and other issues. (Action 44.05-A)
<b>CHANGES FOR FURTHER STUDY AND CONSIDERATION</b>
Amend the development standards for single family residential zones to establish minimum standards for landscaping, and possibly limits on impervious surface coverage. (Action 1.04-A)
Review the development standards for multi-family units to ensure that they support attractive design and sufficient on-site open space. (Action 43.03-A)
Review the entire ordinance to ensure that it responds to changes in technology. (Action 7.06-B)
Consider zoning changes for the CD zone that would help implement the recently adopted Downtown Plan. (Action 6.01-B)
Review the parking requirements for all districts to ensure consistency with General Plan policies. (Action 13.07-A)
Consider standards that ensure that housing is not developed adjacent to areas where large quantities of hazardous materials are handled or stored. (Action 33.04-A)

Source: City of San Leandro, 2001

The capital improvement projects identified in the General Plan that do not appear in Table 10-2 are also important and should be included in the CIP. While the emphasis for local funding should be on the highest priority projects, other projects may be noted as “unfunded” and carried over to future CIP cycles. This keeps the possibility of funding open in the event that new money sources become available. When budgeting for future capital

improvements, it is also important to balance proposed “enhancement” projects with the on-going capital projects needed to maintain existing facilities and infrastructure.

**Table 10-2 Highest Priority Capital Improvement Projects Identified by the General Plan**

Action	Description of Project	Relative Cost
<b>TRANSPORTATION PROJECTS</b>		
6.10-A	<b>BART Parking Garage and Station Redesign.</b> This project includes the relocation of the BART parking lot from the east side of San Leandro Blvd. to a new parking structure on the west side of the Station. The station itself would be redesigned in the process. The project would be funded primarily by BART.	\$\$\$\$
16.02-C	<b>Widening of Marina Boulevard (Wayne Av. to San Leandro Boulevard).</b> This project is necessary to accommodate planned development in the Marina Boulevard corridor, and projected traffic volumes along Marina Boulevard. A portion has recently been funded.	\$\$\$\$
17.05-A	<b>Westgate Parkway Extension.</b> Westgate Parkway is to be extended from Walmart to Williams Street. This project has been funded by Alameda County Measure B.	\$\$\$\$
6.04-B	<b>San Leandro Boulevard Redesign: Davis to Williams.</b> This project would reconstruct San Leandro Boulevard in the BART vicinity to facilitate pedestrian crossing between the BART Station and Downtown.	\$\$\$
16.04-A	<b>Signal Timing.</b> This project continues an ongoing program to improve the timing of signals to facilitate cross-town traffic flow. A number of improvements are specifically recommended by the General Plan EIR. A special emphasis would be made to develop (and sign) a "preferred route" between the east and west sides of the City.	\$\$\$
15.03-A	<b>Shuttle Service.</b> This project would expand shuttle service between the BART Station and major job centers in West San Leandro and the South-of-Marina areas. A combination of local, federal, and private funds would be used. A pilot program is already underway.	\$\$
14.01-A	<b>Development of Bikeway System.</b> This project would continue the development of bike routes along San Leandro streets, in accordance with the adopted Bikeway Plan. The City regularly applies for state and federal grants to fund these improvements.	\$
18.02-B	<b>Traffic Safety Improvements.</b> This would include a variety of improvements for the benefit of pedestrians, bicyclists, transit users, and motorists, such as traffic signals, pedestrian crosswalks and indicators, and pavement changes. The project would probably be funded through grants and through allocations from the General Fund.	\$
<b>PARK AND OPEN SPACE PROJECTS</b>		
21.01-B	<b>Rehabilitation of City Parks.</b> This project entails the replacement of outdated play equipment, the resurfacing of athletic fields, the rehabilitation of swimming pools, the upgrading of irrigation and lighting systems, the improvement of landscaping and park furniture, and other improvements that make San Leandro's parks more attractive, contemporary, and useful. The project would require passage of a local bond measure for funding, along with state and/or federal grants and subventions.	\$\$\$\$
24.04-A 24.04-B	<b>Rehabilitation of School Athletic Fields and Play Areas.</b> This would be a joint project of the City and the two School Districts, possibly done in combination with the project described above.	\$\$\$\$
7.10-B 22.03-B	<b>Burrell Field Replacement and/or Renovation.</b> This project was an ongoing focus of GPAC discussion during 1999 and 2000. The ideal solution would be to replace Burrell Field with a larger and more centrally located City sports complex. In the event this is infeasible, a comprehensive redesign and renovation of the existing field should be pursued.	\$\$\$\$
25.07-A	<b>San Leandro Creek Education Center and Creek Walk.</b> This project includes an environmental education center on the banks of San Leandro Creek, and the development of a linear park and trail that links the existing open space areas along the banks of the Creek between Root Park and the north end of Preda Street.	\$\$\$

*(table continued on next page)*

**Table 10-2 Highest Priority Capital Improvement Projects Identified by the General Plan**

Action	Description of Project	Relative Cost
<b>URBAN DESIGN AND STREETScape IMPROVEMENTS</b>		
8.09-D	<b>East 14th Street Utility Undergrounding and Streetscape Improvements.</b> Tree planting, landscaping, banners, street lighting, street furniture, pavement and design changes, undergrounding of utilities, and other changes to beautify East 14th between Downtown and Bayfair Mall.	\$\$\$
38.03-A	<b>Restoration of the Downtown Plaza.</b> The precise scope of this project would need to be determined through further design studies. It entails the reconstruction of the historic downtown plaza (Estudillo at East 14th) to restore the area's function as a civic gathering place. A variety of funding sources would be used.	\$\$\$
44.01-A	<b>Citywide Neighborhood Beautification Program.</b> This would be a new program, targeting different neighborhoods each year for street tree planting, neighborhood gateway improvements, landscaping, and general beautification.	\$\$\$
40.03-A	<b>Historic Plaque and Marker Program.</b> This is an existing program that entails the marking of historic sites and structures with informational and/or decorative plaques. A combination of private and public funds would be used.	\$
<b>COMMUNITY SERVICES/PUBLIC SAFETY FACILITIES</b>		
49.05-A	<b>Development of Youth Center.</b> This would be a community facility dedicated to youth programs and activities. A variety of funding sources, possibly including a voter-approved bond measure, would need to be pursued.	\$\$\$\$
50.01-A	<b>Development of Senior Center.</b> This would be a community facility dedicated to senior programs and activities. A variety of funding sources, possibly including a voter-approved bond measure, would need to be pursued. A single multi-purpose facility housing both senior and youth programs might also be considered.	\$\$\$\$
47.01-A	<b>Modernization of the Branch Libraries.</b> This project would replace or modernize the three branch libraries with state-of-the-art equipment, improved community meeting facilities, and expanded collections. A variety of funding sources, possibly including a voter-approved bond measure, would need to be pursued.	\$\$\$\$
45.01-A	<b>Development of New Fire Stations.</b> These projects are now under construction. The stations will be in the vicinity of Catalina and Farallon, and Williams and Merced.	\$\$\$\$
27.02-B	<b>Expansion of the Recycled Water System.</b> This project would install the necessary equipment and infrastructure to allow expanded use of recycled wastewater from the San Leandro Water Pollution Control Plant, including its application on the Monarch Bay Golf Course.	\$\$\$\$
29.07-B	<b>Flood Control Improvements.</b> Work with Alameda County, State and federal agencies, and elected officials to finance and reconstruct flood control channel Line A Zone 2 (Estudillo) to reduce flood hazards in the Floresta/Springlake and Washington Manor neighborhoods.	\$\$\$\$
34.01-A	<b>Development of Emergency Operations Center (EOC).</b> This project includes the development of a dedicated EOC. It might be developed in conjunction with the other community facilities identified above, such as a Senior Center.	\$\$\$\$
34.06-B	<b>Acquisition of Emergency Medical and Communication Equipment.</b> This entails the acquisition of mobile equipment to be deployed following a major natural or manmade disaster.	\$\$
34.01-B	<b>Acquire and Outfit Emergency Supply Cargo Containers.</b> This project includes the placement of five additional "arks" containing emergency food and water supplies, to be deployed following a major earthquake or similar disaster.	\$

**KEY**  
 \$=Low cost  
 \$\$=Moderate cost  
 \$\$\$=High Cost  
 \$\$\$\$=Very High cost

Source: City of San Leandro, 2001

Some of the CIP projects identified in the Plan will require further study and are acknowledged to be long-term in nature. For instance, the Plan raises the possibility of extending Aladdin Avenue east to San Leandro Boulevard and/or Washington Avenue. More detailed environmental assessments and traffic studies would be needed before such a project is funded. The General Plan EIR does not evaluate the probable environmental effects of such projects in detail, and points out that additional evaluations will be required in such cases.

The City's Engineering and Transportation Department has the primary responsibility for maintaining and updating the CIP. Coordination with (and input from) other departments is an essential part of this process.

## Design Review and Guidelines

San Leandro currently conducts design review on a limited number of projects, including those requiring conditional use permits, site plan review, or subdivision approval. Applications for infill housing, major additions or remodels, new commercial and industrial buildings, and other structures undergo a more informal design review process during the plan checking and permitting phases. As a result of recent Zoning Code amendments, projects exceeding certain thresholds require discretionary site plan approval.

There is interest in setting higher design and landscaping standards and establishing a process that provides greater assurance that new development will be compatible with its surroundings. A precedent for such standards has been set by the newly adopted Downtown Plan and Urban Design Guidelines, and by the 2001 Zoning Code Update. Similar guidelines have been proposed for other parts of the City and for specific types of development.

The General Plan proposes that design guidelines be implemented in the Downtown BART Station vicinity and prepared for the East 14th Street Corridor (Action 8.09-D), the MacArthur Boulevard corridor (Action 8.11-A), and some of San Leandro's older and more historic neighborhoods (Action 38.05-A). The Plan also recommends that citywide design guidelines be prepared for fences (Action



1.07-A), second units (Action 1.10-A), commercial and industrial projects (Action 10.01-B), single family infill development (Action 42.04-A), small-lot single family homes and multi-family housing (Action 42.04-B), and parking lots (Action 19.02-A). In each case, guidelines would address the general architectural characteristics to be encouraged when new development, additions, and major alterations take place.

As mentioned above, the City has already initiated site plan review and noticing procedures for certain types of residential additions. Further expansion of the design review procedure should be explored following General Plan adoption. The emphasis should continue to be on new commercial, industrial, and multi-family structures and single family infill homes. Citywide design review for minor alterations (e.g., window replacements, decks, roofs, etc.) is not envisioned at this time, unless the neighborhood itself requests such a process. If a neighborhood chooses to be designated as a historic conservation district, for example, it is likely that homes in that area would be subject to a higher level of design review than homes elsewhere in the City.

The Community Development Department will take the lead in implementing Design Review program recommendations. Close coordination with property owners, neighborhood and homeowners associations, and business organizations should occur throughout this process. Design Review measures should be implemented within two years of Plan adoption.



## Business Development Programs

The General Plan identifies a number of business development initiatives to be implemented following adoption. Many have been carried forward from San Leandro's adopted Economic Development Strategy. The Office of Business Development in the City Manager's Office has the primary responsibility for carrying out these initiatives. Major recommendations include:

- Development of, and support for, a technology incubator. (Action 7.04-B)
- Completion of fiber optics infrastructure. (Action 7.08-A)
- Development of a retail prospectus. (Action 8.02-A)
- Neighborhood Shopping Center revitalization. (Action 8.05-A and 43.09-B)
- Expansion of the City's website and links to the local business community. (Action 11.01-B)
- Development of a Foreign Trade Zone. (Action 11.07-A)
- Initiation of a "Made in San Leandro" marketing campaign. (Action 11.08-B)
- Coordination of Marina development opportunities. (Strategy 9.01-A)

Of the actions listed above, the fiber optics system, technology incubator, shopping center rehabilitation, and Marina development programs are the most immediate priorities.

The General Plan also references on-going programs implemented by the Office of Business Development, including the organization of business seminars and networking events, business assistance and retention programs, financial assistance programs, the development of partnerships between the business community and school districts, and a variety of marketing and public relations efforts. These programs should ensure that the City's resources are strategically leveraged to maximize citywide benefits.

## Annual Budgeting and City Operating Procedures

Many of the policies in the General Plan identify “Annual Budgeting” and “City Operating Procedures” as tools for implementation. The budgeting process provides a means of allocating staff to the tasks described in the Plan, and a means to commit City funds to ongoing (or new) programs. Operating procedures refer to the day-to-day activities of the City and the manner in which services are delivered.

Each City department will participate in the implementation of the General Plan in this manner. For instance, the Recreation and Human Services Department will continue to provide recreational programs and services that reflect the needs identified in the Plan. The Library Services Department will continue to address the educational and informational needs described in Chapter 8. The Public Works Department will continue to carry out repair and maintenance activities, implementation of water quality programs, and other measures which sustain City facilities and infrastructure. The Environmental Services Division (of the Community Development Department) will carry out various monitoring and clean-up programs.

Other departments have similar responsibilities. Under the direction of the City Manager, the duties of each department must be defined in a manner that is consistent with the General Plan.

## Emergency Preparedness Program

The General Plan Advisory Committee identified emergency preparedness as a very high City priority and recommended that preparedness programs be expanded following Plan adoption. Some of these programs will require a commitment of local funds; others will require state and federal grants. Chapter 6 identifies the major initiatives that are proposed. Updating of the City’s Management Operations Plan (Action 34.02-A) is an important first step and would provide more detail on how some of these initiatives will be carried out.

Major recommendations include:

- Development of new programs to assist homeowners with earthquake retrofits. (Action 29.02-A)
- Development of a strategy to reduce hazards associated with concrete tilt-up and soft-story buildings. (Actions 29.02-B and 29.02-C)
- Development of an automated dialing system for resident notification. (Action 33.09-A)
- Restoration of a staff position for educational outreach and preparedness training. (Action 34.03-B)
- Acquisition of five additional emergency supply containers (arks) (Action 34.01-B) and mobile communication and medical equipment. (Action 34.06-B)
- Development of a dedicated Emergency Operations Center. (Action 34.01-A)
- Upgrading of Radio 1610 AM. (Action 34.04-A)
- Testing of Emergency Warning Sirens. (Action 34.04-B)
- Public Information and Educational Programs. (Actions 34.03-A and 34.06-A)

Of the programs listed above, the GPAC Safety/ Noise Subcommittee has identified restoration of the staff position, along with public information and educational programs, as the highest of priorities.

Primary responsibility for implementation rests with the Emergency Services Division of the City Manager’s Office. Since many of the programs involve the retrofitting of existing buildings, close coordination with the Community Development Department will be required.

## Follow-Up Plans and Studies

The broad and comprehensive nature of the General Plan precludes a detailed analysis of each issue addressed. Where appropriate, the Plan identifies follow-up studies to be undertaken after adoption. These studies include area plans (more precise development plans for specific areas), inventories, and feasibility analyses. In most cases, the Planning and Housing Services Division of the Community Development Department will be responsible for undertaking these studies.

Major follow-up studies include an area plan for the South-of-Marina district (Action 7.10-A) and a long-range plan for the Marina and shoreline neighborhoods (Action 9.09-A). The General Plan also recommends that an Urban Design and Streetscape Plan be prepared for East 14th Street (Action 8.09-D). This is a particularly important action, as it would provide direction for landscaping changes, street redesign, and the design of new buildings along the corridor. The City is already pursuing grant funding to prepare such a Plan.

Major feasibility studies identified by the General Plan include an analysis of Burrell Field (Action 7.10-B and 22.03-B), a Downtown Parking study (Action 6.07-A), and an assessment of the Aladdin Avenue Extension (Action 16.02-B). The Plan also recommends a sports field lighting study (Action 21.03-A), a study of cross-town traffic signal timing (Action 16.05-A), and a predator control plan for the shoreline marshlands (Action 26.05-B).

The General Plan also recommends that the City develop a Child Care Master Plan (Action 48.01-A), a Street Tree Master Plan (Action 44.01-A), and a Parks Action Strategy (Action 21.01-A). Among these, the highest priority should be placed on the Parks Action Strategy. The project has been in the works for several years, beginning with a Parks Needs Assessment completed in 1998. That Assessment should be updated and followed by site development, program, and funding recommendations. A major component of the Plan should address the joint use of San Leandro Unified and San Lorenzo Unified School District facilities.

## Historic Preservation Program

Chapter 7 outlines a major new initiative to expand historic preservation efforts in San Leandro. The first step in this process is to prepare a Historic Preservation Action Plan (Action 39.01-A). This should be initiated within one year after the General Plan is adopted, laying the groundwork for many of



the other actions listed in the Plan. Major steps to be taken include:

- Updating the Historic Preservation Ordinance. (Action 39.03-A)
- Expanding the role of the Library-Historical Commission so that they may effectively implement the program recommendations in the General Plan.
- Developing criteria for defining historic buildings. (Action 38.06-A)
- Undertaking a comprehensive survey of historic buildings in San Leandro and expanding the City's historic registry to add notable structures. (Action 38.06-B)
- Creating a Historic District around the Casa Peralta. (Action 38.04-A)
- Developing a Training Program for Staff to improve sensitivity to historic resource issues and procedures. (Action 39.02-B)
- Reinstating the Historic Site Plaque and Marker Program. (Action 40.03-A)
- Initiating a range of public education, awareness, and outreach programs.

The agency with primary responsibility for instituting this program is the Community Development Department, with support from the Library Services Department and assistance from the City Manager's Office.

## **Intergovernmental Coordination**

Many of the action programs listed in the General Plan will require collaborative efforts with other public agencies and institutions. The Plan itself may be used by these agencies to guide decisions on the use of public property, the development of transportation facilities and infrastructure, and the delivery of services. Table 10-3 indicates the other agencies that will participate in the implementation of the General Plan. The City will maintain a working relationship with each of these agencies to carry out the initiatives listed.

One of the most important aspects of intergovernmental coordination involves the review of land use and transportation decisions in San Leandro's sphere of influence. The City will need to work closely with Alameda County as development is proposed in this area, evaluating possible impacts on City services and land uses. The Plan also calls for an amendment to the San Leandro's sphere of influence to include the former rock quarry site on Lake Chabot Road. Regardless of the ultimate plans for the site, it should be brought into the City sphere so that the City's interests are protected as options are considered.

Private sector decisions and investments are also a crucial part of implementing the General Plan. A number of the action items identify proactive roles for local business organizations and advocacy groups. The City will continue to solicit the active involvement of these groups in setting local policy and developing new programs.

**Table 10-3 San Leandro Planning Initiatives Requiring Coordination With Other Agencies**

<b>Agency</b>	<b>Initiative</b>	<b>Action</b>
<b>ABAG/MTC</b>	Participate in regional jobs-housing balance discussions	12.02-A
	Participate in discussions of future trans-Bay crossings	20.02-B
<b>AC Transit</b>	Develop shuttle bus service	15.03-A
	Improve transit service along East 14th Street	15.05-A
	Improve bus service within San Leandro	15.01-A
	Improve bus service to local school campuses	46.03-A
<b>Alameda County Flood Control and Water Conservation District</b>	Develop trails in flood control channel rights-of-way	22.08-A
	Implement the Watershed Management Program for San Leandro Creek	25.01-A
	Implement the County Clean Water Program	32.02-A
	Coordinate on NPDES Program changes and implementation	32.03-A
<b>Alameda County Fire Department</b>	Maintain/improve the Flood Control channels to reduce flood hazards	29.07-A/B
	Coordinate hazardous materials/air emissions project review, inspections, site clean-up, and spill response	31.04-A
	Implement the County Hazardous Waste Plan	33.01-B
	Publicize household hazardous waste disposal information	33.06-A
	Expand emergency preparedness staffing	34.03-B
<b>Alameda County LAFCO</b>	Develop a new fire station at Williams/Merced	45.01-A
	Amend the sphere of influence to include the rock quarry	Page 138
	Review major planning applications within sphere of influence	Page 129
	Implement Bayfair Area urban design improvements	8.10-A
<b>BART</b>	Develop a Downtown station transit village	13.04-A
	Construct a parking garage to replace the surface lot	6.10-A
	Improve the San Leandro and Bayfair stations	15.01-B
	Lobby for quieter trains	36.01-A
<b>Bay Area Air Quality Management District</b>	Implement the Clean Air Plan	31.01-A
	Inform residents of odor reporting and inspection programs	31.05-A
	Lobby for reductions in aviation-related air pollution	31.07-A
<b>Caltrans</b>	Transfer Tier 2 Highways from Caltrans to City	20.05-A
	Develop evacuation and emergency plans	20.01-B
	Coordinate the design of I-580 sound walls	36.05-A
	Coordinate improvements to East 14th , Davis, and Doolittle	7.09-A, 8.09-A
<b>City of Oakland</b>	Doolittle, MacArthur and East 14th corridor planning	7.09-A, 8.11-A, 8.09-C/D
<b>EBMUD</b>	Expand controlled releases of water from Lake Chabot	25.08-A
	Implement water conservation measures	27.02-A
	Expand the use of recycled water for landscaping	27.02-B
	Review proposals for groundwater injection wells	32.10-B
	Improve water pressure (for fire fighting) in redeveloping areas	45.01-B

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**Table 10-3 San Leandro Planning Initiatives Requiring Coordination With Other Agencies**

<b>Agency</b>	<b>Initiative</b>	<b>Action</b>
<b>EBRPD</b>	Update the Land Use Plan for Oyster Bay Regional Park	23.01-A
	Complete the Bay Trail	23.03-A
	Improve Ridge Trail spurs from Anthony Chabot Park to San Leandro	23.03-B
<b>FEMA</b>	Revise the flood plain maps to more accurately depict hazard levels	29.06-A
<b>Oro Loma Sanitary District</b>	Implement additional recycling programs	27.01-A
	Expand the use of recycled water for landscaping	27.02-B
<b>PG&amp;E</b>	Underground the power lines on East 14th Street	44.05-D
	Distribute energy conservation information	28.05-B
<b>Port of Oakland</b>	Implement Doolittle Drive streetscape improvements	7.09-A
	Monitor the transportation impacts of Airport expansion	20.01-A
	Pursue improvements to reduce air pollution from planes	31.07-A
	Participate in Airport Noise Forum	37.01-A
	Implement the Airport Settlement Agreement	37.02-A
	Expand the Noise Compatibility Program and noise mitigation measures	37.02-B/37.08-A
<b>Regional Water Quality Control Board</b>	Implement County Clean Water Program	32.02-A
	Coordinate on NPDES Program changes and implementation	32.03-A
	Continue groundwater monitoring programs	32.10-A
<b>San Leandro Unified School District</b>	Evaluate future options for Burrell Field	7.10-B/22.03-B
	Explore ways to further mitigate development impacts on schools	4.03-A
	Promote educational partnerships with the business community	11.04-A
	Development of Joint Use Facilities Plan/Joint Use agreements	24.01-A/B
	Rehabilitate school athletic fields, pools, and playgrounds	24.04-A
	Develop field reservation practices that are consistent with the City's	24.05-A
	Assist in planning of new school facilities	46.02-A
	Explore feasibility of shared maintenance facilities	46.06-A
<b>San Lorenzo Unified School District</b>	Promote educational partnerships with the business community	11.04-A
	Development of Joint Use Facilities Plan/Joint Use Agreement	24.01-A/B
	Rehabilitate school athletic fields and playgrounds	24.04-B
	Develop field reservation practices that are consistent with the City's	24.05-A
	Assist in planning of new school facilities	46.02-A
<b>Union Pacific RR</b>	Reconstruction of Washington Avenue underpass	16.06-A
	Development of trails in railroad rights of way	22.08-A
	Lobby for reduced noise from train horns	36.05-A

Source: City of San Leandro, 2001

## Ordinances

Although the Zoning Code is the major ordinance to be revised after the General Plan is adopted, other municipal ordinances need revision to implement General Plan policies. Foremost among these are the Noise Ordinance (Action 35.08-A) and the Historic Preservation Ordinance (Action 39.03-A). Both of these ordinances are quite old and are not effectively addressing the issues raised by the General Plan Advisory Committee. They should be updated within two years of General Plan adoption.

A number of new ordinances are proposed. These include:

- A Boat and RV Storage Ordinance, which includes standards for the storage of boats and recreational vehicles in single family neighborhoods. (Action 1.04-B)
- A Chain Link Fencing Ordinance, which effectively prohibits new chain link fences on street-facing frontages in single family neighborhoods. (Action 1.07-C)
- A Live-Work Ordinance, which establishes development standards for live-work and work-live housing and lofts. (Action 3.08-A)
- A Watercourse Protection Ordinance, which contains development standards and review procedures for projects along the banks of San Leandro Creek. (Action 25.02-A)
- A Clean Air Ordinance, which includes provisions to reduce air pollution, address commercial and industrial odor and dust issues, and encourage alternative fuel vehicles (Action 31.04-B)

The primary department responsible for initiating these ordinances is the City Manager's Office. In each case, assistance from the City Attorney and the Community Development Department will be necessary to draft the Ordinance and obtain public input.

## Public Education and Outreach

Every element of the General Plan includes public education and outreach actions. These range from simple tasks such as preparing pamphlets or websites, to ambitious initiatives such as raising public awareness about San Leandro history, promoting minority involvement in City affairs, and improving disaster preparedness among residents and businesses. Each City Department must take responsibility to inform the public of the issues it addresses, the services it provides, and the opportunities for meaningful public input. The City's Public Information Officer and its Community Relations Coordinator, both in the City Manager's Office, have a central role in these efforts.

Based on feedback from the GPAC, highest priority should be on education and outreach programs related to emergency preparedness and City services. The latter would inform San Leandro residents about resources and opportunities for youth, seniors, child care, and persons with special needs.

## D. GENERAL PLAN ANNUAL REPORT AND 5-YEAR EVALUATION

An annual review of the General Plan is required by State law. The purpose of this review is to document the City's progress toward achieving its action programs and strategies. The review should also identify any issues that require attention, along with a discussion of possible Plan amendments.

A more comprehensive evaluation of the Plan should be prepared on a five-year cycle. This evaluation should revisit the Focus Area strategies and actions, along with the major proposals and policy initiatives of the Plan. Actions that have been implemented (or that are no longer appropriate) may be dropped. New actions may be added based on current conditions. As part of this process, the policies should be evaluated to ensure that they are still relevant. If funding allows, the five-year evaluation also should include an updating of baseline data.

The five-year review should culminate in a General Plan amendment that keeps the document current. The amendment does not need to be an entire re-write of the Plan. It is intended primarily as a "housekeeping" task to keep the document relevant and effective.

## E. EPILOGUE

The 2015 San Leandro General Plan has been nearly three years in the making. The update process was deliberately designed to involve the community at every step. Although the process was long and sometimes challenging, the end product is a Plan that truly reflects the community's will. This is a Plan by and for the people of San Leandro.

The City has chosen to be bold in its vision. The alternative—to sit back and wait for the future to happen—would not address the many economic, social, and quality of life issues raised during the Plan Update. By pursuing a clear course of action and building coalitions, a brighter future can be secured for the City.

If San Leandro adheres to the policies outlined in this General Plan, what will the community have gained?

**First**—a diverse and resilient economy, oriented toward expanding markets and equipped to compete with other employment centers in the Bay Area and beyond.

**Second**—more attractive neighborhoods that combine the best of old and new and contribute to a sense of community and civic pride.

**Third**—improved mobility and safer streets, supporting a truly multi-modal transportation network.

**Fourth**—a healthier environment, with expanded recreational and open space opportunities, and cleaner air and water.

**Fifth**—improved public services that enable a lifetime of learning, growth, and opportunity.

In short, the City will have achieved its vision. The choices are ours to make.