RESIDENTIAL NEIGHBORHOODS

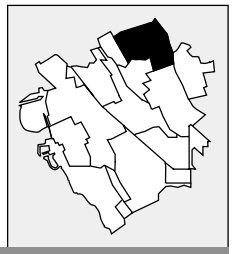
A. OVERVIEW

Residential uses comprise about half of San Leandro's land area. In 2001, the City's 4,400 acres of residential land contained over 31,000 dwelling units, housing almost 80,000 people. But living in San Leandro is much more than simply occupying a dwelling unit—it is the experience of being part of a neighborhood. It is getting to know the local shops and hangouts, the neighborhood schools and parks, and the people who live nearby. Neighborhoods are an important part of what creates a feeling of "community" in San Leandro. Dynamic homeowners associations have contributed to a strong sense of neighborhood identity in the City and have created an opportunity for residents to have a say in the City's future.

Although most San Leandro neighborhoods are not likely to change significantly during the next ten to fifteen years, they will not remain entirely static either. Additions and alterations will be made to homes; renovations will take place, and infill development will occur on vacant lots. Reinvestment in streets and public facilities will take place, and shopping areas will be updated. Neighborhoods may also be affected by demographic shifts and changes in technology. Policies in the General Plan, and ultimately regulations in the Zoning Code, strive to maintain a quality environment as these changes take place.

B. SAN LEANDRO'S NEIGHBORHOODS

The following section of the General Plan profiles San Leandro's major residential areas. The location of these areas is shown in Figure 3-3. Each of the ten areas described consists of multiple neighborhoods. The neighborhoods have been grouped for discussion purposes based on their location and physical boundaries.



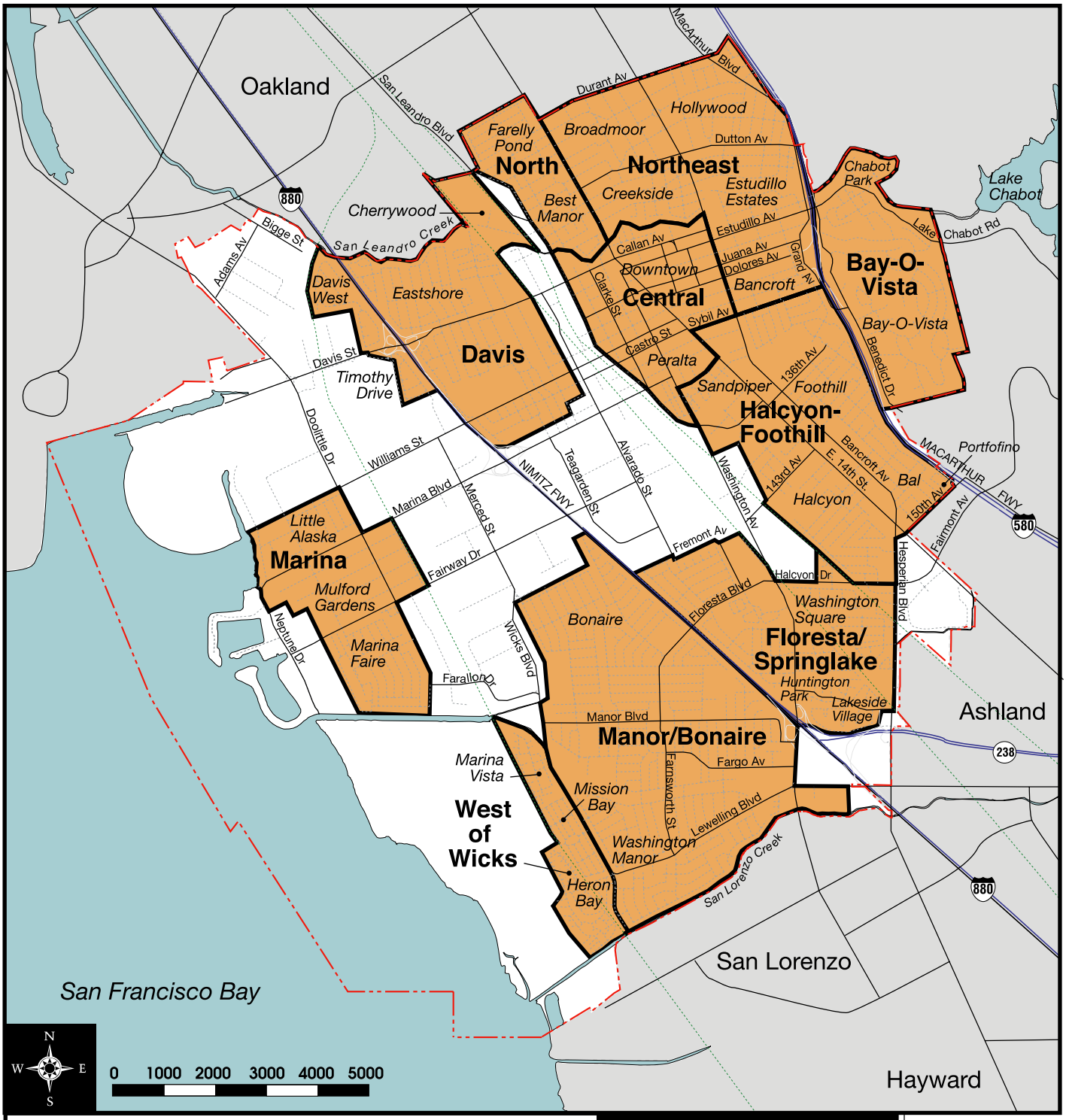
Northeast

Northeast San Leandro At A Glance	
1990 Population:	9,190
2000 Population:	9,950
2015 Projected Population:	10,530
Major Neighborhoods: Bancroft, Broadmoor, Hollywood, Creekside, Estudillo Estates	

This area encompasses the neighborhoods lying east and northeast of Downtown, extending between East 14th Street to I-580 and from Oakland on the north to Sybil Avenue on the south. More than anywhere else in San Leandro, homes in this area provide a living reminder of the architectural styles, building materials, scale, and street patterns that were typical in California between 1910 and 1940. The neighborhoods follow a traditional pattern of development with a grid of streets, abundant tree cover, curbside parking, and generous front and back yards. The area contains numerous Craftsman and Mediterranean-style homes, many with distinctive architectural features. Several commercial districts serve the neighborhood, including the MacArthur corridor and the Bancroft/Dutton shopping area. The area also contains concentrations of multi-family housing along Bancroft and close to East 14th Street.

The land use pattern in this area is well established and there are few opportunities for infill development. However, there is tremendous interest in remodeling, updating, and expanding older homes, creating the potential for changes in neighborhood character. Given the area's unique ambiance, it is important that alterations and additions are sympathetic to the prevailing scale and form of existing development. Demolition of older homes to make way for larger more modern homes is strongly discouraged.

The General Plan envisions opportunities for new mixed use development along East 14th Street and MacArthur Boulevard on the west and east edges of this area. Such development should provide additional neighborhood shopping and services, as well as new multi-family housing. Future projects on these corridors should be designed to respect the architectural styles of the nearby neighborhoods, so that the areas enhance and complement one another.



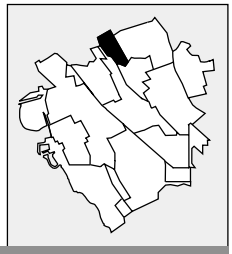
LEGEND

Residential Neighborhoods

RESIDENTIAL NEIGHBORHOODS

FIGURE 3-3

San Leandro General Plan Update, 2002

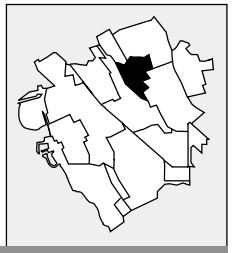


North

North Area At A Glance	
1990 Population:	2,740
2000 Population:	3,280
2015 Projected Population:	3,525
Major Neighborhoods: Best Manor, Farrelly Pond	

This area encompasses the neighborhoods lying between San Leandro Boulevard and East 14th Street from Downtown north to the Oakland border. Most of the homes are single-story stucco bungalows dating from the 1920s and 1930s. The area also contains a number of small 1930s-era apartment buildings and several blocks of duplexes.

As in the Northeast area, the key objective is to maintain and enhance neighborhood character. Care should be taken to ensure that additions and alterations respect the scale of existing development. Particular emphasis should be placed on revitalizing the commercial areas located on the western and eastern fringes of this neighborhood. On the west, a transition from light industrial to mixed use development is envisioned along San Leandro Boulevard and around Siempre Verde Park. On the east, the City will continue to implement the North Area Plan, which envisions pedestrian-scale mixed use development along East 14th Street.



Central

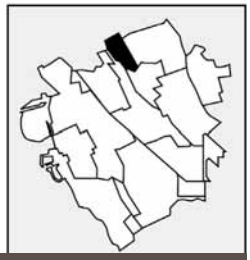
Central Area At A Glance	
1990 Population:	5,010
2000 Population:	6,400
2015 Projected Population:	7,305
Major neighborhoods: Downtown, Peralta	

The Central area includes the residential areas surrounding Downtown San Leandro. Just a century ago, all of San Leandro was contained within this area. The area contains a diverse and eclectic mix of housing, including the City's largest concentration of pre-1910 homes. Unfortunately, much of the development that took place during the 1950s, 60s, and 70s was not sympathetic to the area's historic context. Thus, Central San Leandro is not really identified as a neighborhood per se, but rather a patchwork of older single family homes, newer apartment and condominium complexes, and commercial uses.

Opportunities for new residential development in this area are concentrated around the BART Station, along East 14th Street, and along Washington Avenue. Some of this development may consist of mixed use projects with ground floor retail or office uses and upper story housing. Redevelopment should provide opportunities to make the Central residential area more cohesive and distinct. As San

Leandro's most "urban" neighborhood, opportunities to enhance the streetscape, encourage pedestrian traffic, and create a variety of housing types should be pursued. At the same time, opportunities to enhance the area's historic ambiance and conserve its older housing stock should be encouraged. Infill housing should create an urban living environment while respecting and preserving historic resources.

Although Figure 3-3 shows San Leandro Boulevard as the western edge of the Central neighborhood, the boundaries will expand in the future, with high-density mixed use development extending west of the BART station along Alvarado Street. Significant growth is expected on the western edge of the Central neighborhood by 2030, as residential development consistent with the 2007 Downtown TOD Strategy takes place.



Davis Corridor

Davis Corridor At A Glance	
1990 Population:	8,670
2000 Population:	10,240
2015 Projected Population:	11,640
Major neighborhoods: Cherrywood, Davis West, Eastshore, Timothy Drive	

The Davis corridor includes the large residential subdivisions extending along both sides of Davis Street from Downtown San Leandro west about a mile to the West San Leandro industrial area. Most of this area was subdivided and developed with ranch style tract homes during the 1940s and early 1950s. There are notable exceptions, including the "Kanaka Row" cottages along Orchard Avenue which date to the late 1800s and recently completed subdivisions such as Magnolia Lane and Camelia Court. The area also includes large apartment complexes such as the 238-unit Gateway complex, as well as smaller 1960sera apartment blocks along Pacific Avenue.

Once the 354-home Cherrywood project is completed, there will be limited opportunities for additional housing in the Davis corridor. The largest remaining vacant site in the area—approximately 8 acres at the north end of Preda Street—has already been approved for 69 new single family homes. Only a handful of vacant lots remain within the neighborhoods.

The Davis corridor would benefit from neighborhood enhancement programs, particularly gateway improvements and tree planting. As most of the development is now more than 50 years old, a continued effort to maintain and improve the housing stock should be made. On the western edge of the area, in the Davis West and Timothy Drive neighborhoods, continued efforts should be made to reduce the land use conflicts created by the proximity of these areas to nearby industry and shopping centers, as well as Oakland Airport's North Field. Additional opportunities for eighborhood-serving commercial uses, services, parks, and other amenities should be pursued in this area.

Halcyon-Foothill

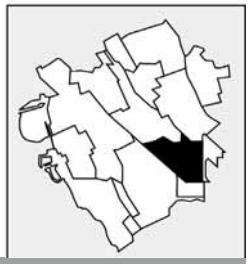
Halcyon-Foothill At A Glance	
1990 Population:	10,650
2000 Population:	12,060
2015 Projected Population:	13,340
Major neighborhoods: Bal, Foothill, Halcyon, Portofino, Sandpiper	

Halcyon-Foothill is one of the largest and most diverse residential areas in San Leandro, extending almost three miles south and southeast from Downtown to the Bayfair area. Most of the area is characterized by residential subdivisions developed

in the late 1940s and early 1950s; however, the area includes older homes developed when the area was still unincorporated along with newer subdivisions from the 1970s and 80s. The housing stock is also diverse. Although the area contains thousands of post-war ranch homes, it also contains Victorian-era cottages, art deco homes, trailer parks, and some of San Leandro's largest apartment, townhome, and condominium complexes.

As in the Davis Street neighborhoods, the emphasis in Halcyon-Foothill will be neighborhood beautification, conservation and improvement. A continued effort should be made to buffer homes from nearby industrial and commercial uses and to ensure compatible infill development. Particular emphasis will be placed on enhancing East 14th Street as the area's commercial and mixed use center (see Page 3-78). A stronger sense of neighborhood identity can also be created in this part of San Leandro by capitalizing on the area's schools as community open spaces. The area includes San Leandro High School and Jefferson School, as well as Toyon Park and Halcyon Park.

Floresta/ Springlake

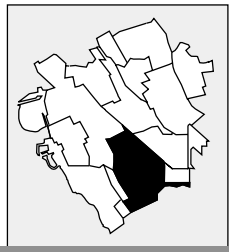


Floresta/Springlake At A Glance	
1990 Population:	7,690
2000 Population:	8,700
2015 Projected Population:	9,095
Major neighborhoods: Floresta, Floresta Gardens, Huntington Park, Lakeside Village, Washington Square	

The Floresta/Springlake neighborhoods extend east from I-880 to Hesperian Boulevard in the southern part of San Leandro. Like Halcyon-Foothill, this is a large area consisting mostly of 1950s-era ranch-style housing tracts but also including multi-family developments and newer subdivisions. The area includes San Leandro's largest apartment complex—the 840-unit Lakeside Village—as well as Floresta Gardens Townhomes, Washington Commons Townhomes, Eden Lodge, and several smaller multifamily complexes. Washington Avenue is the neighborhood's major commercial corridor, with a cluster of shopping centers at Washington and Floresta Boulevard. The only sizeable open space in the neighborhood is Floresta Park, which adjoins Monroe Elementary School.

Opportunities for new residential development in the Floresta/Springlake area are limited to a handful of properties along Halcyon Drive, Hesperian Boulevard, and Washington Avenue. The density

and scale of development here should be compatible with the adjacent single family neighborhoods. Elsewhere, the major objectives are conserving the housing stock, maintaining neighborhood aesthetic standards, ensuring the compatibility of additions and remodels, and improving edge conditions where residential uses abut industrial or commercial uses. Aesthetic improvements to the Washington Avenue commercial strip, such as undergrounding of utilities, street tree planting, and upgrading of the shopping centers at Floresta and Washington, should be pursued.



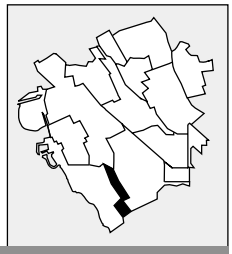
Washington Manor/ Bonaire

Washington Manor/Bonaire At A Glance	
1990 Population:	15,220
2000 Population:	16,620
2015 Projected Population:	16,980
Major neighborhoods: Bonaire, Washington Manor	

Washington Manor ("the Manor") and Bonaire are well-established neighborhoods in southwest San Leandro. Both neighborhoods exemplify the type of development that took place across the United States in the decade following World War II, with thousands of similarly designed homes on a curving grid of streets. At the time it was built, Washington Manor was one of the largest housing tracts in the Bay Area. Three generations of homeowners have made extensive changes to the housing stock, and today the Manor and adjacent Bonaire have evolved into a mature community of comfortable ranch-style homes. Densities average about five units per acre and multi-family housing is generally limited to the southeastern edge of the neighborhood.

Today, about one in every six San Leandro residents lives in this area. There is a strong sense of neighborhood identity and pride, created in part by active homeowners associations but also by clear neighborhood boundaries and centrally located services. Manor-Bonaire includes a number of neighborhood shopping centers, several school campuses, a large community park and a number of smaller neighborhood parks. These features, coupled with well-defined edges like San Lorenzo Creek and the Nimitz Freeway, effectively make the Manor-Bonaire area a self-contained community within San Leandro.

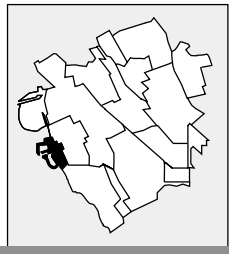
The Manor and Bonaire neighborhoods are essentially built out. No significant land use changes are anticipated during the next 15 years. The emphasis will be on maintaining and enhancing homes and yards, enforcing codes and addressing nuisance complaints, beautifying the neighborhoods, and revitalizing local commercial areas. Although residential alterations and additions are encouraged, care should be taken to respect the spacious, low-density character of the neighborhoods. Expanded efforts should be made to update the commercial centers at Manor and Farnsworth, Manor and Zelma, and Lewelling and Wicks. The Manor Shopping Center (at Manor and Farnsworth) in particular, has the potential to be a more vibrant neighborhood center and community focal point.



West of Wicks

West of Wicks At A Glance	
1990 Population:	600
2000 Population:	3,170
2015 Projected Population:	3,235
Major neighborhoods: Heron Bay, Marina Vista, Mission Bay	

This area contains three separate but adjoining residential developments located on the west side of Wicks Boulevard in the southwest corner of San Leandro. Two of these developments—Marina Vista and Heron Bay—have been built during the last five years, adding about 850 residences to the City. The third—Mission Bay—is a 40-acre master-planned mobile home community. This area is the gateway to the San Leandro Shoreline Marshlands. No land use changes are anticipated during the coming years. Ongoing code enforcement and compliance programs will ensure that these neighborhoods remain attractive places to live.



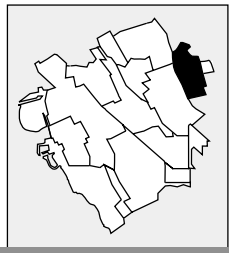
Marina

Marina At A Glance	
1990 Population:	6,160
2000 Population:	6,690
2015 Projected Population:	6,850
Major neighborhoods: Little Alaska, Marina Faire, Mulford Gardens, Seagate	

The Marina area encompasses the neighborhoods at the west end of Marina Boulevard, including Mulford Gardens, Marina Faire, Little Alaska, and the Seagate and Marina Gardens condominium developments. Although each of these neighborhoods is separate and distinct, they form a well-defined community with shared concerns and issues. Mulford Gardens was originally laid out in the 1920s as a rural subdivision in unincorporated Alameda County. Although it was annexed to San Leandro in 1957, the 160-acre neighborhood still retains a semi-rural quality. Its dense tree canopy, large lots, remnant farms, and eclectic mix of old and new homes set it apart from other San Leandro neighborhoods. Little Alaska was developed around 1950 and is so named for the Alaskan cities that are the namesake of its streets. Marina Faire includes about 475 homes developed in the early 1960s. The Seagate and Marina Gardens complexes are more recent.

The Marina/Mulford area is built out and there are only a few opportunities for infill housing. However, current zoning in Mulford Gardens allows more than one home per lot on parcels exceeding 12,000 square feet, creating the potential for additional dwellings on many of the lots. The Marina/Mulford area is also sensitive to the impacts of development on its perimeter, particularly at the San Leandro Marina and in the West San Leandro industrial district. The area has historically been impacted by nearby industry and experiences considerable through-traffic to and from the Marina itself. Future commercial and industrial development decisions must address the potential for increased auto and truck traffic, noise, and other adverse effects within the Marina/Mulford neighborhoods.

As in other San Leandro neighborhoods, the City's focus in Marina/Mulford during the coming years will be housing conservation, enforcement of community standards, neighborhood gateway and streetscape improvements, and improved buffering to nearby industrial uses. Ongoing efforts will address airport noise and truck traffic issues, revitalization of the Marina Faire Shopping Center, and implementation of the West San Leandro Plan (see P. 122).



Bay-O-Vista

Bay-O-Vista At A Glance	
1990 Population:	2,270
2000 Population:	2,330
2015 Projected Population:	2,455
Major neighborhoods: Bay-O-Vista, Chabot Park	

Bay-O-Vista encompasses the portion of San Leandro located east of I-580. It is unique among San Leandro neighborhoods because of its hilly topography and panoramic views. The neighborhood is characterized by single-story ranch homes on relatively large lots. Densities average about three units per acre. A majority of the Bay-O-Vista area was developed during the 1960s, although some homes date back to the 1940s. Many of the homes have been designed to maximize westerly views toward San Francisco Bay.

Although most of Bay-O-Vista is built out, there are a few parcels that are vacant or large enough to be subdivided. Most of these parcels are quite steep and several have access constraints. Any future development on these sites must mitigate the potential for erosion and landsliding, both on-site and on adjacent properties. Recent zoning changes for this area strongly discourage tall or bulky homes and require development to respect the area's characteristically low rooflines. Similarly, additions to existing homes in Bay-O-Vista are required to minimize the disruption of views and maintain the overall low profile of housing in the area.

C. PLANNING ISSUES

The following section of the Residential Neighborhoods Sub-Element profiles the major neighborhood planning issues in San Leandro. This section is followed by goals, policies, and actions which correspond to each issue. The focus of this Sub-Element is neighborhood conservation and improvement. A separate part of the General Plan (the Housing Element) focuses on housing affordability. The two chapters complement and support one another, presenting a consistent strategy for meeting future housing needs and enhancing the quality of life in the City.

Community Standards

Residents have always taken pride in the fact that San Leandro neighborhoods are well maintained and cared for. The City has set high standards for the appearance of housing, yards, streets, and public properties. Given the size of the City, however, instances of neglected yards, unpermitted construction, code violations, and non-sanctioned activities inevitably occur. The City has developed effective programs to respond to these cases and promote neighborhood preservation.

The City maintains a number of Ordinances, such as the Community Preservation Ordinance and the Weed Abatement Ordinance, which ensure that neighborhoods are maintained in excellent physical condition. The Community Preservation Ordinance is administered by the San Leandro Police Department, with assistance from other City departments. Various sections of the Zoning Code and Municipal Code regulate activities in residential areas, such as home businesses, garage sales, in-house day care, and home auto repair. The Municipal Code also addresses the storage of campers and boats, the location of parked vehicles, graffiti, fence height, and other attributes which can potentially affect neighborhood aesthetics. Covenants, conditions, and restrictions (CC&Rs) within individual developments may set additional requirements to uphold community standards. CC&Rs are generally enforced by homeowners associations.

A key issue related to community standards concerns the effects of business and industrial uses on residential neighborhoods. Although homes and businesses may be compatible in some settings, some of the City's neighborhoods abut manufacturing facilities generating a large amount of truck traffic and noise. The issue of compatibility between residential and non-residential uses is addressed in the Business and Industry Sub-Element of this Chapter. Policies and actions under Goal 10 provide guidance to reduce land use conflicts.

Neighborhood Character

Some San Leandro neighborhoods have clear boundaries, consistent architectural styles, centrally located parks or shopping centers, and other characteristics that distinguish them from nearby areas. The strong sense of neighborhood identity in these areas has many benefits, from pride of ownership to a commitment to work together during times of crisis.

Other San Leandro neighborhoods may be less well organized. Perhaps they lack a homeowners association or a strong sense of where the neighborhood begins and ends. Perhaps their neighborhood lacks a clear center or gathering place. In some cases, a large number of residents may be new and do not yet feel they are a part of the community. San Leandro is committed to fostering a stronger sense of community in these areas, both through changes to the physical environment and by providing residents with opportunities to become organized and involved at the neighborhood level.

Building more cohesive neighborhoods also means ensuring that infill development is compatible with its surroundings. The first step toward achieving this objective is to have a General Plan Land Use Map (and a Zoning Map) which maintains the density and land use pattern in established residential areas. Although this General Plan encourages higher densities in some parts of the City, higher density housing should not be sited within predominantly single family neighborhoods. Where higher densities are permitted, care should be taken to ensure high quality design, smooth transitions to any lower density housing that may be nearby, and a commitment to ongoing property maintenance.

Throughout San Leandro, a concerted effort will be made to protect residential privacy and views, conserve significant architectural qualities, and ensure that new development contributes positively to the overall character of the neighborhood. New structures should be sited to conserve natural features, protect creeks and vegetation, and maintain the predominantly low profile of the built environment. The increased emphasis on residential design may mean that some homeowners will need to invest additional time and effort before altering or adding on to their homes. The end result will be a more attractive, coherent community—enhancing property values for all residents and protecting the sizeable investment that many residents have made in their properties.

New Housing Opportunities

San Leandro is committed to creating new housing opportunities for current and future residents. New housing will be needed to balance the projected increase in job growth and to respond to changing community needs. The policies and actions in Goal 3 reflect a commitment to promote a spectrum of housing types, from executive homes to affordable units and housing for "special needs" groups such as seniors and the disabled. This commitment is echoed in the Housing Element.

Mitigation of Public Facility Impacts

Development impact fees for schools, roads, parks, infrastructure, and other services are collected when new projects are approved, so that existing residents are not burdened with these costs. However, the City's ability to fully recover such costs is limited by state and federal law. School impact fees are capped by the State, and other fees must be based on in-depth fiscal studies. Before levying development fees or requiring specific improvements, the City must demonstrate that there is a "nexus" between the project and the need for expanded services.

The City will promote creative solutions to minimize the impacts of new housing development on existing San Leandro residents in the future. One effective strategy is to maintain a favorable balance of residential and non-residential growth. By encouraging economic growth as well as housing, particularly projects which generates sales tax and other local revenue, the City can place itself in a better position to maintain or improve the services it provides to residents.

Citizen Participation

Most San Leandro residents live within the boundaries of an active homeowners association (HOA). The City's HOAs represent areas as small as individual condominium complexes and areas as large as greater Washington Manor, with some 5,700 households. The HOAs have a long history of active participation in neighborhood improvement and public safety. Goal 5 expresses the City's desire to continue to work with the HOAs to address land use and development issues. It also expresses a commitment to work with all San Leandro residents, be they active HOA members or not. The key is to create as many avenues as possible for residents and other stakeholders to become involved.

Goal: 1 Community Standards

Maintain stable, safe, and attractive neighborhoods through City and homeowners association cooperation.

POLICIES AND ACTIONS	IMPLEMENTATION STRATEGIES
1.01 HOUSING MAINTENANCE Support the on-going conservation, maintenance and upgrading of the City's housing inventory.	• Housing Programs
1.02 CODE ENFORCEMENT Maintain aggressive code enforcement and nuisance abatement programs to ensure that San Leandro's neighborhoods remain attractive and free of public nuisances.	• Code Enforcement • Community Preservation Ordinance
Action 1.02-A: Unpermitted Construction *Explore a variety of regulatory tools and programs to reduce the incidence of illegal construction and ensure that such construction is either removed or retroactively permitted and brought up to code when it is discovered.*	
Action 1.02-B: Community Preservation Ordinance Revisions *Consider revisions to the City's Community Preservation Ordinance to further reduce the potential for violations and to expedite code enforcement procedures. These revisions could include higher or accelerated penalties for repeat offenders. Explore the pro-active enforcement of community standards by Staff in addition to the current complaint-based enforcement system.*	
Action 1.02-C: Mobile Home Park Improvements *Pursue a variety of strategies and programs to upgrade the appearance of mobile home parks without displacing owners and tenants.*	
1.03 COLLABORATION WITH HOMEOWNERS ASSOCIATIONS Work closely and collaboratively with homeowners associations and other community groups to address nuisances, eliminate blight, and ensure that community aesthetic standards are maintained.	• City Operating Procedures • Public Education and Outreach

Action 1.03-A: Community Compliance Brochures
Develop brochures and other public information material on the City of San Leandro Community Compliance Program and nuisance regulations. Work with homeowners associations, realtors, and other groups to distribute these materials to new residents and businesses.

1.04 FRONT YARDS

Encourage the attractive treatment of front yards and other areas in residential neighborhoods that are visible from the street. Establish limits on the paving of front yard areas.

- Zoning Code
- Municipal Code and Ordinances

Action 1.04-A: Front Yard Landscaping Standards
Consider Zoning Code revisions that establish minimum standards for front yard landscaping and limits on impervious surface coverage on single family residential lots.

Action 1.04-B: Boat and RV Storage and Screening Requirements
Consider an ordinance prohibiting the storage of boats and recreational vehicles (RVs) within front yard driveways and requiring adequate screening where boats and RVs are stored in side yards. Concurrently with this action, encourage the development of local businesses providing storage facilities for boats, RVs, and other large personal effects to provide storage alternatives for area residents.

Action 1.04-C: Maintenance of Rental Properties
Pursue ordinance revisions and new programs to ensure that landlords are held accountable for the appearance and maintenance of rental properties, including both yard areas and structures.

1.05 HOME OCCUPATIONS

Restrict home occupations in residential neighborhoods to those that have no perceptible impacts on the neighborhood.

- Development Review
- Zoning Code

1.06 DAY CARE CENTERS IN NEIGHBORHOODS

To the extent permitted by State law, maintain regulations for large-family day care facilities (as defined by the State) and child care centers which ensure that impacts on residential neighborhoods are minimized.

- Zoning Code

1.07 FENCES

Require that any fencing in residential neighborhoods meets high aesthetic and safety standards. Residential fencing should not obstruct vehicle sight lines, should be compatible with the architectural design of nearby structures and should make a positive contribution to the character of the neighborhood.

- Design Guidelines
- Design Review
- Municipal Code and Ordinances

Action 1.07-A: Fence Guidelines
Establish design guidelines for fences and incorporate these guidelines into the review process for fence applications. The guidelines should maintain the three-foot height limit on front yard fences.

Action 1.07-B: Chain Link Fencing Ordinance
Develop an ordinance to prohibit new chain link fences in the street-facing yards of single family homes. The ordinance should include provisions to phase out existing street-facing chain link fences, possibly by requiring such fences to be removed or replaced when homes change ownership.

Action 1.07-C: Through-Lot Fence Improvements
Undertake a program to improve the appearance of rear yard fences on through-lots fronting major thoroughfares by making them consistent in design, materials, and overall appearance.

1.08 MULTI-FAMILY HOUSING UPKEEP

Maintain and enforce high standards of maintenance and property upkeep after multi-family housing projects are completed and occupied.

- City Operating Procedures
- Code Enforcement

Action 1.08-A: Enforcement of Approval Conditions
Establish a program to periodically inspect new developments after construction to ensure that conditions of approval are being met. Establish appropriate fines, penalties, and corrective measures in the event conditions are not being met.

1.09 GRAFFITI AND WEED ABATEMENT

Maintain graffiti removal and weed abatement programs throughout the City and respond promptly and effectively to resident complaints.

- Annual Budget
- Municipal Code and Ordinances

1.10 SECOND UNITS

Allow second units in appropriate residential zones, subject to conditional use permit requirements which ensure that parking, design, and other neighborhood impacts are fully addressed and that other criteria and standards established by the City are met.

- Design Guidelines
- Zoning Code

Action 1.10-A: Second Unit Design Standards

Develop design standards for second units which ensure that the units are architecturally compatible with the primary residence.

1.11 ENCROACHMENT OF INCOMPATIBLE USES

Protect residential neighborhoods from the encroachment of incompatible non-residential uses and disruptive traffic, to the extent possible. Zoning and design review should ensure that compatibility issues are fully addressed when non-residential development is proposed near or within residential areas.

- Development Review
- Zoning Code

1.12 MIXED SINGLE FAMILY RESIDENTIAL/ INDUSTRIAL AREAS

Prohibit new projects which perpetuate a "hodge-podge" appearance of mixed single family homes and industrial uses on adjacent small lots. Encourage redevelopment projects which phase out this development pattern where it now exists.

- Development Review
- Redevelopment Project Funding
- Zoning Code

Action 1.12-A: Non-Conforming Use Amendment

Amend the City's non-conforming use regulations to eliminate provisions allowing the rebuilding of existing residences in industrial districts in the event the structures are destroyed or substantially damaged.

Goal: Neighborhood Character

2

Preserve and enhance the distinct identities of San Leandro neighborhoods.

POLICIES AND ACTIONS		IMPLEMENTATION STRATEGIES
2.01	**NEIGHBORHOOD CENTERS** Encourage the improvement of small, neighborhood-serving shopping areas as pedestrian-oriented centers with a mix of stores providing goods and services to the surrounding residential neighborhoods. ***Action 2.01-A: Commercial Rehabilitation Program*** *Continue the City's Commercial Rehabilitation Program, which promotes paint, awning, façade, and other improvements at local neighborhood centers. This program should enhance the appearance of neighborhood commercial districts and emphasize their function as local gathering places. Explore other improvements to make neighborhood shopping centers more pedestrian-friendly.*	• Business Development Programs • Redevelopment Project Funding
2.02	**NEIGHBORHOOD SCHOOLS AND PARKS** Recognize local schools and parks as key aspects of what makes a neighborhood desirable and unique. Promote activities at schools and parks that build community pride and create a sense of neighborhood ownership.	• City Operating Procedures • Intergovernmental Coordination
2.03	**PEDESTRIAN AND BICYCLE IMPROVEMENTS** Promote improvements that make San Leandro neighborhoods more friendly to pedestrians and bicyclists, such as bike lanes, street trees, and crosswalks.	• Capital Improvement Program • Engineering Development Standards
2.04	**PRESERVATION OF LOW-DENSITY CHARACTER** Preserve the low-density character of San Leandro's predominantly single family neighborhoods. Concentrate new multi-family development in the areas near the BART Stations and along major transit corridors such as East 14th Street. Ensure that such development enhances rather than detracts from the character of surrounding neighborhoods.	• Development Review • Zoning Code
2.05	**ALTERATIONS, ADDITIONS, AND INFILL** Ensure that alterations, additions and infill development are compatible with existing homes and maintain aesthetically pleasing neighborhoods.	• Design Guidelines • Development Review

2.06 DENSITY TRANSITIONS

Avoid abrupt transitions from high density to low density housing. Where high-density development occurs, encourage such projects to step down in height and mass as they approach nearby lower density areas.

- Design Guidelines
- Development Review
- Zoning Code

2.07 TEARDOWNS

Discourage "teardowns" (the replacement of smaller dwellings with larger and more expensive homes) where the existing home is in good physical condition and the proposed home would be substantially larger than the prevailing scale of the neighborhood.

- Design Guidelines
- Design Review
- Zoning Code

2.08 PRIVACY AND VIEWS

Encourage residential alterations, additions, and new homes to be designed in a manner that respects the privacy of nearby homes and preserves access to sunlight and views. Wherever feasible, new or altered structures should avoid the disruption of panoramic or scenic views.

- Design Guidelines
- Design Review
- Zoning Code

2.09 OFF-STREET PARKING

Ensure that adequate off-street parking is provided for new residential uses. Parking should be conveniently located but its visual prominence should be minimized.

- Design Guidelines
- Development Review
- Zoning Code

2.10 GATED COMMUNITIES

Unless overriding public safety considerations exist, discourage the development of "gated" communities or the gating of already developed neighborhoods or subdivisions.

- Engineering Development Standards
- Subdivision Ordinance

2.11 EMERGENCY ACCESS

Ensure that all new development is designed for adequate access by emergency vehicles.

- Building Code
- Fire Code

2.12 USEABLE OPEN SPACE PROVISIONS

Require useable open spaces for community use in large new residential developments. Wherever feasible, such spaces should contain play equipment, children's activity areas, and other amenities that draw people outdoors, create street life, and instill a sense of community.

- Development Review
- Zoning Code

2.13 HARMONY WITH NATURE

Require new development to be harmonious with its natural setting and to preserve natural features such as creeks, large trees, ridgelines, and rock outcroppings.

- CEQA
- Development Review

2.14 CONSTRAINED SITES

Focus new housing development on underutilized or infill sites on the city's flatter lands, rather than on previously undeveloped sites in the hills. Development on sites with significant geologic, hydrologic, or land stability constraints should be strongly discouraged.

- Development Review
- Zoning Code

(Please consult the Historic Preservation and Community Design Element for additional policies and actions on residential design.)

Goal: New Housing Opportunities

3

Provide housing opportunities and improve economic access to housing for all segments of the community.

POLICIES AND ACTIONS		IMPLEMENTATION STRATEGIES
3.01	**MIX OF UNIT TYPES** Encourage a mix of residential development types in the City, including single family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit developments, and multi-family housing.	• Development Review • Zoning Code
3.02	**MIX OF PRICE RANGES** Encourage a mix of price ranges to provide housing choices for San Leandro residents of all incomes and ages. Opportunities to include affordable units and market rate units within the same development projects should be pursued.	• Development Review • Housing Programs • Public/Private Partnerships
3.03	**AFFORDABLE HOUSING DESIGN** Design new affordable housing to blend in with the existing fabric of the community. Affordable housing should be located in a variety of neighborhoods rather than concentrated in one particular part of the City.	• Design Guidelines • Development Review
3.04	**PROMOTION OF INFILL** Encourage infill development on vacant or underused sites within residential areas.	• Development Review • Zoning Code
3.05	**MIXED USE ON TRANSIT CORRIDORS** Encourage mixed use projects containing ground floor retail and upper floor residential uses along major transit corridors. Such development should be pedestrian-oriented, respect the scale and character of the surrounding neighborhood, and incorporate architectural themes that enhance the identity of adjacent commercial districts.	• Design Guidelines • Redevelopment Project Funding • Specific Plans • Zoning Code
3.06	**HOUSING BY NON-PROFIT DEVELOPERS** Promote the participation of non-profit housing organizations in the construction of new affordable housing in San Leandro, with particular emphasis on housing for seniors and working families.	• Housing Programs • Public/Private Partnerships

Action 3.06-A: Rental Housing Production
Pursue funds through a variety of government programs to assist in the creation of new affordable rental units.

3.07 AMENITIES AND SOCIAL SERVICES WITHIN NEW HOUSING

Encourage new affordable housing development to provide amenities for future residents, such as on-site recreational facilities and community meeting space. Where feasible, consider the integration of social services such as child care within such projects.

- Housing Programs
- Public/Private Partnerships

3.08 LIVE-WORK DEVELOPMENT

Provide opportunities for "live-work" development as a buffer land use between residential and non-residential areas, and to provide a housing resource for artists, craftspersons, and persons working from home. The design of live-work projects should be sensitive to the surrounding areas.

- Development Review
- Municipal Code and Ordinances
- Zoning Code

Action 3.08-A: Live-Work Ordinance
Develop an ordinance addressing "live-work" and "work-live" development in the City.

Action 3.08-B: Inventory of Potential Live-Work Buildings
Prepare an inventory of buildings which might be suitable for conversion to live-work uses, mixed use projects, or community facilities.

3.09 EXECUTIVE HOUSING

Encourage the provision of a significant amount of executive housing as part of an effort to maintain and diversify the City's economic base.

- Development Review

3.10 CONVERSION OF NON-RESIDENTIAL LAND TO HOUSING AND PUBLIC USES

Encourage the development of new housing on underutilized commercial and industrial sites which meet the following criteria:

- Sites on the edges of commercial or industrial areas, adjacent to established residential areas.
- Sites where continued use with commercial or industrial activities could perpetuate existing land use conflicts.
- Sites with adequate infrastructure, access, and road capacity.
- Sites which are not constrained by external environmental factors, including freeway, railroad, and airport noise.
- Sites where conflicts with surrounding uses would not be created in the event of re-use.
- Sites which lack "prime" qualities for commercial or industrial development, such as direct freeway or rail access.
- Publicly-owned land which is not being used to its fullest potential.

Sites meeting the above criteria should also be considered for churches, libraries, parks, community facilities, and other uses that provide necessary services and advance the quality of life in the community.

Action 3.10-A: Inventory of Vacant and Underused Sites

Periodically inventory vacant and underused sites to determine which are most feasible for conversion to new uses, including schools and parks.

- Development Review
- Redevelopment Project Funding
- Specific Plans
- Zoning Code

Goal: 4 Mitigation of Public Facility Impacts

Ensure that new residential development contributes its appropriate share toward the provision of adequate schools, parks, and other public facilities.

POLICIES AND ACTIONS		IMPLEMENTATION STRATEGIES
4.01	**CONCURRENT PROVISION OF SERVICES** To the extent permitted by law, allow new residential development to occur only when the public facilities needed to serve that development are available or will be provided concurrently with the development. ***Action 4.01-A: Development Review*** *Review all development proposals to assess their impacts on the demand for City services and public facilities. Identify mitigation measures as appropriate.*	• CEQA • Development Review
4.02	**FAIR SHARE CONTRIBUTIONS** Require new residential development to pay its fair share of the cost of capital improvements needed to serve that development. ***Action 4.02-A: Impact Fee Revisions*** *Review the City's impact fees on an annual basis and revise them as needed in response to changing costs.*	• Development Review • Impact/In-Lieu Fees
4.03	**PUBLIC FACILITY DEVELOPMENT** Promote collaborative, creative solutions between the public and private sectors to develop additional schools, parks, and other public facilities in the City. ***Action 4.03-A: School Mitigation Incentives*** *Explore the use of incentives and other programs encouraging developers to mitigate school impacts at a level beyond the maximum fees that may be imposed under State law.*	• Intergovernmental Coordination • Public/Private Partnerships

4.04	**PARK AND SCHOOL SITE ACQUISITION** Ensure that the feasibility of acquiring vacant or underutilized sites for park or school development is considered before approving housing development on those sites.	• City Operating Procedures • Development Review
4.05	**INFRASTRUCTURE FINANCING** Allow for flexibility in the financing of infrastructure improvements within new development, including the creation of special assessment districts (Mello-Roos districts) for new projects.	• Development Review

Goal: Citizen Participation

5

Provide for active, timely citizen participation in all stages of housing-related programs.

POLICIES AND ACTIONS	IMPLEMENTATION STRATEGIES
5.01 COORDINATION AND OUTREACH Coordinate housing plans and programs with organizations that are broadly representative of people in the community, including homeowners, renters, businesses and institutions. Collaborative, productive relationships should be promoted between City staff, elected and appointed officials, and local homeowners associations. ***Action 5.01-A: HOA Notification*** *Continue the practice of sending Board of Zoning Adjustments and Planning Commission agendas and other information concerning development applications to homeowners associations and interested individuals.* ***Action 5.01-B: Formation of New HOAs*** *Promote the formation of homeowners associations in neighborhoods that presently lack such groups.*	• City Operating Procedures • Development Review
5.02 STEWARDSHIP PROJECTS Encourage community organizations to assist in implementing General Plan policies on housing and residential neighborhoods, including neighborhood beautification and improvement projects.	• City Operating Procedures • Program Development

5.03 INDIVIDUAL PARTICIPATION

Encourage the participation of individuals as well as organizations in the planning process, since organizations may not always reflect individual needs and opinions.

- City Operating Procedures
- Development Review

Action 5.03-A: Posting and Advertising Requirements

Maintain posting and advertising requirements for proposed development which ensure that a high level of notification is provided to surrounding residents prior to consideration of development applications by the Zoning Enforcement Official, the Board of Zoning Adjustments, the Site Development Subcommission, the Planning Commission, or the City Council.

5.04 COOPERATION WITH DEVELOPERS

Work closely with developers and business interests to provide a constructive, cooperative attitude toward meeting the City's housing needs. Require developers to initiate early and frequent communication with affected neighborhood residents, local school boards, and homeowners associations.

- Development Review
- Public/Private Partnerships

Action 5.04-A: Consultation with HOAs and Neighborhood Groups

Establish standard operating procedures which involve homeowners associations and other neighborhood groups at the earliest point feasible in the development review process. Consider the legal means to require developers of projects above a certain size threshold to meet with homeowners associations or other neighborhood groups as a condition of Planning Commission approval.