



City of San Leandro

Meeting Date: December 17, 2018

Staff Report

File Number: 18-626

Agenda Section: PUBLIC HEARINGS

Agenda Number: 5.A.

TO: City Council

FROM: Jeff Kay
City Manager

BY: Tom Liao
Community Development Director

FINANCE REVIEW: Not Applicable

TITLE: Staff Report for a City of San Leandro City Council Ordinance to Amend the Professional Office (P) Zoning District and Commercial and Professional Development Regulations of the City of San Leandro Zoning Code

SUMMARY AND RECOMMENDATIONS

Following direction from the City Council in February 2018, staff began work on clarifying and consolidating development regulations for the City's Commercial and Professional Zoning districts, found in Article 6, Division 2 of the San Leandro Zoning Code. The recommended changes include establishing a consistent 30 foot height limit for all projects in the Professional Office (P) zoning district, revising floor area ratios and residential density to be consistent with the General Plan, and updating the Site Plan Review amenities criteria for mixed-use and multi-family residential development. The remaining proposed changes are primarily organizational and for clarification/consistency and generally do not modify existing development standards.

BACKGROUND

The Zoning Code is the primary implementation tool of the General Plan, which serves as the comprehensive policy guide for the City, as well as for specific plans such as the Downtown Transit Oriented Development (TOD) Strategy and the Bay Fair TOD Specific Plan. The City regularly updates individual sections of the Zoning Code in response to specific local issues, legislative mandates, or to bring the Zoning Code into conformance with General Plan or specific plan updates.

The last major update to the Zoning Code was approved in September 2016 in conjunction with the 2035 General Plan update. The changes were necessary to bring the Zoning Code into conformance with both the Downtown Transit Oriented Development (TOD) Strategy and the 2035 General Plan Update. During the 2016 Zoning Code amendment process, staff initially recommended eliminating the Professional Office (P) zoning district because of the removal of the General Plan's "Office" land use designation and the prevailing movement amongst Bay Area

municipalities from solely office zoning districts to mixed use districts. However, public feedback in favor of retaining the P-zone caused it to remain.

The 2016 Zoning Code updates enabled the development of multi-family and mixed-use residential land uses in the P zoning district with an approved conditional use permit. At the time, the Zoning Code's Commercial and Professional development standards were not updated to accommodate multi-family and mixed-use residential development criteria. Instead, a provision in Section 2-696.A, "Additional Property Development Regulations for Residential Development," was inserted to direct residential projects in commercial and professional districts to apply the multi-family development standards of residential zoning districts. This cross-referencing established a conflict for the P zoning district because residential development under RM-1800 has a 50 foot height limit, while commercial development in the P-zoning has a 30 foot height limit.

Following concerns from residents regarding the conflicting 30 and 50 foot height limits between commercial and residential projects in the Professional Office (P) zoning district, the City Council requested staff provide Zoning Code amendment options for consideration (see attached February 5, 2018 staff report). During the February 5, 2018 City Council meeting, staff recommended that the City Council may consider (1) a more comprehensive Zoning Code update, including implementation of the recently adopted Bay Fair TOD Plan or (2) targeted code amendments. The City Council directed staff to proceed with a targeted update of the Zoning Code and established a budget for an outside consultant to assist with the effort. Staff noted that the more comprehensive Zoning Code update including the Bay Fair TOD zoning implementation would return at a later date after completion of the targeted update.

DETAILS OF THE PROPOSAL

Development regulations that pertain to Commercial and Professional zones in the City of San Leandro are in Article 6, Division 2 of the Zoning Code. Following direction from the City Council, staff and the consultant team began work on clarifying and consolidating this code section. The proposed changes are primarily organizational and generally do not modify existing development standards. The proposed changes fall into the following categories:

1. Corrections of Obvious Errors or Redundancies
2. Updates for Language, Style, and Formatting Consistency
3. Streamlined and Clarified Standards
4. Minor Changes to Existing Standards

Corrections of Obvious Errors or Redundancies

Changes included converting all footnotes into standard style, adding "n.a.", "varies", or a numerical range in tables where appropriate, and consolidating redundant rows in several tables (2-684 Lot Coverage, 2-688 Minimum Site Landscaping, 2-694 Open Space for Multi-Family Residential and Mixed-Use Residential Development). The term "varies" is necessary for limited situations where the underlying standards are based on specific plan criteria or different General Plan land use categories. This provision is necessary because some zoning districts exist within different General Plan land use designations and because the Downtown TOD Specific Plan

establishes height limits on a parcel-by-parcel basis rather than by zoning.

Updates for Language, Style, and Formatting Consistency

Edits included ensuring that all headers and sub-headers used a consistent style; using consistent conventions with regards to capitalization, section header format, numbering format, and abbreviations; and clarifying references to other sections in the zoning code.

Streamlined and Clarified Standards

The primary purpose of these amendments was to make the standards for residential and mixed-use residential development in commercial and professional districts more comprehensible. To achieve this goal, several existing tables were modified and a new residential density standards table was introduced. Specifically:

- §2-680 Minimum Yards. To clarify rear and side setback requirements for properties abutting R Districts, a third column was added to the table for properties that abut residentially-zoned parcels.
- §2-680.J Daylight Plane Regulations for Parcels Adjacent to R Districts. New diagrams for daylight plane standards were created to effectively and correctly portray the three-dimensional impact of the 45-degree daylight plane regulations, and will replace the existing two-dimensional diagrams.
- §2-682 Height of Structures. Height limits for residential multi-family and mixed-use development were incorporated. To clearly state the minimum and maximum height regulations that apply to residential multi-family and mixed use development in commercial districts, a separate set of columns was added to the heights table.
- §2-686 Floor Area Ratios. The Floor Area Ratio (FAR) column was updated to be consistent with the General Plan and other code sections, and to reflect the entire range of possible FARs in each zoning district. The table also now references specific General Plan land use designations and identifies a minimum FAR column for the DA-6 zoning district.

Minor Changes to Existing Standards

- The underground/structured parking bonus is proposed for removal. The Zoning Code contains an unused floor area ratio (FAR) bonus provision whereby applicants could receive up to a 0.5 FAR bonus for providing underground parking. Feedback from applicants noted that the bonus does not provide a tangible benefit because the increase is negligible, the cost of underground parking outweighs the benefits of the FAR bonus, and the minimum parking requirements apply regardless. Furthermore, the bonus does not allow a project to exceed General Plan FAR policy maximums. As this bonus no longer serves a purpose and could rarely be used, staff recommends it be removed.

- The Zoning Code currently omits a maximum density in the South Area (SA) Zones, with only a minimum density of 18 dwelling units per acre (du/ac) identified. Staff proposes identifying 35 du/ac as the maximum density for SA zones, consistent with the established criteria in the South Area Plan and other policy restrictions. The General Plan identifies a 1.5 maximum FAR in the SA zones.
- Open space requirements are recommended to be identified for the SA and DA zones consistent with provisions found elsewhere in the Zoning Code. Current Zoning Code language left the minimum open space up to discretionary approval through Site Plan Review, which staff and applicants felt was too vague. The proposed standard of 60 square feet per dwelling unit corresponds to Section 2-558.B, RM Districts - Multi-Family Dwellings, Requirements for Open Space, which currently applies to proposed multi-family and mixed use residential development projects.
- Staff and the Planning Commission recommend adding more flexibility when determining compliance with wall offset/articulation standards. The language *“Alternative design solutions that achieve an equivalent level of building articulation and visual interest may be approved by the ZEO, or may be approved as part of the site plan review or other approval process by the approval authority”* was added to Section 2-690(A) to allow for more discretionary review of building articulation.
- Staff and the Planning Commission recommend adding more flexibility when determining setback standards for pre-existing residential development. Staff proposes adding a clause to allow the Zoning Enforcement Official (ZEO) the discretion to determine setback standards for pre-existing residential based on the prevailing conditions on each block to Section 2-680(G), Pre-Existing Residential in DA Districts.
- Staff and the Planning Commission recommend modernizing and updating the menu of site amenity options for mixed use and multi-family residential projects. In Section 2-698, Review of Plans, staff updated the list of site amenities to more closely reflect modern-day residential amenities and remove a duplicative provision for open space, which is already required.

Professional Office (P) Zoning District Height Limit

Based on prior direction from City Council, staff recommended to the Planning Commission that the maximum height limit in the Professional Office (P) zoning district be established at a consistent 30 feet for all commercial and residential development. The Planning Commission approved an amendment to staff’s recommendation by proposing that the City Council provide an exception for any P-zoned parcels greater than 10,000 square feet that are surrounded on all sides by another zoning that allows a 50 foot height limit. In those instances, the Planning Commission recommended the P-zoned properties be allowed to develop to 50 feet in height.

Following the Planning Commission meeting, staff conducted a GIS query to identify the total number of P-zoned parcels currently eligible for the Planning Commission’s recommended 50

foot height exception. Only two eligible parcels were identified: 490 Estudillo Avenue, a three story 18-unit apartment building, and 637 Fargo Avenue, which is Fire Station No.13. Additional properties could hypothetically become eligible for this height exception through a lot merger or a parcel map. Exceptions to a height limit or other development standard may also be considered by the City Council through a Planned Development application.

Analysis

While many existing standards were clarified in these proposed changes to the Zoning Code, the underlying existing numerical standards - such as required open space, maximum lot coverage, and maximum FAR/density - are largely maintained. Standards, such as maximum FARs in CC, CN, CR, C-RM, have been revised or added to be consistent with the established General Plan land use designations, and the update provides previously nonexistent density standards for SA zones. Development standards such as height or FAR regulations that were previously only identified in the General Plan, specific plans or other locations, presented a significant inconvenience for applicants and developers to find and cross-reference. Those provisions are now clearly identified alongside other pertinent development standards. This update provides a necessary incremental improvement to the Zoning Code's functionality and helps make the code more comprehensible and user-friendly.

With the exception of recommending that the City Council consider an accommodation to allow a 50 foot height limit for P-zoned parcels greater than 10,000 square feet that are surrounded on all sides by other zones with a 50 foot height limit, the Planning Commission otherwise supported staff's recommended Zoning Code amendments. In their deliberations, some Planning Commissioners had concerns that a shorter P-zoned building could be impacted by adjacent taller buildings. Dissenting commissioners were concerned that such an exception constituted spot zoning and would be limited in scope given how few parcels are zoned Professional Office (P). Based on their recommendation, staff prepared two versions of the proposed Zoning Code amendments for City Council consideration: one containing the City Council's original direction to establish a consistent 30 foot height limit in the P-zone and a second version that incorporates the Planning Commission's recommendation for a limited height limit exception.

Given that only two parcels qualify for the scenario recommended by the Planning Commission and that a height exception can be achieved through other means, staff supports the City Council's direction to establish a consistent 30 foot height limit in the Professional Office zoning district.

Planning Commission Review and Action

As noted in the analysis, the Planning Commission considered this item at its November 15, 2018 public hearing. One member from the public spoke in support of the staff recommendation during public comments. The Planning Commission supported the proposed Zoning Code amendments, but recommended an exception be included to allow a 50 foot height limit for P-zoned parcels greater than 10,000 square feet that are surrounded on all sides by other zones with a 50 foot height limit. Following some deliberation, a motion to recommend City Council approval with the height exception was made by Commissioner Brennan and seconded by Chair Pon. The Planning Commission voted to recommend the proposed Zoning Code amendments

with the limited P-zone 50 foot height exception to the City Council by a 4-2 decision.

Summary of Public Outreach Efforts

Planning staff hosted an informational neighborhood meeting to introduce and discuss the proposed Zoning Code Amendments in the Sister Cities Conference Room at City Hall on Thursday, November 1st from 5:30pm to 7:00pm. About 30 people attended the meeting, which included a brief presentation and a question and answer session. The meeting was advertised in the City's weekly newsletter, on social media and was identified on a special public hearing notice mailed to all businesses and property owners residing on or within 500 feet of a P-zoned parcel. Staff fielded a number of questions but did not receive specific suggestions regarding the draft proposal during the neighborhood meeting.

A legal advertisement for the Planning Commission public hearing was placed in the East Bay Times' Daily Review newspaper and, as a courtesy, public hearing notification letters were mailed to all property and business owners located on or within 500 feet of any parcels zoned Professional Office (P). No comments were received from the public regarding the proposed Zoning Code amendments at the time of the filing of this report.

Environmental Review

The proposed Zoning Code Amendments are not subject to the California Environmental Quality Act (CEQA) because 1) the proposed Amendments will not result in a direct or reasonably foreseeable indirect physical change in the environment; 2) the proposed Amendments are covered by the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment; and 3) any project that has the potential to cause a significant effect on the environment will be evaluated through a separate environmental review process in accordance with CEQA.

Legal Analysis

The City Attorney reviewed and approved the staff report and associated ordinance.

Fiscal Impacts

This item to amend the Zoning Code will have no fiscal impact on the City.

ATTACHMENTS

Attachments to Staff Report

1. City Council Staff Report dated February 5, 2018 (18-042)
2. Location map identifying two parcels eligible for the Planning Commission's recommended P-zone 50 foot height limit exception.

3. Exhibit A (edited copy), Staff Recommended Zoning Code Amendments, with strikeout deletions and underlined additions
4. Exhibit A (clean copy), Staff Recommended Zoning Code Amendments
5. Exhibit A (edited copy), Planning Commission Recommended Zoning Code Amendments, with strikeout deletions and underlined additions
6. Exhibit A (clean copy), Planning Commission Recommended Zoning Code Amendments

Attachment(s) to Related Legislative Files

- Ordinance Amending Article 6, Division 2 of the San Leandro Zoning Code, Related to the Development Regulations of Commercial and Professional Zoning Districts (18-627)

PREPARED BY:

Andrew J. Mogensen, AICP
Planning Manager



City Council Staff Report

File #: 18-042, Version: 1

Staff Report for Discussion on Updating the Zoning Code

SUMMARY AND RECOMMENDATIONS

Staff requests direction from the City Council regarding updates to the Zoning Code, specifically initiating a comprehensive update to modernize the City's Zoning Code, and to integrate new, updated, and ongoing policy issues. Although the City conducts regular updates to the Zoning Code, it has not initiated a truly comprehensive update for the purpose of modernizing its organization and layout since 1989. A comprehensive update would focus on reformatting and clarifying existing provisions to be more user-friendly, implementing recent City initiatives, such as the proposed Bayfair TOD Specific Plan, and to address public comments and regulatory updates regarding the Professional Office or P-zoning district, short-term rentals, accessory dwelling units, telecommunications, and sustainable landscaping, amongst others.

An alternative to a comprehensive update could be a targeted Zoning Code update, which would focus on one or a few specific initiatives described above. Tonight, staff seeks City Council direction on how to proceed regarding the aforementioned recommendations.

BACKGROUND

The Zoning Code is the primary tool of implementation for the General Plan, the comprehensive policy guide for the City, as well as specific plans such as the Downtown Transit Oriented Development (TOD) Strategy and the proposed Bayfair TOD Specific Plan (which is tentatively scheduled for City Council consideration at its February 20, 2018 regular meeting). The City's power to implement planning is granted by the State Constitution; the Legislature regularly passes legislation that affects the Zoning Code.

The original Zoning Code was adopted in 1961; it consisted of one chapter within the Municipal Code. The City's first major modernization effort began in February 1989, a three-year process that resulted in the establishment of a "hearing draft" of the Zoning Code in 1991. After further discussion and amendments over the following year, the current iteration of the Zoning Code was adopted by the City Council in 1992.

Since that time, the City has regularly updated individual chapters of the Zoning Code, primarily in response to specific issues, State legislative mandates or to bring the Zoning Code into conformance with General Plan or Specific Plan updates (i.e., inclusionary zoning, accessory dwelling units, etc.).

The last major update to the Zoning Code was approved by the City Council in September 2016 in conjunction with the 2035 General Plan update. The changes were necessary to bring the Zoning Code into conformance with both the Downtown Transit Oriented Development (TOD) Strategy and the 2035 General Plan Update. While that public planning process implemented provisions such as

the new Industrial Transition (IT) zoning district and updates to the Downtown Area (DA) zoning and development standards (including changes to the P-zoning district), it did not seek to comprehensively address the format and layout established in 1992. The 2035 General Plan Update planning process also led to the creation of new land uses such as the Bay Fair TOD and IT designations, the addition of a Medium High Density Residential designation, updates to Park and Open Space designations, removal of obsolete land uses such as Office, adjustments to allowable densities downtown, and mixed-use boundaries to reflect market trends and long-range forecasts. During the 2016 Zoning Code amendment process, staff initially recommended eliminating the P-zoning district because of the removal of the Office land use, but public feedback in favor of retaining the P-zone caused it to remain.

Analysis

The City typically amends the Zoning Code a couple of times each year. Over time, multiple piecemeal changes have made the Zoning Code more difficult to use. While one section may have been updated or “cleaned-up,” sometimes other related codes were overlooked, resulting in unintended inconsistencies. The Planning Division has identified in recent years over 40 different code sections that need to be addressed through a clean-up effort.

Despite the major effort undertaken during the 2016 Zoning Code update, functional and organizational aspects of the Zoning Code still need to be addressed. The timing to organize the Zoning Code through a comprehensive update is ideal given the number of significant initiatives anticipated for 2018, including the upcoming Bayfair TOD Specific Plan, and further discussion regarding short-term rentals, accessory dwelling units and telecommunications. In addition, recent public comments have shown an interest in revisiting the multi-family residential development standards within the Professional Office (P) zoning district provisions.

Public comments on the P zoning district development standards have included requests to amend the General Plan. Although the withdrawn Planned Development (PD) application at 1388 Bancroft generated considerable public controversy and highlighted concerns with the Zoning Code, the need to revisit publically vetted and established General Plan and Downtown Transit Oriented Development policies are not necessary or recommended.

Considerations related to a comprehensive versus a targeted Zoning Code amendment effort would be expense and time, which would obviously be less for a targeted update than a comprehensive Zoning Code update, the latter of which could take from 12 to 24 months. A targeted effort could be accomplished without the need for a consultant within a shorter timeframe depending on the scope. Staff would need direction from the City Council on which issues to focus upon in order to better determine the cost and scope of a targeted Zoning Code update.

Should the City Council direct staff to initiate a comprehensive update, below are the proposed next steps to begin the Request for Proposal (RFP) process during Spring 2018 to initiate either a comprehensive or targeted Zoning Code update:

- Issue RFP for a Planning Consultant Firm
- Selection of Qualified Firm
- Consultant Services Agreement to City Council

The Zoning Code amendment process would involve public participation as well as opportunities for public review/comment including community meetings and Planning Commission and City Council public hearings. By State law and City ordinance, the Planning Commission initially reviews proposed Zoning Code amendments and makes recommendations to the City Council, which makes the final decisions regarding Zoning Code amendments.

Previous Actions

The most recent update to the Zoning Code was adopted by the City Council on March 20, 2017 to accommodate mandatory State legislation regarding the permit process for Accessory Dwelling Units. Prior to that time, a major update to the Zoning Code, along with land use updates, was adopted by the City Council on September 19, 2016 to bring it into conformance with the concurrent 2035 General Plan update.

Fiscal Impacts

The estimated cost of a comprehensive overhaul of the Zoning Code is expected to exceed \$200,000. The Planning Division currently has \$125,000 in available funding in FY 2017-2018 and 2018-2019). An additional approximately \$75,000 would need to be identified to complete the Zoning Code update project. The City's Long Range Planning Fee, which is set aside for this purpose, represents an additional funding source.

ATTACHMENT(S)

None

PREPARED BY:

Andrew J. Mogensen, AICP
Planning Manager, Community Development Department

Qualifying P-Zone Parcels Map Exhibit

P Parcels greater than or equal to 10,000 square feet and adjacent on all four sides to a zone that allows a height of 50 feet.

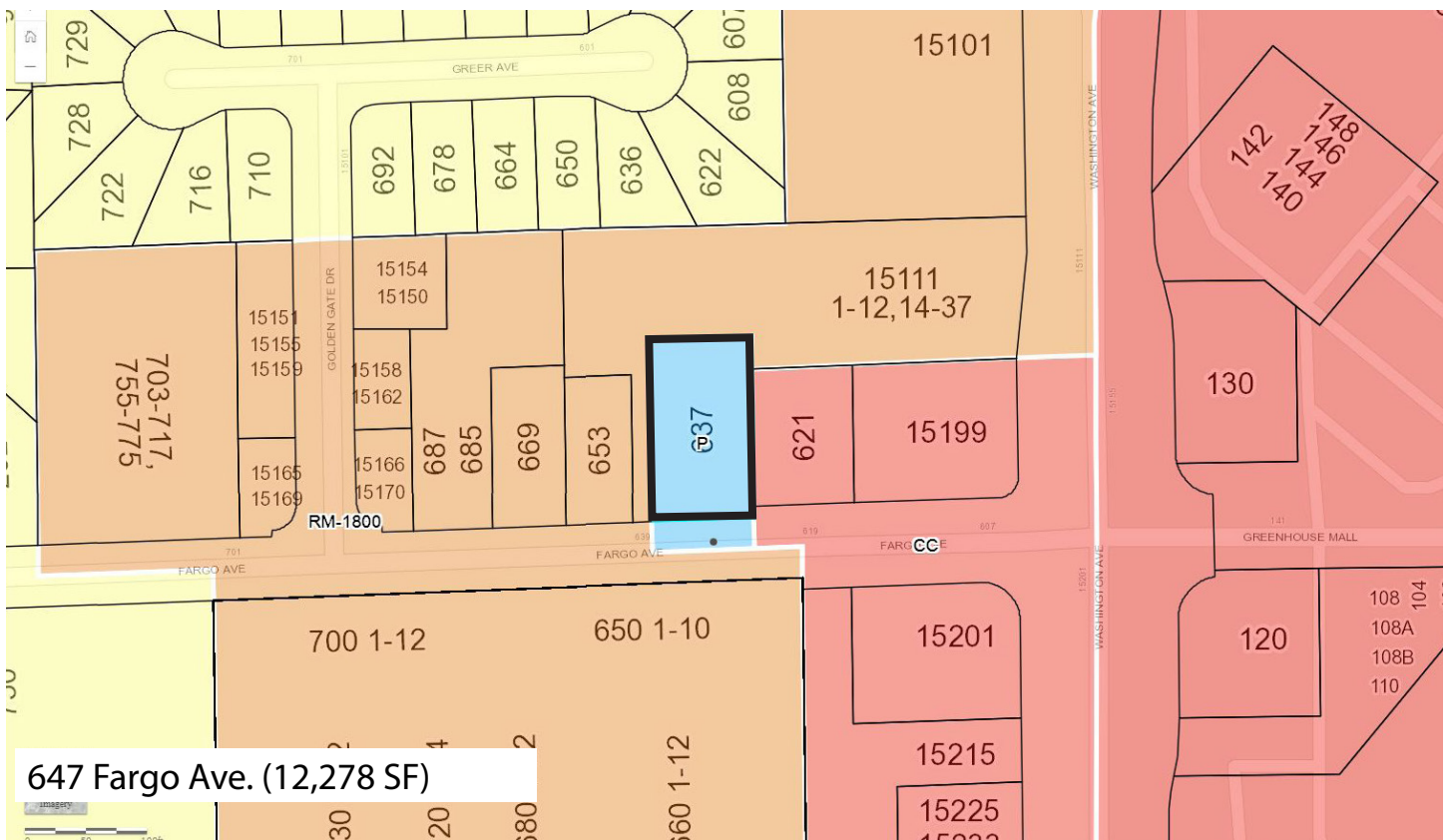
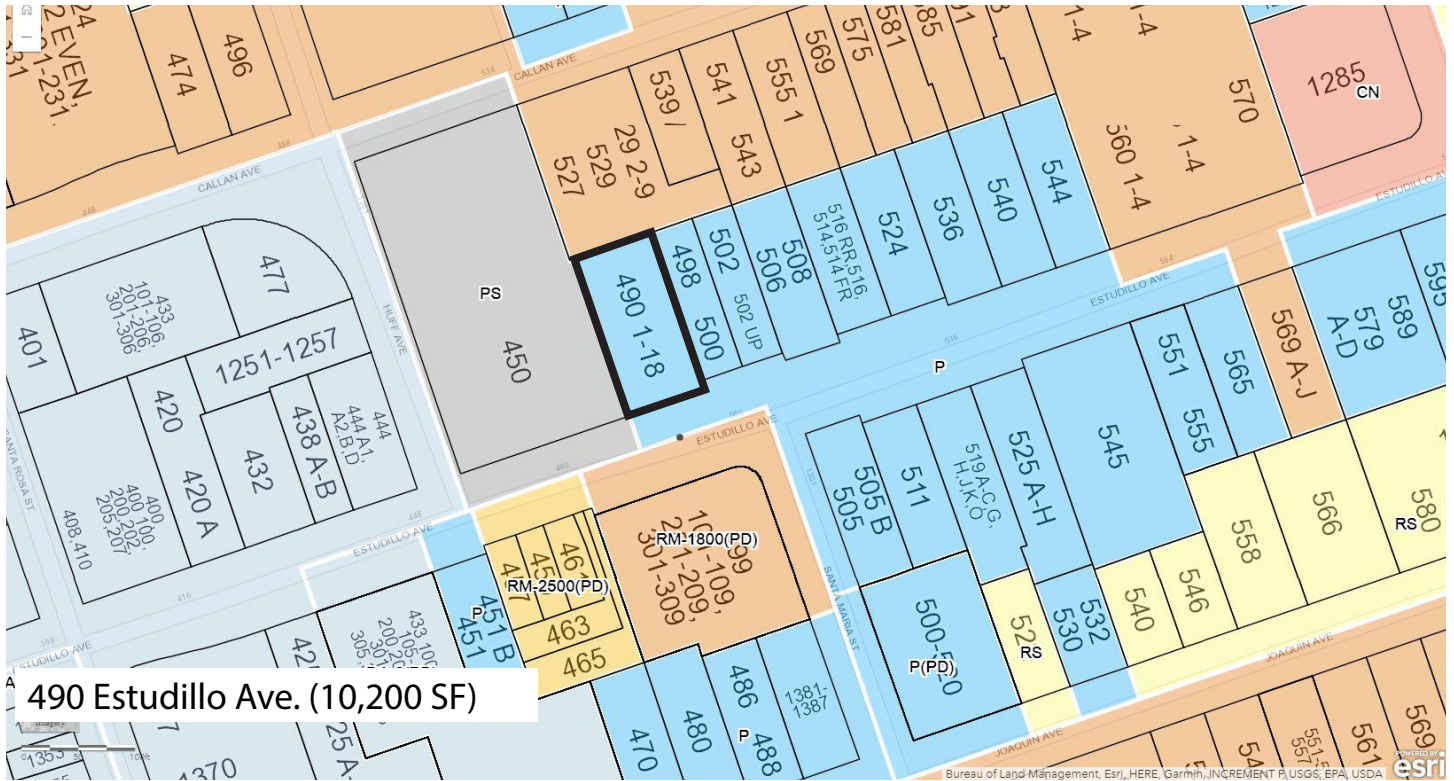


Exhibit A

Division 2. Development Regulations

2-676 Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts

The following ~~Sections~~ set forth the property development regulations of the CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 ~~d~~Districts. Furthermore In addition, development proposals in the SA-1, SA-2 or SA-3 Districts shall be reviewed by City staff to ensure general consistency with the provisions contained in the Design Guidelines in the East 14th Street South Area Development Strategy. Development proposals in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be consistent reviewed by City Staff to ensure general consistency with the provisions contained in the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy. (Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-678 Minimum Lot Area and Minimum Lot Width

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)
CN, P, DA-2, DA-3, DA-4	5,000 ⁽²⁾	50
CC, <u>CS</u> , NA-1, NA-2, DA-1, DA-6	10,000 ⁽²⁾	100
CS	10,000	400
CR	10,000	n.a.
C-RM	25 acres ⁽⁴⁾ (A)	n.a.
<u>DA-1, DA-6</u>	<u>10,000</u> (A)	<u>100</u>
<u>DA-2, DA-3, DA-4</u>	<u>5,000</u> (A)	<u>50</u>
SA-1, SA-2, SA-3	5,000	50

⁽¹⁾ ~~In the C-RM District, the Community Development Director may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot.~~

⁽²⁾ ~~In the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts the Community Development Director may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot and the proposed development is consistent with the Design Guidelines of the Downtown San Leandro Transit-Oriented Development Strategy.~~

- A. Exceptions to Minimum Lot Size – C-RM and DA Districts. The Zoning Enforcement Official may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot. Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2005-002 § 1; Ord. 2004-007 § 2; Ord. 2001-015 §1)

Section 4-1650: Development on Substandard Lots shall apply to substandard lots. Smaller lot requirements may be permitted with an approved development plan and tentative subdivision map. Section 4-1652: Development on Lots Divided by District Boundaries shall apply to lots divided by district boundaries. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2005-002 § 1; Ord. 2004-007 § 2; Ord. 2001-015 §1)

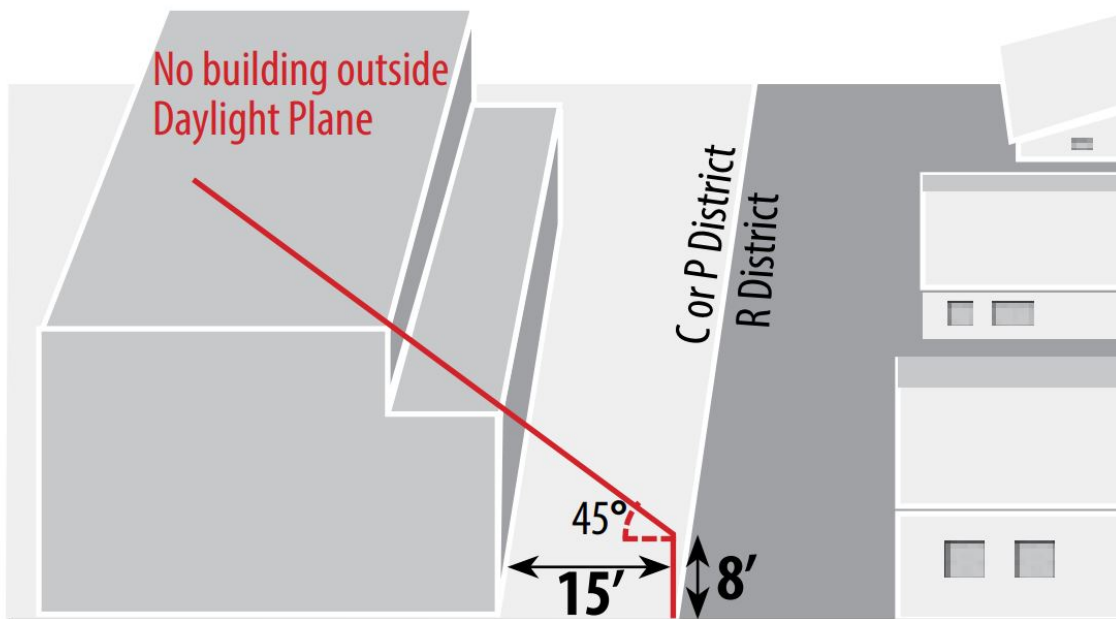
2-680 Minimum Yards

A. Minimum Building Setback. The minimum yard setback for building placement, is as prescribed below. Additional building setback may also apply as specified in Subsections B, C, D, and E. The minimum landscaped yard requirements are prescribed in Subsection F. Additional building setback may also apply as specified in Subsections B, C, D, E, F, G, H, and I.

Zoning District	Front (ft.)	Side (ft.)	Corner Side (ft.)	Rear (ft.)	Yards Abutting R Districts
CC	10	0	10	0	15 ft. side or rear ^(J)
CN, P	10	0	10	0	15 ft. side or rear ^(J)
CR	20	0	20	0	15 ft. side or rear ^(J)
C-RM	0 ^(C)	0 ^(C)	0 ^(C)	0 ^(C)	40 ft. from a structure in an R District ^(C)
CS	10	0	10	0	15 ft. side or rear ^(J)
DA-1	Varies ^{(D)(G)}	0	0	Varies ^{(D)(G)}	Varies ^(J)
DA-2; DA-3, DA-6	Varies ^{(E)(G)}	0	0	Varies ^{(E)(G)}	Varies ^(J)
DA-4	Varies ^{(F)(G)}	0	0	Varies ^{(F)(G)}	Varies ^(J)
NA-1	0	4 ^(D)	0	5 ^(E)	n.a.
NA-2	20/25 ^(E) 20 or 25 ^(H)	15 ^{(E) (H)}	20 ^{(E) (H)}	15 ^{(E) (H)}	25 ft. rear for second story 35 ft. rear for third story ^(H)
SA-1, SA-3	0 ^(L)	0	0 ^(L)	0	8 ft. side or rear ^(J)
SA-2	See-G Varies ^(I)	0	0	0	8 ft. side or rear ^(J)
SA-3	0	0	0	0	
DA-1	See F1	0	0	See F1	
DA-2; DA-3, DA-6	See F2	0	0	See F2	
DA-4	See F3	0	0	See F3	

- B. Additional Regulations – All Commercial and Professional Districts.
1. Front, side, corner side, and rear yards shall be subject to the regulations of Section 4-1654: Building Projections into Yards and Courts.
 2. Double-frontage lots shall provide the minimum front setback on each frontage.
- C. Additional Building Setback Requirements – CR-M District. No building in the C-RM District shall be constructed within 40 feet of a structure in an R District. Any other restriction on yards shall be as established pursuant to a conditional use approval or development agreement.
- D. Additional Building Setback Requirements – DA-1 District.
1. Along East 14th Street, a minimum front setback of seven feet is required to create a minimum 15-foot wide pedestrian zone.
 2. Rear yards shall be consistent with the prevailing condition on each block.
- E. Additional Building Setback Requirements – DA-2, DA-3, and DA-6 Districts.
1. Front setbacks shall be consistent with the prevailing condition on each block.
 2. Where ground floor residential is proposed, a minimum front setback of 10 feet and a maximum of 15 feet shall be provided
 3. For mixed-use buildings, the front setback shall not exceed 10 feet.
 4. Rear yards shall be consistent with the prevailing condition on each block.
- F. Additional Building Setback Requirements – DA-4 District.
1. Front setbacks shall be consistent with the prevailing condition on each block.
 2. Rear yards shall be consistent with the prevailing condition on each block.
 3. Along the San Leandro Creek, the Zoning Enforcement Official shall determine the applicable building setback for a creek trail and open space.
- G. Pre-Existing Residential in DA Districts. The Zoning Enforcement Official shall determine the applicable building setback standards for modifications or additions to pre-existing residential development based on the prevailing conditions on each block.
- H. Additional Building Setback Requirements – NA-2 District.
1. The front setback in the NA-2 District shall be as follows: 20 feet for one- and two-story buildings and 25 feet for three-story buildings.
 2. Side setbacks in the NA-2 District shall be 15 feet or one-half the building height, whichever is greater.
 3. Corner side setbacks in the NA-2 District shall be 20 feet, or one-half the building height, whichever is greater.
 4. Rear yard requirements in the NA-2 District, when adjoining RS Districts, shall be increased to 25 feet for the second story and 35 feet for the third story. Rear yards in the NA-2 District, when adjoining RD or RM Districts, shall be increased to 25 feet.

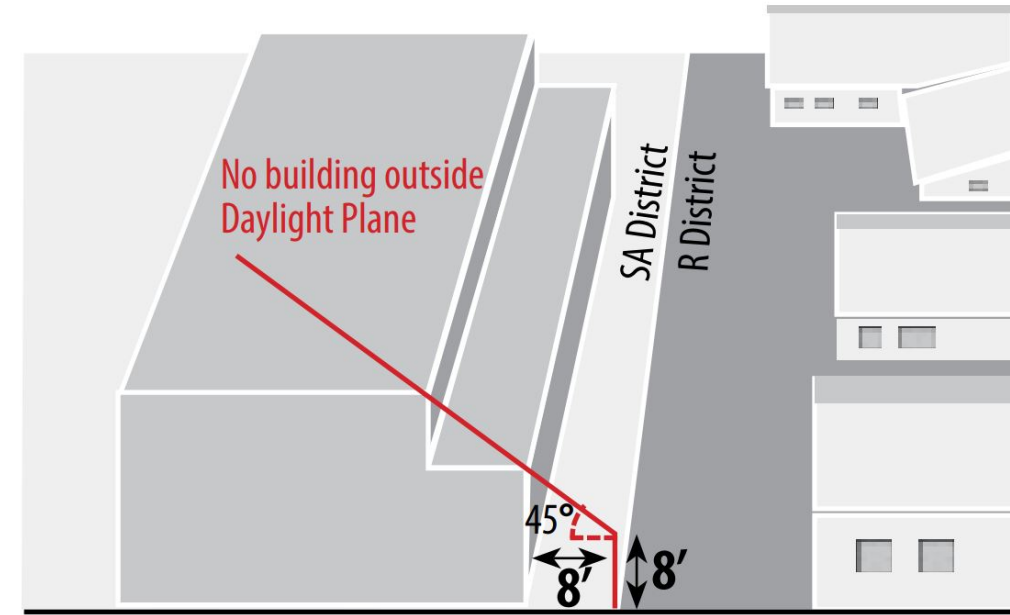
- I. Additional Building Setback Requirements – SA-1, SA-2, and SA-3 Districts.
 1. If ground floor residential is proposed, a 10-foot building setback shall be required.
 2. South of Blossom Way: Front setbacks will vary to achieve a 13.5-foot wide sidewalk. No front setback is required.
 3. North of Blossom Way: Front setbacks will vary to achieve a 13-foot wide sidewalk. A minimum 4.5-foot setback shall be required.
- J. Daylight Plane Regulations for Parcels Adjacent to R Districts.
 1. For C and P Districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—C or P Districts.”)



Required Daylight Plane at Adjoining Districts—C or P Districts

(The diagram is illustrative)

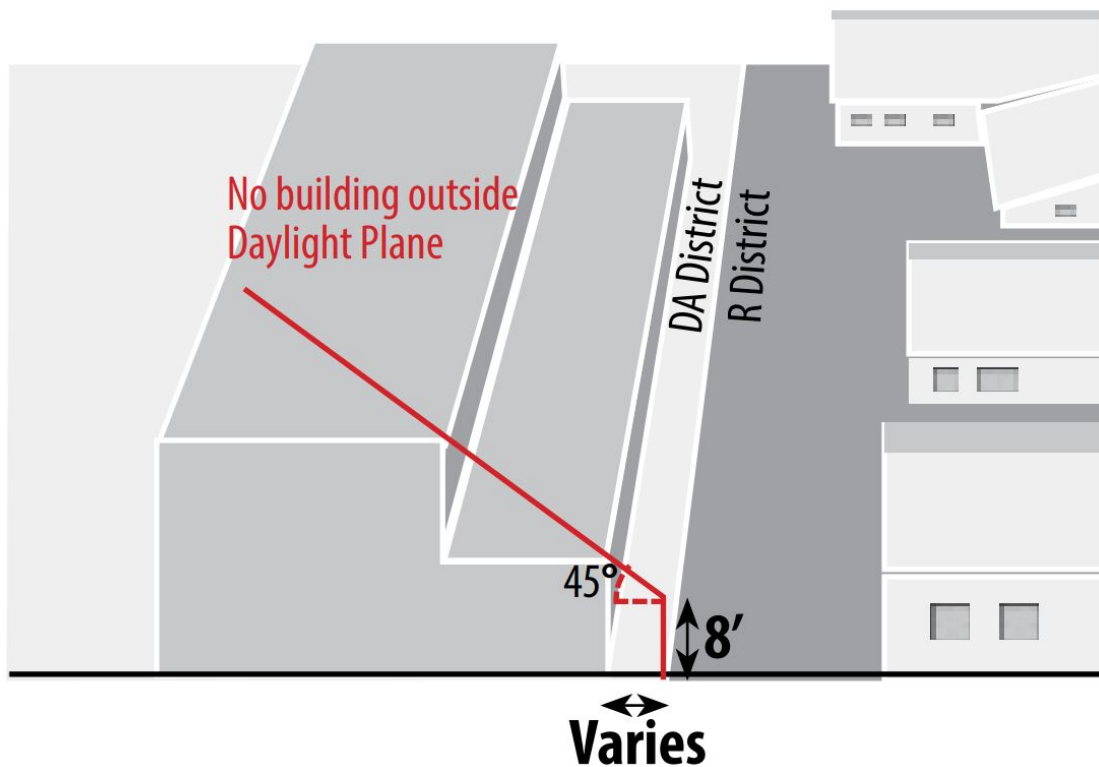
2. For SA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—SA Districts.”)



Required Daylight Plane at Adjoining Districts—SA Districts

(The diagram is illustrative. Also refer to the East 14th Street South Area Design Guidelines)

3. For DA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at an RS or RD District boundary line. (Please refer to illustration "Required Daylight Plane at Adjoining Districts—DA Districts.")



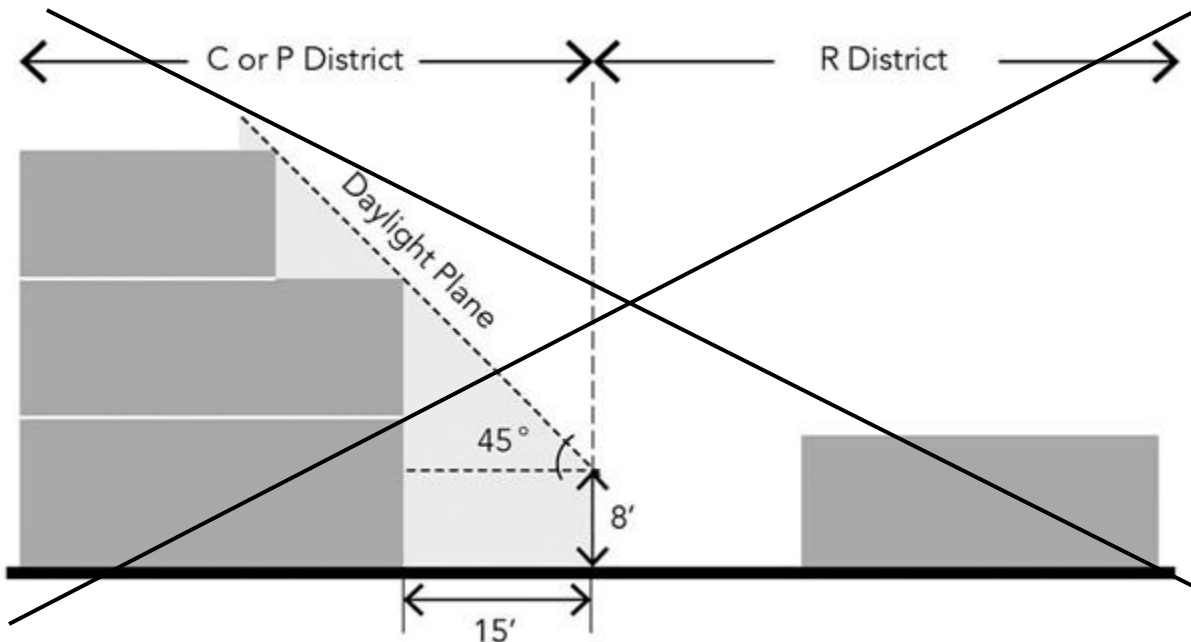
Required Daylight Plane at Adjoining Districts—DA Districts

(The diagram is illustrative. Also refer to the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy)

4. In instances in which the zoning district boundary is located at the centerline of an adjacent public right-of-way, the daylight plane shall be measured from the nearest property line.
5. The Zoning Enforcement Official may approve an Administrative Exception if an applicant cannot meet these provisions per Section 2-699 Administrative Exceptions.

B. Minimum Building Setbacks, Additional Regulations:

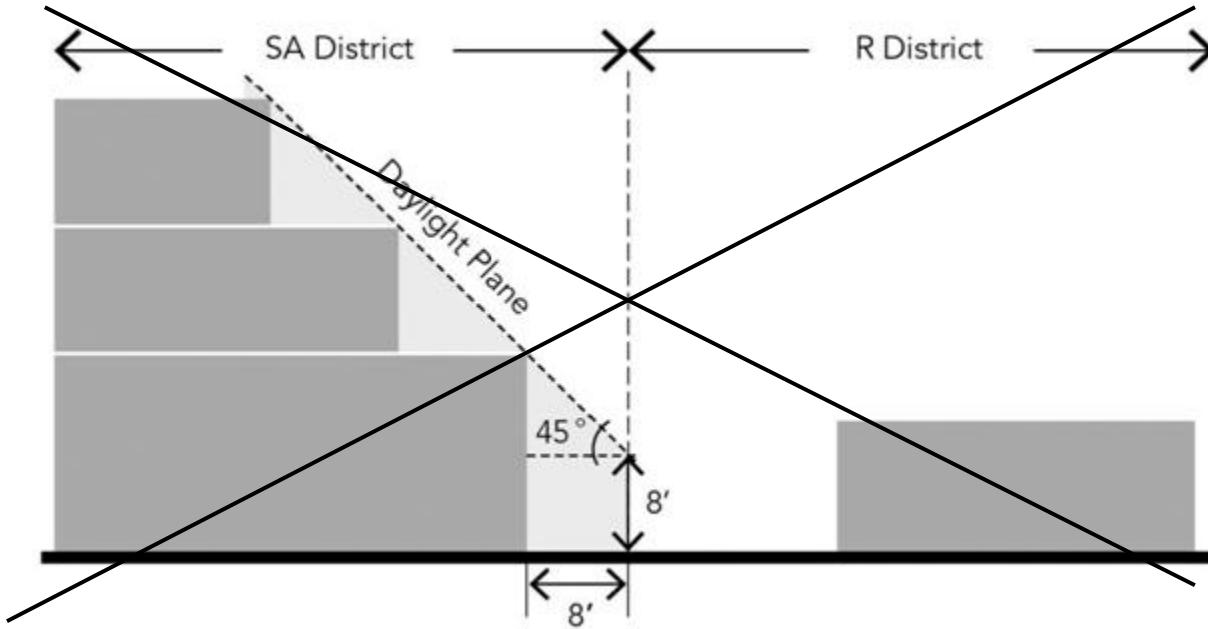
1. ~~Front, side, corner side, and rear yards shall be subject to the regulations of Section 4-1654: Building Projections into Yards and Courts.~~
2. ~~Double frontage lots shall provide the minimum front yard setback on each frontage.~~
3. Daylight Plane Regulations for Parcels Adjacent to R Districts:
 - a. ~~For C and P Districts, a fifteen (15) foot side or rear yard shall adjoin an R District, and structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—C or P Districts.”)~~



Required Daylight Plane at Adjoining Districts—C or P Districts

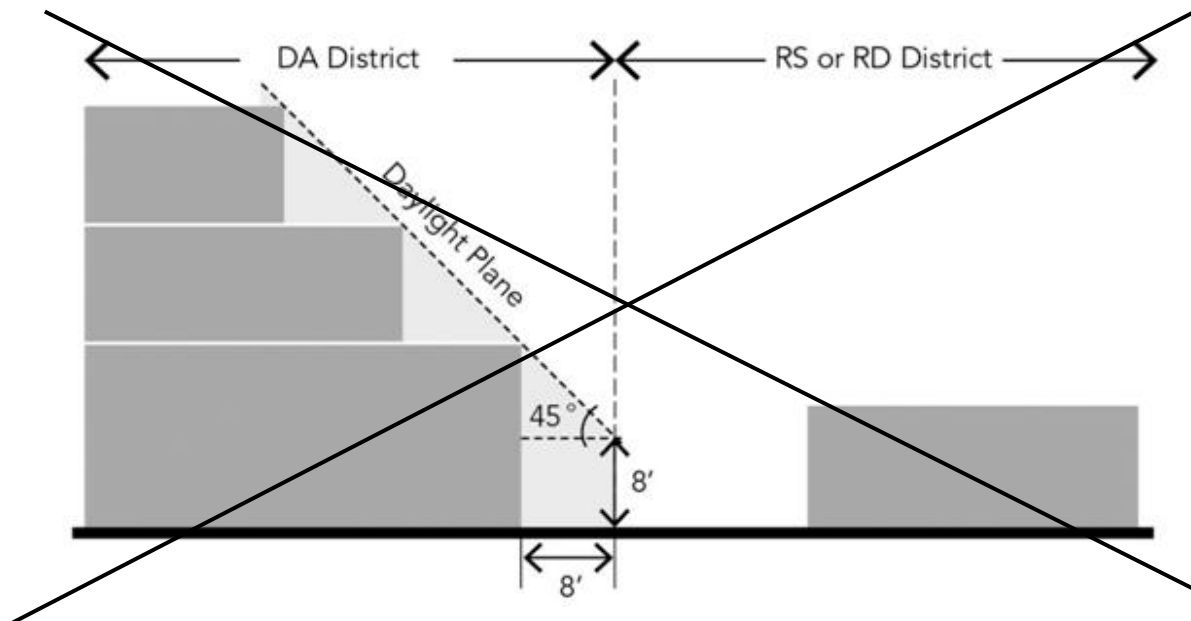
(The diagram is illustrative)

b. For SA districts, an eight (8) foot side or rear yard setback for parcels that adjoin an R District, and structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration "Required Daylight Plane at Adjoining Districts—SA Districts.")



Required Daylight Plane at Adjoining Districts—SA Districts

(The diagram is illustrative—also refer to the East 14th Street South Area Design Guidelines)



c. For DA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at an RS or RD District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—DA Districts.”)

Required Daylight Plane at Adjoining Districts—DA Districts

(The diagram is illustrative — also refer to the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy)

d. In those instances where the zoning district boundary is located at the centerline of an adjacent public right-of-way, the Daylight Plane shall be measured from the nearest property line.

e. The Zoning Enforcement Official may approve an Administrative Exception if an applicant cannot meet these provisions per Section 2-699.

~~C. CR-M District, Additional Building Setback Requirements.~~

~~1. No building in the C-RM District shall be constructed within forty (40) feet of a building site in an R District. Any other restriction on yards shall be as established pursuant to a conditional use approval or development agreement.~~

~~D. NA-1 District, Additional Building Setback Requirements.~~

~~1. Side yard requirements in the NA-1 District shall be increased to twenty-five (25) feet if abutting residentially zoned property.~~

~~2. Rear yard requirements in the NA-1 District when adjoining RS Districts, shall be increased to twenty-five (25) feet for the first and second story and thirty-five (35) feet for the third story. Rear yards in the NA-1 District, when adjoining RD or RM Districts, shall be increased to twenty-five (25) feet.~~

~~E. NA-2 District, Additional Building Setback Requirements.~~

~~1. The front yard setback in the NA-2 District shall be as follows: twenty (20) feet for one (1) and two (2) story buildings and twenty-five (25) feet for three (3) story buildings.~~

~~2. Side setbacks in the NA-2 District shall be fifteen (15) feet or one-half (½) the building height, whichever is greater.~~

~~3. Corner side setbacks in the NA-2 District shall be twenty (20) feet, or one-half (½) the building height, whichever is greater.~~

4. ~~Rear yard requirements in the NA-2 District, when adjoining RS Districts, shall be increased to twenty five (25) feet for the second story and thirty five (35) feet for the third story. Rear yards in the NA-2 District, when adjoining RD or RM Districts, shall be increased to twenty five (25) feet.~~

~~F. DA-1, DA-2, DA-3, DA-4, and DA-6 Building Setbacks.~~

~~In addition to the standards set forth below, building setbacks within the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall also comply with the Design Guidelines set forth in the Downtown San Leandro Transit Oriented Development Strategy. Where a conflict occurs between the setbacks set forth in this Section and the Downtown San Leandro Transit-Oriented Development Strategy, the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy shall prevail.~~

~~1. DA-1 District.~~

~~a. A minimum front setback of seven feet is required along East 14th Street to create a minimum 15-foot wide pedestrian zone;~~

~~b. An additional 10-foot setback is required at the proposed BART station to allow for transit related facilities and patron waiting areas.~~

~~c. Rear yards: To be consistent with the prevailing condition on each block.~~

~~2. DA-2, DA-3, and DA-6 Districts.~~

~~a. Front yard setbacks are to be consistent with the prevailing condition on each block.~~

~~b. Where ground floor residential is proposed, a minimum front setback of 10 feet and a maximum of 15 feet shall be provided.~~

~~c. For mixed-use buildings, the front setback shall not exceed 10 feet.~~

~~d. Rear yards: To be consistent with the prevailing condition on each block.~~

~~3. DA-4 District.~~

~~a. Front yard: Front yard setbacks are to be consistent with the prevailing condition on each block.~~

~~b. Rear yards: To be consistent with the prevailing condition on each block.~~

~~c. A building setback shall be provided for a creek trail and open space along the San Leandro Creek.~~

~~G. Minimum Required Landscaped Yards.~~

~~1. CN, CC, CR, CS, P, and NA-2 Districts. A landscaped yard or planter strip with a minimum depth of ten (10) feet shall be provided within the front and corner side yard setbacks prescribed in Subsection A.~~

~~2. SA-1, SA-2 and SA-3 Districts. The objective in all SA Districts is to create 13.5-foot wide sidewalks south of Blossom Way and a 13-foot wide sidewalk north of Blossom Way. Front yard setbacks will vary in order to achieve these objectives.~~

North of Blossom Way, a minimum 4.5-foot setback shall be required. South of Blossom Way, no front yard setback is required. Furthermore, if ground-floor residential is proposed in any SA District, a 10-foot building setback shall be required. A minimum 5-foot landscaped yard or planter strip shall be provided for any parking facility or other open space area abutting a public street.

3. ~~Minimum Site Landscaping—DA-1, DA-2, DA-3, DA-4, and DA-6 Districts.~~ The percentage of site landscaping to be required in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be determined at the time of an individual project’s Site Plan Review process, pursuant to Article 25.

4. ~~Landscape Requirements in All Districts.~~ Notwithstanding the minimum setback and landscaped yard requirements of this Article, all open areas within, and adjacent to, a required front or corner side yard, other than areas used for walks, drives or parking and loading facilities, shall be landscaped. For projects requiring “Site Plan Approval” pursuant to Article 25, all landscaping shall be installed as per the Landscape Requirements of Article 19.

5. ~~Exceptions.~~ As part of the “Site Plan Approval” pursuant to Chapter 25, exceptions to the requirements of this Subsection may be permitted if such requirements are found not to be practical due to pre-existing site constraints. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-009 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-682 Maximum Height of Structures

Zoning District	<u>Non-Residential Development</u>		<u>Residential and Mixed-Use Residential Development</u>	
	<u>Minimum Height (ft.)</u>	<u>Maximum Height (ft.)</u>	<u>Minimum Height (ft.)</u>	<u>Maximum Height (ft.)</u>
CC	n.a.	50	<u>n.a.</u>	<u>50</u>
CN, NA-1, NA-2	n.a.	30	<u>n.a.</u>	<u>50</u>
CR, CS	n.a.	40	<u>n.a.</u>	<u>n.a.</u>
C-RM	n.a.	80 ⁽¹⁾ <u>(A)</u>	<u>n.a.</u>	<u>50</u>
DA-1	<u>n.a. or 24</u> ⁽²⁾ <u>(B)</u>	75 ⁽³⁾ <u>(C)</u>	<u>n.a. or 24</u> ^(B)	<u>75</u> ^(C)
DA-2	<u>n.a. or 24</u> ⁽²⁾ <u>(B)</u>	50 ⁽³⁾ <u>(C)</u>	<u>n.a. or 24</u> ^(B)	<u>50</u> ^(C)
DA-3	n.a.	50 ⁽³⁾ <u>(4)</u> <u>(C)</u>	<u>n.a.</u>	<u>50</u> ^(C)
DA-4	<u>n.a.</u>	60-75 ⁽³⁾ <u>(4)</u> <u>(C)</u>	<u>n.a.</u>	<u>60-75</u> ^(C)
DA-6	<u>n.a.</u>	75 ⁽³⁾ <u>(4)</u> <u>(C)</u>	<u>n.a.</u>	<u>75</u> ^(C)
P	n.a.	30	<u>n.a.</u>	<u>50 30</u>
SA-1, SA-2, SA-3	24	50	<u>24</u>	<u>50</u>

- ~~(1) No building in the C-RM District shall exceed a height of eighty (80) feet or four (4) stories unless a greater height is expressly permitted by a conditional use approval or development agreement.~~
- ~~(2) This standard only applies along East 14th Street. No Minimum height elsewhere in the DA-1 District.~~
- ~~(3) Refer to Downtown San Leandro Transit-Oriented Development Strategy Figure 8 for locations of specific height limits; height transition is required adjacent to RS and RD zoning districts per Section 2-680(B).~~
- ~~(4) Heights above 75 feet subject to review of a Conditional Use Permit; height transition is required adjacent to RS and RD zoning districts per Section 2-680(B).~~

The maximum height of structures shall be subject to the regulations of Section 4-1658: Exceptions to Height Limits. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

- A. Exceptions to Maximum Height – C-RM District. No building in the C-RM District shall exceed a height of 80 feet or four stories unless a greater height is expressly permitted by a Conditional Use Permit or development agreement.
- B. Exceptions to Minimum Height – DA-1 and DA-2 Districts. The 24-foot minimum height standard only applies along East 14th Street between Chumalia Street and Georgia Way. No minimum height applies elsewhere in the DA-1 or DA-2 districts.
- C. Specific Heights and Height Exceptions – DA Districts. The Downtown San Leandro Transit-Oriented Development Strategy Figure 8 establishes the locations of specific height limits. Exceptions to the maximum height requirement may be allowed subject to the approval of a Conditional Use Permit.
- D. Other Exceptions to Height Limits. The maximum height of structures shall be subject to the regulations of Section 4-1658: Exceptions to Height Limits. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-684 Maximum Lot Coverage

Zoning District	Maximum Lot Coverage (%)
<u>CC, CN, CS, P</u>	50%
CG	50%
C-RM, NA-1, NA-2	100%
CS	50%
CR	25%
<u>DA-1, DA-2, DA-3, DA-4, DA-6, C-RM, NA-1, NA-2, SA-1, SA-2, SA-3</u>	100%
<u>DA-1, DA-2, DA-3, DA-4, DA-6</u>	100%

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-686 Maximum Base FAR and Maximum FAR Bonus Floor Area Ratio (FAR)

Zoning District	<u>Minimum FAR</u>	Maximum Base FAR	Maximum FAR Bonus (See A)
CC	<u>n.a.</u>	0.5 <u>1.0</u>	0.5
CN	<u>n.a.</u>	0.3 <u>0.5</u>	0.2
CR	<u>n.a.</u>	0.3 <u>1.0</u>	0
C-RM	<u>n.a.</u>	0.8 <u>1.0</u>	0
CS	<u>n.a.</u>	0.5	0
DA-1	<u>n.a.</u>	Non-Residential 3.5	See A
DA-2	<u>n.a.</u>	Non-Residential 1.0 1.0 – 5.0 ^{(A)(B)(C)(D)}	0
DA-3	<u>n.a.</u>	n.a. <u>3.5 – 4.0^(B)</u>	See A
DA-4	<u>n.a.</u>	n.a. <u>4.0 – 5.0^(C)</u>	See A
DA-6	<u>1.0</u>	See B <u>4.0 – 5.0^(C)</u>	See B
NA-1, NA-2	<u>n.a.</u>	1.0 <u>1.0 – 1.5^(D)</u>	0.5
P	<u>n.a.</u>	0.3 <u>0.5 – 3.5^(A)</u>	0.2
SA-1, SA-2, SA-3	<u>n.a.</u>	1.0 <u>1.0 – 1.5^(D)</u>	0.5

A. In terms of the maximum FAR bonus, additional FAR may be permitted if approved by the Board of Zoning Adjustments or Planning Commission for: 1) Underground parking: 0.05 for each ten percent (10%) increment of required parking that is provided underground or in structures up to a maximum of 0.4; and 2) Transfer of FAR from a historic building site: twice the amount of unused FAR up to a maximum of 0.2. (The FAR on the historic site must be restricted by recorded covenants or deed restriction.)

B. DA-6 District:

1. Minimum FAR: 1.0

2. Maximum FAR: 4.0, with FAR 5.0 allowed for parcels adjacent to the BART station. (Ord. 2016-012 § 4; Ord. 2015-11 § 4; Ord. 2008-011 § 1; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

- A. Maximum FAR in Downtown Mixed Use – DA-2, DA-3, and P Districts. Maximum of up to 3.5 FAR allowed for parcels within the General Plan Downtown Mixed Use land use category.
- B. Maximum FAR in Transit-Oriented Mixed Use – DA-2, and DA-3 Districts. Maximum of up to 4.0 FAR allowed for parcels within the General Plan Transit-Oriented Mixed Use land use category.

- C. Parcels Adjacent to BART – DA-2, DA-3, DA-4, and DA-6 Districts. Maximum of up to 5.0 FAR allowed for parcels adjacent to a BART station.
- D. Maximum FAR for Residential or Mixed-Use Residential Developments – DA-2, NA-1, NA-2, SA-1, SA-2, and SA-3 Districts. Maximum of up to 1.5 FAR for residential or mixed-use residential development.

2-688 Minimum Site Landscaping

A. General Landscape Requirements. In addition to the general Landscape Requirements prescribed in Article 19, the following requirements for minimum site landscaping apply to all property within commercial and professional districts ~~within any C, P, NA, DA or SA District. As part of the Site Plan Approval process pursuant to Article 25,~~ exceptions to the stated requirements for “minimum site landscaping” may be permitted in cases where such standards are found not to be practical due to pre-existing site constraints. The minimum percentage of the site that shall be used for landscaping shall be as prescribed below:

B. Minimum Site Landscaping. The minimum percentage of the site that shall be used for landscaping shall be as prescribed below:

Zoning District	Minimum Site Landscaping
CN, NA-1, P, SA-1, SA-3	5% ^{(C)(D)}
CC, CS , NA-2, SA-2	10% ^{(C)(D)}
CS	40%
<u>CR, C-RM, DA-1, DA-2, DA-3, DA-4, DA-6</u>	<u>Determined at the time of project Site Plan Review, pursuant to Article 25^(C)</u>

C. ~~Minimum Site Landscaping – CR and C-RM Districts.~~ The percent of site landscaping to be required in the CR and C-RM Districts shall be determined at the time of an individual project’s Site Plan Review process, pursuant to Article 25.

D. ~~Minimum Site Landscaping – DA-1, DA-2, DA-3, DA-4, and DA-6 Districts.~~ The percentage of site landscaping to be required in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be determined at the time of an individual project’s Site Plan Review process, pursuant to Article 25. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

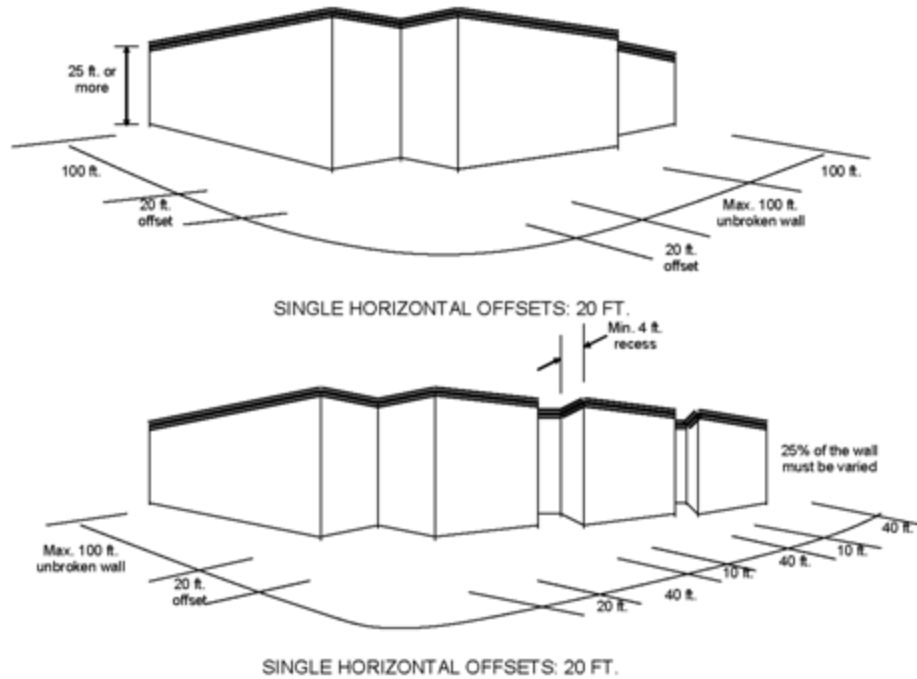
B. Landscape Requirements in All Districts. Notwithstanding the minimum setback and landscaped yard requirements of this Article, all open areas within, and adjacent to, a required front or corner side yard, other than areas used for walks, drives or parking and loading facilities, shall be landscaped. For projects requiring Site Plan Review pursuant

to Article 25 Site Plan Approval, all landscaping shall be installed consistent with Article 19 Landscape Requirements.

- C. Minimum Site Landscaping – CN, CC, CR, CS, P, and NA-2 Districts. A landscaped yard or planter strip with a minimum depth of 10 feet shall be provided within the front and corner side setbacks prescribed in Section 2-680 Minimum Yards.
- D. Minimum Site Landscaping – SA-1, SA-2 and SA-3 Districts. A minimum five-foot landscaped yard or planter strip shall be provided for any parking facility or other open space area abutting a public street.
- E. Exceptions for Minimum Site Landscaping. As part of the Site Plan Review pursuant to Chapter 25 Site Plan Approval, exceptions to the requirements of this Subsection may be permitted if such requirements are found not to be practical due to pre-existing site constraints. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-009 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-690 Wall Setback or Offsets

- A. Building Articulation. For buildings over ~~twenty-five (25)~~ 25 feet in height and with walls that extend longer than ~~one hundred (100)~~ 100 feet, the accepted standard shall be that such walls shall provide architectural details such as offsets, recesses, reveals, window patterns, columns, or pilasters. ~~Review and approval by the Zoning Enforcement Official shall be required to determine compliance with this requirement.~~ Alternative design solutions that achieve an equivalent level of building articulation and visual interest may be approved by the ZEO, or may be approved as part of the site plan review or other approval process by the approval authority. (Please refer to “Maximum Wall Length and Required Break” illustration.)
- B. ~~For buildings located in the SA-1, SA-2 or SA-3 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the East 14th Street South Area Development Strategy that relate to wall setbacks, offsets and other design related features.~~
- C. ~~For buildings located in the DA-1, DA-2, DA-3, DA-4, or DA-6 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the Downtown San Leandro Transit-Oriented Development Strategy that relate to wall setbacks, offsets and other design related features.~~



Maximum Wall Length and Required Break

(The diagram is illustrative)

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-692 Reserved (Ord. 2001-015 § 1) Density for Multi-Family Residential and Mixed-Use Residential Development

- B. Density for Multi-Family Residential and Mixed-Use Residential Development. The minimum and maximum density for residential and mixed-use development is as prescribed below. For minimum and maximum density calculations that result in fractional amounts, numbers of 0.5 or greater shall be rounded up to the nearest whole integer, numbers less than 0.5 shall be rounded down to the nearest whole integer.

<u>Zoning District</u>	<u>Minimum Density (Dwelling Unit / Acre)</u>	<u>Maximum Density (Dwelling Unit / Acre)</u>
<u>CC, CN, C-RM</u>	<u>n.a.</u>	<u>24^(B)</u>
<u>CR, CS</u>	<u>n.a.</u>	<u>n.a.</u>
<u>DA-1</u>	<u>Parcels < 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 35</u>	<u>Parcels < 10,000 SF: 24^(B)</u> <u>Parcels ≥ 10,000 SF: 100^(B)</u>
<u>DA-2</u>	<u>Parcels < 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 20</u>	<u>Parcels < 10,000 SF: 24^(B)</u> <u>Parcels ≥ 10,000 SF: 40^(B)</u>
<u>DA-3</u>	<u>Parcels < 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 20</u>	<u>Parcels < 10,000 SF: 24^(B)</u> <u>Parcels ≥ 10,000 SF: 60^(B)</u>
<u>DA-4</u>	<u>Parcels < 10,000 SF: n.a.</u>	<u>Parcels < 10,000 SF: 24^(B)</u>

	<u>Parcels ≥ 10,000 SF: 60</u>	<u>Parcels ≥ 10,000 SF: 100^(B)</u>
<u>DA-6</u>	<u>Parcels < 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 60</u>	<u>Parcels < 10,000 SF: 24^(B)</u> <u>Parcels ≥ 10,000 SF: n.a.</u>
<u>NA-1, NA-2, P</u>	<u>n.a.</u>	<u>24</u>
<u>SA-1, SA-2, SA-3</u>	<u>18^(C)</u>	<u>24-35</u>

- C. Small Unit Density Bonus – DA Districts. A 20 percent density bonus for average unit size less than 750 square feet is allowed. This bonus may not be added to the state-required density bonus for affordable housing. Only one density bonus program may be applied to any given development.
- D. Exceptions to Minimum Density – SA Districts. Exceptions to this minimum density requirement may be approved at the discretion of the Zoning Enforcement Official.
- E. DA Districts – Maximum Density for Small Parcels. For parcels less than 10,000 s.f. the density shall not exceed 24 units per acre unless approved by a conditional use permit.
- F. Open Space Density Bonus. Conditional use permits for additional density may be approved for projects having additional open space or other amenities.

2-694 Reserved (Ord. 2016-012 § 4) Open Space for Multi-Family Residential and Mixed-Use Residential Development

- A. In addition to the general Landscape Requirements prescribed in Article 19 and 2-688.A, the following requirements for minimum required open space apply to all multi-family residential and mixed-use residential development in the C, P, NA, DA or SA districts.

<u>Zoning District</u>	<u>Required Open Space (SF / DU)</u>
<u>CN, CC, NA-1, NA-2, P</u>	<u>200</u>
<u>SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, DA-6</u>	<u>60</u>

2-696 Additional Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts

Development proposals in the SA-1, SA-2 or SA-3 Districts shall be reviewed by City staff to ensure general consistency with the provisions contained in the East 14th Street South Area Development Strategy Design Guidelines. For buildings located in the DA-1, DA-2, DA-3, DA-4, or DA-6 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the Downtown San Leandro Transit-Oriented

Development Strategy that relate to wall setbacks, offsets and other design related features. In addition to the development regulations listed above, the following regulations shall apply:

A. ~~Residential Development.~~ Development standards for residential uses in the CN, CC, and C-RM Districts shall be subject to the same standards for height limits, maximum density, and open space as would apply to residential development in the RM-2000 [twenty two (22) dwellings per acre] District, as prescribed by Sections 2-528, 2-540 and 2-558. Development standards for residential uses in the P, NA-1 and NA-2 Districts shall be subject to comparable regulations of the RM-1800 [twenty four (24) dwellings per acre] District. Development densities for the SA-1, SA-2 or SA-3 Districts shall provide a minimum density of 18 units per gross acre. Exceptions to this minimum density requirement may be approved at the discretion of the Zoning Enforcement Official.

B. ~~Fences, Walls, and Hedges.~~ Subject to the regulations of Section 4-1682: Fences, Walls, and Hedges.

C. ~~Off-Street Parking and Loading.~~ Subject to the regulations of Article 17: Off-Street Parking and Loading Regulations. A triangular yard adjoining both sides of a driveway crossing a street property line shall have a depth of five (5) feet at the edge of the driveway and a width measured on both sides of the driveway of fifty (50) feet, or the distance to the intercepting property line, whichever is less. At least fifty percent (50%) of each such yard shall be planting area.

D. ~~Signs.~~ Subject to the regulations of Article 18: Signs.

E. ~~Outdoor Facilities/Outdoor Storage.~~ Subject to the regulations of Sections 4-1662: Outdoor Facilities/Outdoor Storage and 4-1672: Earth Station and Microwave Equipment. All outdoor storage and refuse storage areas shall be screened so as not to be visible from any street, public way, or R, P, or IP District.

A. Ground Floor Retail in DA-1. Retail uses required on ground floor on parcels fronting on East 14th Street and Washington Avenue, north of Parrott Street.

B. Views into Buildings. On frontages designated on the Zoning Map, not less than fifty percent (50%) of the first story of that portion of a building facing a street shall consist of opening or clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards. On commercial ground floors in the DA and SA Districts, not less than 50 percent of the first story of that portion of a building facing a street shall consist of opening or clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards.

C. Security Roll-Up Doors. Retractable security gates, window bars, and mall-style roll-up doors shall be installed to the inside of existing windows or glass doors for installation of physical security measures on a building façade. A mall-style roll-up door must not be visible during business hours. Metal gates, stored in a wall pocket or similar enclosure so as not to be visible during business hours, and scissor-style security grilles, retracted into casing during business hours, are subject to the review and approval of the Community Development Director.

~~H. Screening of Mechanical Equipment. Subject to the regulations of Section 4-1664: Screening of Mechanical Equipment. All outdoor storage and refuse storage areas shall be screened so as not to be visible from any street, public way, or R, P, or IP District.~~

~~I. Refuse Storage Areas. Subject to the regulations of Section 4-1666: Refuse Storage Areas. All outdoor storage and refuse storage areas shall be screened so as not to be visible from any street, public way, or R, P, or IP District.~~

~~J. Underground Utilities. Subject to the regulations of Section 4-1668: Underground Utilities.~~

~~K. Performance Standards. Subject to the regulations of Section 4-1670: Performance Standards.~~

~~L. Nonconforming Structures and Nonconforming Signs. Subject to the regulations of Article 20: Nonconforming Uses and Structures.~~

D. Other Requirements: C-RM (Commercial - Regional Mall) District. The following additional requirements shall apply to development approvals in the C-RM District at the time when new improvements are constructed and only in that area of the site that is related to such new construction.

1. All signs shall be subject to the San Leandro Sign Code with respect to requirements for installation permits and maintenance.
2. All outdoor storage and surface mounted mechanical equipment shall be screened from view from public streets, on-site parking and vehicular or pedestrian circulation areas open to the public.
3. Roof-mounted mechanical equipment either shall be screened from view from public streets, the elevated BART line, and on-site public parking and vehicular or pedestrian circulation areas open to the public, or such equipment shall be designed or treated so as to be unobtrusive or visually attractive.
4. All utilities on-site shall be placed underground. (Ord. 2016-012 § 4; Ord. 2014-011 § 2; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-698 Review of Plans Amenities, Design Criteria for Multi-Family Residential, Mixed-Use Residential Developments

~~A. Certain projects shall be subject to Site Plan review (see Article 25: Site Plan Approval).~~

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~~B. Development proposals in the SA-1, SA-2 or SA-3 Districts shall be reviewed by City staff to ensure general consistency with the provisions contained in the Design Guidelines in the East 14th Street South Area Development Strategy.~~

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~~C. For buildings located in the DA-1, DA-2, DA-3, DA-4, or DA-6 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the Downtown San Leandro Transit-Oriented Development Strategy.~~

A. Projects subject to site plan review shall include amenities and design criteria that enhance the quality of tenants living or the appearance of the project and not cited elsewhere in this Division. Projects shall include at least seven (7) of these amenities. Amenities and criteria may include:

1. ~~Open space; storage space~~ Fitness Center
2. Lap Pool
3. Common areas that are not private balconies
4. Tenant activity areas (Examples: joint eating and cooking areas, clubhouse, play areas, ~~running track~~, screening room)
5. ~~Use of solar energy in the design of the building~~ Electric vehicle (EV) charging stations or 220 V power outlet for 15% of required parking spaces.
6. Use of three or more colors
7. Use of three or more materials on the façade
8. Public art
9. Storage rooms
10. Main door-staffed with attendant
11. Bicycle lockers
12. ~~Turf block or~~ Permeable concrete pavers in driveway and parking areas
13. ~~Practical and usable~~ Indoor and outdoor furniture in common areas
14. Façade or corner modulation of minimum 18-inch depth. (Examples: Bay windows, corner feature)
15. Playground
16. Pet Relief Area
17. Pet Washing Facility
18. On-Site Commercial Child Care Facility
19. Study Room and/or Library
20. Conference Room (Ord. 2016-012 § 4; Ord. 2008-011 § 1; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

Exhibit A

Division 2. Development Regulations

2-676 Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts

The following sections set forth the property development regulations of the CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 districts. In addition, development in the SA-1, SA-2 or SA-3 Districts shall be consistent with the Design Guidelines in the East 14th Street South Area Development Strategy. Development in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be consistent with the provisions contained in the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy. (Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-678 Minimum Lot Area and Minimum Lot Width

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)
CN, P	5,000	50
CC, CS, NA-1, NA-2	10,000	100
CR	10,000	n.a.
C-RM	25 acres ^(A)	n.a.
DA-1, DA-6	10,000 ^(A)	100
DA-2, DA-3, DA-4	5,000 ^(A)	50
SA-1, SA-2, SA-3	5,000	50

- A. Exceptions to Minimum Lot Size – C-RM and DA Districts. The Zoning Enforcement Official may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot. Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2005-002 § 1; Ord. 2004-007 § 2; Ord. 2001-015 §1)

2-680 Minimum Yards

- A. Minimum Building Setback. The minimum setback for building placement, is as prescribed below. Additional building setback may also apply as specified in Subsections B, C, D, E, F, G, H, and I.

Zoning District	Front (ft.)	Side (ft.)	Corner Side (ft.)	Rear (ft.)	Yards Abutting R Districts
CC	10	0	10	0	15 ft. side or rear ^(J)
CN, P	10	0	10	0	15 ft. side or rear ^(J)
CR	20	0	20	0	15 ft. side or rear ^(J)
C-RM	0	0	0	0	40 ft. from a structure in an R District ^(C)
CS	10	0	10	0	15 ft. side or rear ^(J)
DA-1	Varies ^{(D)(G)}	0	0	Varies ^{(D)(G)}	Varies ^(J)
DA-2; DA-3, DA-6	Varies ^{(E)(G)}	0	0	Varies ^{(E)(G)}	Varies ^(J)
DA-4	Varies ^{(F)(G)}	0	0	Varies ^{(F)(G)}	Varies ^(J)
NA-1	0	4	0	5	n.a.
NA-2	20 or 25 ^(H)	15 ^(H)	20 ^(H)	15 ^(H)	25 ft. rear for second story 35 ft. rear for third story ^(H)
SA-1, SA-3	0 ^(I)	0	0 ^(I)	0	8 ft. side or rear ^(J)
SA-2	Varies ^(I)	0	0	0	8 ft. side or rear ^(J)

B. Additional Regulations – All Commercial and Professional Districts.

1. Front, side, corner side, and rear yards shall be subject to the regulations of Section 4-1654: Building Projections into Yards and Courts.
2. Double-frontage lots shall provide the minimum front setback on each frontage.

C. Additional Building Setback Requirements – CR-M District. No building in the C-RM District shall be constructed within 40 feet of a structure in an R District. Any other restriction on yards shall be as established pursuant to a conditional use approval or development agreement.

D. Additional Building Setback Requirements – DA-1 District.

1. Along East 14th Street, a minimum front setback of seven feet is required to create a minimum 15-foot wide pedestrian zone.
2. Rear yards shall be consistent with the prevailing condition on each block.

E. Additional Building Setback Requirements – DA-2, DA-3, and DA-6 Districts.

1. Front setbacks shall be consistent with the prevailing condition on each block.
2. Where ground floor residential is proposed, a minimum front setback of 10 feet and a maximum of 15 feet shall be provided
3. For mixed-use buildings, the front setback shall not exceed 10 feet.
4. Rear yards shall be consistent with the prevailing condition on each block.

F. Additional Building Setback Requirements – DA-4 District.

1. Front setbacks shall be consistent with the prevailing condition on each block.
2. Rear yards shall be consistent with the prevailing condition on each block.
3. Along the San Leandro Creek, the Zoning Enforcement Official shall determine the applicable building setback for a creek trail and open space.

G. Pre-Existing Residential in DA Districts. The Zoning Enforcement Official shall determine the applicable building setback standards for modifications or additions to pre-existing residential development based on the prevailing conditions on each block.

H. Additional Building Setback Requirements – NA-2 District.

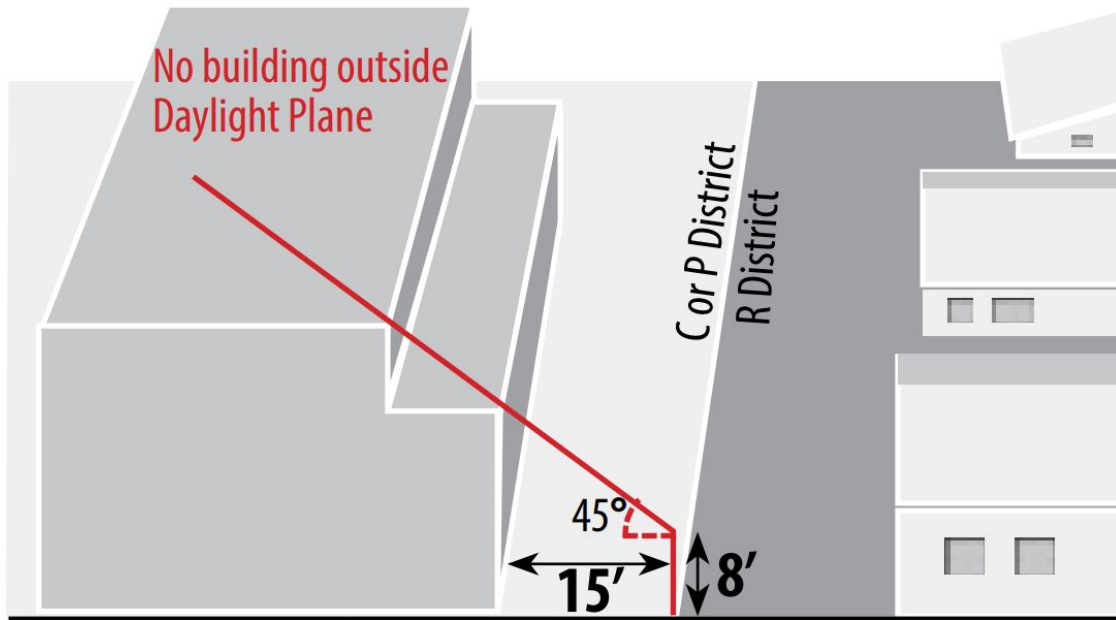
1. The front setback in the NA-2 District shall be as follows: 20 feet for one and two story buildings and 25 feet for three story buildings.
2. Side setbacks in the NA-2 District shall be 15 feet or one-half the building height, whichever is greater.
3. Corner side setbacks in the NA-2 District shall be 20 feet, or one-half the building height, whichever is greater.
4. Rear yard requirements in the NA-2 District, when adjoining RS Districts, shall be increased to 25 feet for the second story and 35 feet for the third story. Rear yards in the NA-2 District, when adjoining RD or RM Districts, shall be increased to 25 feet.

I. Additional Building Setback Requirements – SA-1, SA-2, and SA-3 Districts.

1. If ground floor residential is proposed, a 10-foot building setback shall be required.
2. South of Blossom Way: Front setbacks will vary to achieve a 13.5-foot wide sidewalk. No front setback is required.
3. North of Blossom Way: Front setbacks will vary to achieve a 13-foot wide sidewalk. A minimum 4.5-foot setback shall be required.

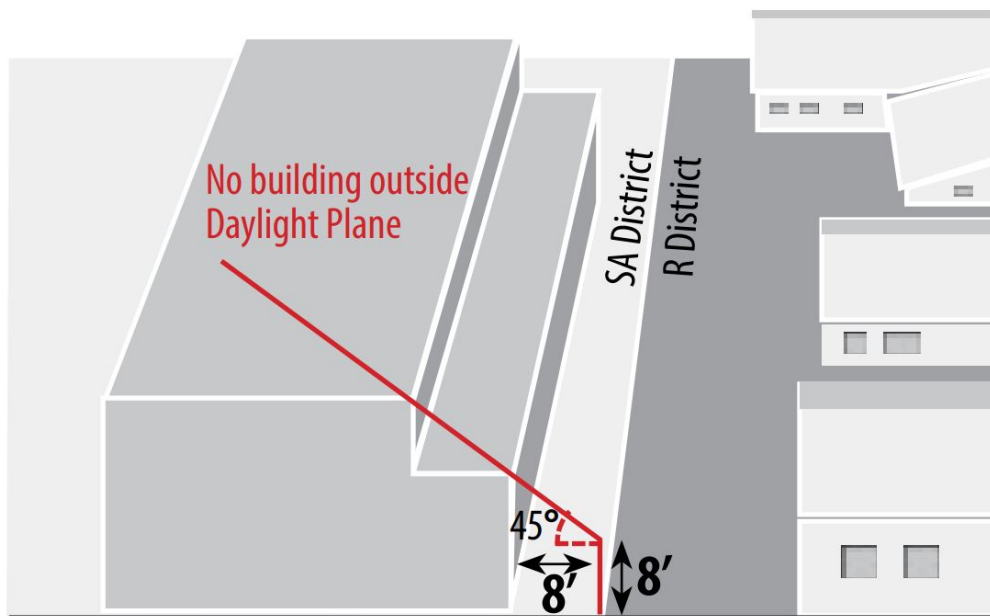
J. Daylight Plane Regulations for Parcels Adjacent to R Districts.

1. For C and P Districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—C or P Districts.”)



Required Daylight Plane at Adjoining Districts—C or P Districts
 (The diagram is illustrative)

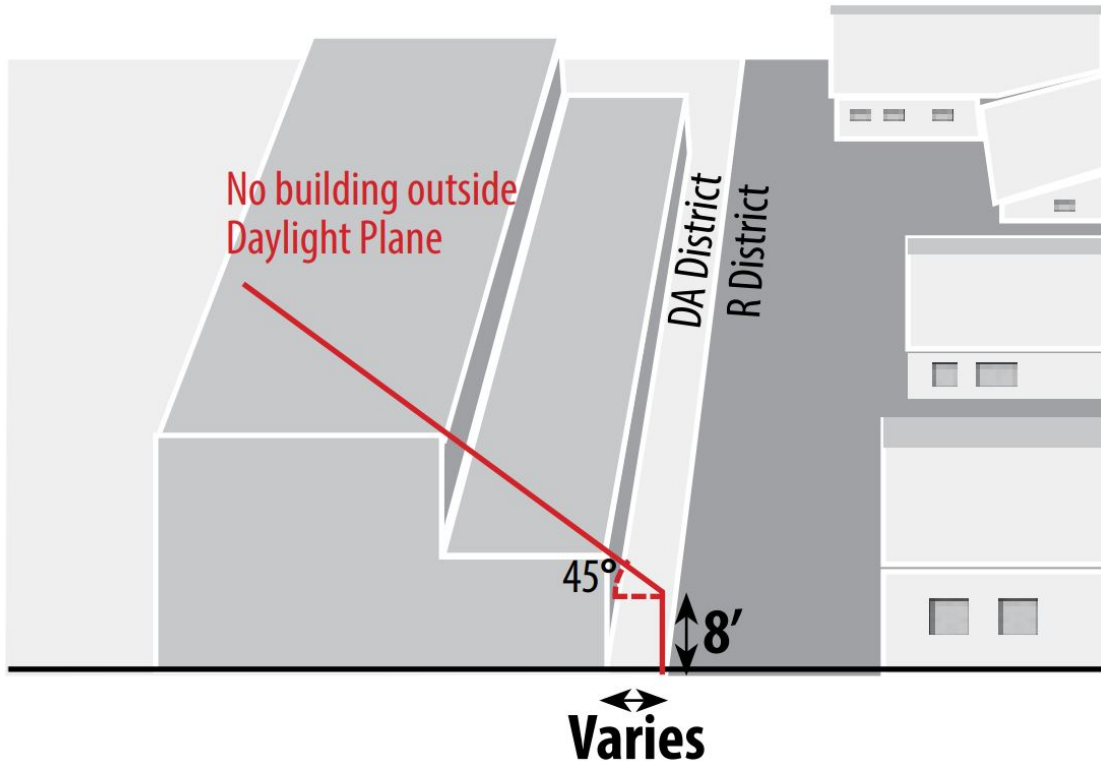
2. For SA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—SA Districts.”)



Required Daylight Plane at Adjoining Districts—SA Districts

(The diagram is illustrative. Also refer to the East 14th Street South Area Design Guidelines)

3. For DA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at an RS or RD District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—DA Districts.”)



Required Daylight Plane at Adjoining Districts—DA Districts

(The diagram is illustrative. Also refer to the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy)

4. In instances in which the zoning district boundary is located at the centerline of an adjacent public right-of-way, the daylight plane shall be measured from the nearest property line.
5. The Zoning Enforcement Official may approve an Administrative Exception if an applicant cannot meet these provisions per Section 2-699 Administrative Exceptions.

2-682 Height of Structures

Zoning District	Non-Residential Development		Residential and Mixed-Use Residential Development	
	Minimum Height (ft.)	Maximum Height (ft.)	Minimum Height (ft.)	Maximum Height (ft.)
CC	n.a.	50	n.a.	50
CN, NA-1, NA-2	n.a.	30	n.a.	50
CR, CS	n.a.	40	n.a.	n.a.
C-RM	n.a.	80 ^(A)	n.a.	50
DA-1	n.a. or 24 ^(B)	75 ^(C)	n.a. or 24 ^(B)	75 ^(C)
DA-2	n.a. or 24 ^(B)	50 ^(C)	n.a. or 24 ^(B)	50 ^(C)
DA-3	n.a.	50 ^(C)	n.a.	50 ^(C)
DA-4	n.a.	60-75 ^(C)	n.a.	60-75 ^(C)
DA-6	n.a.	75 ^(C)	n.a.	75 ^(C)
P	n.a.	30	n.a.	30
SA-1, SA-2, SA-3	24	50	24	50

- A. Exceptions to Maximum Height – C-RM District. No building in the C-RM District shall exceed a height of 80 feet or four stories unless a greater height is expressly permitted by a Conditional Use Permit or development agreement.
- B. Exceptions to Minimum Height – DA-1 and DA-2 Districts. The 24-foot minimum height standard only applies along East 14th Street between Chumalia Street and Georgia Way. No minimum height applies elsewhere in the DA-1 or DA-2 districts.
- C. Specific Heights and Height Exceptions – DA Districts. The Downtown San Leandro Transit-Oriented Development Strategy Figure 8 establishes the locations of specific height limits. Exceptions to the maximum height requirement may be allowed subject to the approval of a Conditional Use Permit.
- D. Other Exceptions to Height Limits. The maximum height of structures shall be subject to the regulations of Section 4-1658: Exceptions to Height Limits. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-684 Lot Coverage

Zoning District	Maximum Lot Coverage
CC, CN, CS, P	50%
CR	25%

C-RM, DA-1, DA-2, DA-3, DA-4, DA-6, NA-1, NA-2, SA-1, SA-2, SA-3	100%
------------------------------------------------------------------------	------

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-686 Floor Area Ratio (FAR)

Zoning District	Minimum FAR	Maximum FAR
CC	n.a.	1.0
CN	n.a.	0.5
CR	n.a.	1.0
C-RM	n.a.	1.0
CS	n.a.	0.5
DA-1	n.a.	3.5
DA-2	n.a.	1.0 – 5.0 ^{(A)(B)(C)(D)}
DA-3	n.a.	3.5 – 4.0 ^(B)
DA-4	n.a.	4.0 – 5.0 ^(C)
DA-6	1.0	4.0 – 5.0 ^(C)
NA-1, NA-2	n.a.	1.0 – 1.5 ^(D)
P	n.a.	0.5 – 3.5 ^(A)
SA-1, SA-2, SA-3	n.a.	1.0 – 1.5 ^(D)

- A. Maximum FAR in Downtown Mixed Use – DA-2, DA-3, and P Districts. Maximum of up to 3.5 FAR allowed for parcels within the General Plan Downtown Mixed Use land use category.
- B. Maximum FAR in Transit-Oriented Mixed Use – DA-2, and DA-3 Districts. Maximum of up to 4.0 FAR allowed for parcels within the General Plan Transit-Oriented Mixed Use land use category.
- C. Parcels Adjacent to BART – DA-2, DA-3, DA-4, and DA-6 Districts. Maximum of up to 5.0 FAR allowed for parcels adjacent to a BART station.
- D. Maximum FAR for Residential or Mixed-Use Residential Developments – DA-2, NA-1, NA-2, SA-1, SA-2, and SA-3 Districts. Maximum of up to 1.5 FAR for residential or mixed-use residential development.

2-688 Minimum Site Landscaping

- A. General Landscape Requirements. In addition to the general requirements prescribed in Article 19 Landscape Requirements, the following requirements for minimum site landscaping apply to all property within commercial and professional districts. The

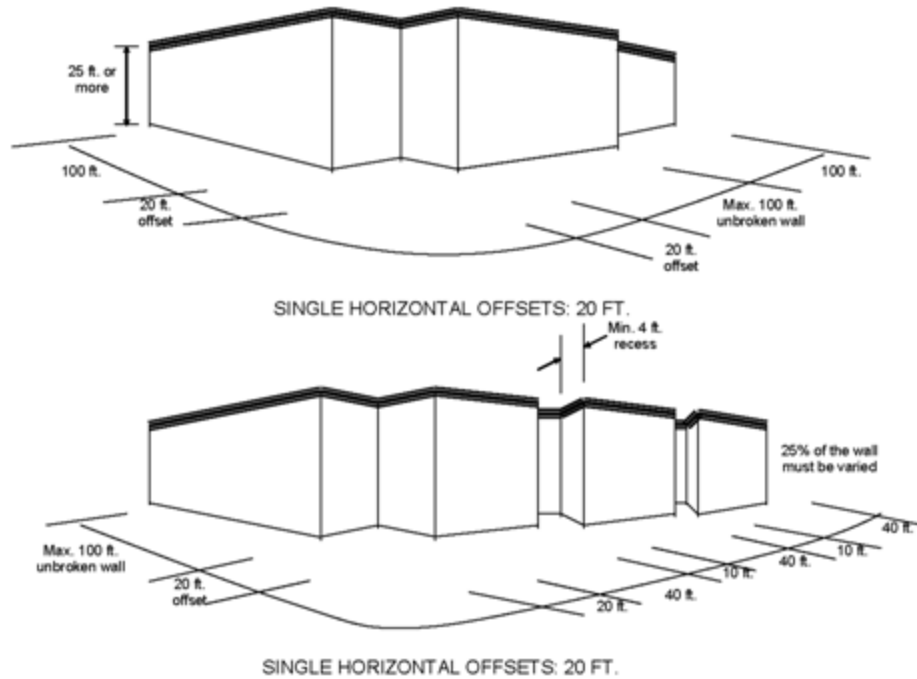
minimum percentage of the site that shall be used for landscaping shall be as prescribed below:

Zoning District	Minimum Site Landscaping
CN, NA-1, P, SA-1, SA-3	5% ^{(C)(D)}
CC, CS, NA-2, SA-2	10% ^{(C)(D)}
CR, C-RM, DA-1, DA-2, DA-3, DA-4, DA-6	Determined at the time of project Site Plan Review, pursuant to Article 25 ^(C)

- B. Landscape Requirements in All Districts. Notwithstanding the minimum setback and landscaped yard requirements of this Article, all open areas within, and adjacent to, a required front or corner side yard, other than areas used for walks, drives or parking and loading facilities, shall be landscaped. For projects requiring Site Plan Review pursuant to Article 25 Site Plan Approval, all landscaping shall be installed consistent with Article 19 Landscape Requirements.
- C. Minimum Site Landscaping – CN, CC, CR, CS, P, and NA-2 Districts. A landscaped yard or planter strip with a minimum depth of 10 feet shall be provided within the front and corner side setbacks prescribed in Section 2-680 Minimum Yards.
- D. Minimum Site Landscaping – SA-1, SA-2 and SA-3 Districts. A minimum five-foot landscaped yard or planter strip shall be provided for any parking facility or other open space area abutting a public street.
- E. Exceptions for Minimum Site Landscaping. As part of the Site Plan Review pursuant to Chapter 25 Site Plan Approval, exceptions to the requirements of this Subsection may be permitted if such requirements are found not to be practical due to pre-existing site constraints. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-009 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-690 Wall Setback or Offsets

- A. Building Articulation. Buildings over 25 feet in height with walls that extend longer than 100 feet shall provide architectural details such as offsets, recesses, reveals, window patterns, columns, or pilasters. Alternative design solutions that achieve an equivalent level of building articulation and visual interest may be approved by the ZEO, or may be approved as part of the site plan review or other approval process by the approval authority. (Please refer to “Maximum Wall Length and Required Break” illustration.)



Maximum Wall Length and Required Break

(The diagram is illustrative)

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-692 Density for Multi-Family Residential and Mixed-Use Residential Development

- A. Density for Multi-Family Residential and Mixed-Use Residential Development. The minimum and maximum density for residential and mixed-use development is as prescribed below. For minimum and maximum density calculations that result in fractional amounts, numbers of 0.5 or greater shall be rounded up to the nearest whole integer, numbers less than 0.5 shall be rounded down to the nearest whole integer.

Zoning District	Minimum Density (Dwelling Unit / Acre)	Maximum Density (Dwelling Unit / Acre)
CC, CN, C-RM	n.a.	24 ^(B)
CR, CS	n.a.	n.a.
DA-1	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 35	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: 100 ^(B)
DA-2	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 20	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: 40 ^(B)
DA-3	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 20	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: 60 ^(B)
DA-4	Parcels < 10,000 SF: n.a.	Parcels < 10,000 SF: 24 ^(B)

	Parcels ≥ 10,000 SF: 60	Parcels ≥ 10,000 SF: 100 ^(B)
DA-6	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 60	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: n.a.
NA-1, NA-2, P	n.a.	24
SA-1, SA-2, SA-3	18 ^(C)	24-35

- B. Small Unit Density Bonus – DA Districts. A 20 percent density bonus for average unit size less than 750 square feet is allowed. This bonus may not be added to the state-required density bonus for affordable housing. Only one density bonus program may be applied to any given development.
- C. Exceptions to Minimum Density – SA Districts. Exceptions to this minimum density requirement may be approved at the discretion of the Zoning Enforcement Official.

2-694 Open Space for Multi-Family Residential and Mixed-Use Residential Development.

- A. In addition to the general Landscape Requirements prescribed in Article 19 and 2-688.A, the following requirements for minimum required open space apply to all multi-family residential and mixed-use residential development in the C, P, NA, DA or SA districts.

Zoning District	Required Open Space (SF / DU)
CN, CC, NA-1, NA-2, P	200
SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, DA-6	60

2-696 Additional Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts

- A. Ground Floor Retail in DA-1. Retail uses required on ground floor on parcels fronting on East 14th Street and Washington Avenue, north of Parrott Street.
- B. Views into Buildings. On commercial ground floors in the DA and SA Districts, not less than 50 percent of the first story of that portion of a building facing a street shall consist of opening or clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards.
- C. Security Roll-Up Doors. Retractable security gates, window bars, and mall-style roll-up doors shall be installed to the inside of existing windows or glass doors for installation of physical security measures on a building façade. A mall-style roll-up door must not be visible during business hours. Metal gates, stored in a wall pocket or similar enclosure so as not to be visible during business hours, and scissor-style security grilles, retracted into casing during business hours, are subject to the review and approval of the Zoning Enforcement Official.

D. Other Requirements: C-RM (Commercial - Regional Mall) District. The following additional requirements shall apply to development approvals in the C-RM District at the time when new improvements are constructed and only in that area of the site that is related to such new construction.

1. All signs shall be subject to the Article 18 Signs with respect to requirements for installation permits and maintenance.
2. All outdoor storage and surface mounted mechanical equipment shall be screened from view from public streets, on-site parking and vehicular or pedestrian circulation areas open to the public.
3. Roof-mounted mechanical equipment either shall be screened from view from public streets, the elevated BART line, and on-site public parking and vehicular or pedestrian circulation areas open to the public, or such equipment shall be designed or treated so as to be unobtrusive or visually attractive.
4. All utilities on-site shall be placed underground. (Ord. 2016-012 § 4; Ord. 2014-011 § 2; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-698 Amenities, Design Criteria for Multi-Family Residential, Mixed-Use Residential Developments

A. Projects subject to Site Plan Review shall include amenities and design criteria that enhance the quality of tenants' living or the appearance of the project and not cited elsewhere in this Division. Projects shall include at least seven of these amenities. Amenities and criteria may include:

1. Fitness Center
2. Lap Pool
3. Common areas that are not private balconies
4. Tenant activity areas (Examples: joint eating and cooking areas, clubhouse, play areas, screening room)
5. Electric vehicle (EV) charging stations or 220 V power outlet for 15% of required parking spaces.
6. Use of three or more colors
7. Use of three or more materials on the façade
8. Public art
9. Storage rooms
10. Main door-staffed with attendant
11. Bicycle lockers
12. Permeable concrete pavers in driveway and parking areas
13. Indoor and outdoor furniture in common areas
14. Façade or corner modulation of minimum 18-inch depth. (Examples: Bay windows, corner feature)
15. Playground

16. Pet Relief Area
17. Pet Washing Facility
18. On-Site Commercial Child Care Facility
19. Study Room and/or Library
20. Conference Room (Ord. 2016-012 § 4; Ord. 2008-011 § 1; Ord. 2007-020 § 2;
Ord. 2004-007 § 2; Ord. 2001-015 § 1)

Exhibit A

Division 2. Development Regulations

2-676 Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts

The following ~~sections~~ Sections set forth the property development regulations of the CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 ~~districts~~ Districts. Furthermore In addition, development proposals in the SA-1, SA-2 or SA-3 Districts shall be reviewed by City staff to ensure general consistency with the provisions contained in the Design Guidelines in the East 14th Street South Area Development Strategy. Development proposals in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be consistent ~~reviewed by City Staff to ensure general consistency~~ with the provisions contained in the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy. (Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-678 Minimum Lot Area and Minimum Lot Width

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)
CN, P, DA-2, DA-3, DA-4	5,000 ⁽²⁾	50
CC, <u>CS</u> , NA-1, NA-2, DA-1, DA-6	10,000 ⁽²⁾	100
<u>CS</u>	10,000	400
CR	10,000	n.a.
C-RM	25 acres ⁽⁴⁾ (A)	n.a.
<u>DA-1, DA-6</u>	<u>10,000</u> (A)	<u>100</u>
<u>DA-2, DA-3, DA-4</u>	<u>5,000</u> (A)	<u>50</u>
SA-1, SA-2, SA-3	5,000	50

⁽¹⁾ ~~In the C-RM District, the Community Development Director may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot.~~

⁽²⁾ ~~In the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts the Community Development Director may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot and the proposed development is consistent with the Design Guidelines of the Downtown San Leandro Transit-Oriented Development Strategy.~~

- A. Exceptions to Minimum Lot Size – C-RM and DA Districts. The Zoning Enforcement Official may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot. Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2005-002 § 1; Ord. 2004-007 § 2; Ord. 2001-015 §1)

Section 4-1650: Development on Substandard Lots shall apply to substandard lots. Smaller lot requirements may be permitted with an approved development plan and tentative subdivision map. Section 4-1652: Development on Lots Divided by District Boundaries shall apply to lots divided by district boundaries. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2005-002 § 1; Ord. 2004-007 § 2; Ord. 2001-015 §1)

2-680 Minimum Yards

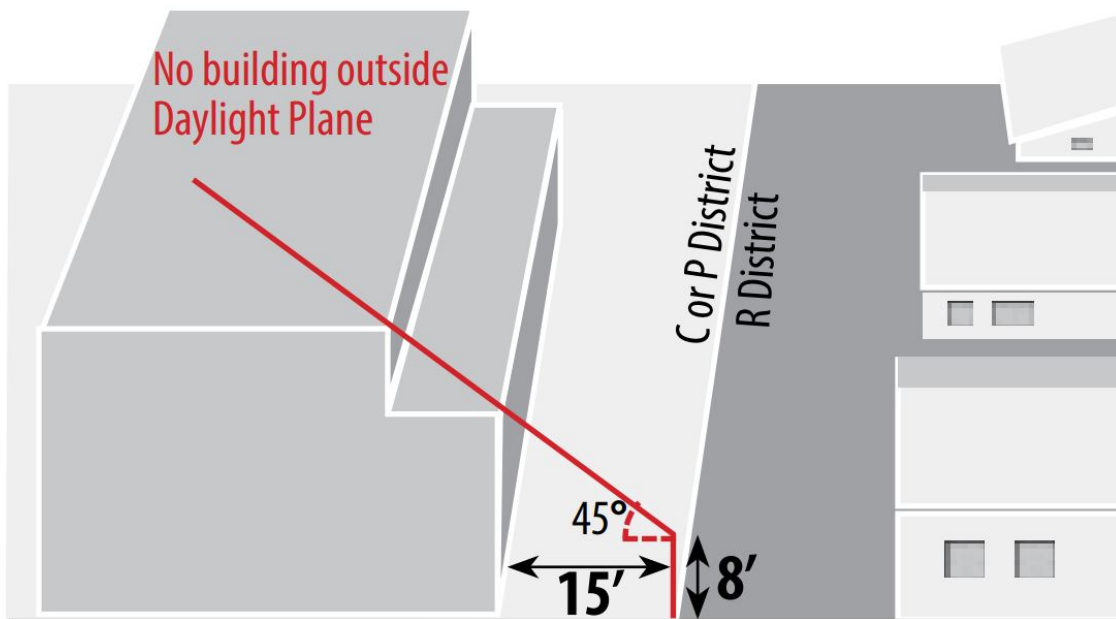
A. Minimum Building Setback. The minimum yard setback for building placement, is as prescribed below. Additional building setback may also apply as specified in Subsections B, C, D, and E. The minimum landscaped yard requirements are prescribed in Subsection F. Additional building setback may also apply as specified in Subsections B, C, D, E, F, G, H, and I.

Zoning District	Front (ft.)	Side (ft.)	Corner Side (ft.)	Rear (ft.)	Yards Abutting R Districts
CC	10	0	10	0	15 ft. side or rear ^(J)
CN, P	10	0	10	0	15 ft. side or rear ^(J)
CR	20	0	20	0	15 ft. side or rear ^(J)
C-RM	0 ^(C)	0 ^(C)	0 ^(C)	0 ^(C)	40 ft. from a structure in an R District ^(C)
CS	10	0	10	0	15 ft. side or rear ^(J)
DA-1	Varies ^{(D)(G)}	0	0	Varies ^{(D)(G)}	Varies ^(J)
DA-2; DA-3, DA-6	Varies ^{(E)(G)}	0	0	Varies ^{(E)(G)}	Varies ^(J)
DA-4	Varies ^{(F)(G)}	0	0	Varies ^{(F)(G)}	Varies ^(J)
NA-1	0	4 ^(D)	0	5 ^(E)	n.a.
NA-2	20/25 ^(E) 20 or 25 ^(H)	15 ^{(E) (H)}	20 ^{(E) (H)}	15 ^{(E) (H)}	25 ft. rear for second story 35 ft. rear for third story ^(H)
SA-1, SA-3	0 ^(L)	0	0 ^(L)	0	8 ft. side or rear ^(J)
SA-2	See-G Varies ^(I)	0	0	0	8 ft. side or rear ^(J)
SA-3	0	0	0	0	
DA-1	See F1	0	0	See F1	
DA-2; DA-3, DA-6	See F2	0	0	See F2	
DA-4	See F3	0	0	See F3	

- B. Additional Regulations – All Commercial and Professional Districts.
1. Front, side, corner side, and rear yards shall be subject to the regulations of Section 4-1654: Building Projections into Yards and Courts.
 2. Double-frontage lots shall provide the minimum front setback on each frontage.
- C. Additional Building Setback Requirements – CR-M District. No building in the C-RM District shall be constructed within 40 feet of a structure in an R District. Any other restriction on yards shall be as established pursuant to a conditional use approval or development agreement.
- D. Additional Building Setback Requirements – DA-1 District.
1. Along East 14th Street, a minimum front setback of seven feet is required to create a minimum 15-foot wide pedestrian zone.
 2. Rear yards shall be consistent with the prevailing condition on each block.
- E. Additional Building Setback Requirements – DA-2, DA-3, and DA-6 Districts.
1. Front setbacks shall be consistent with the prevailing condition on each block.
 2. Where ground floor residential is proposed, a minimum front setback of 10 feet and a maximum of 15 feet shall be provided
 3. For mixed-use buildings, the front setback shall not exceed 10 feet.
 4. Rear yards shall be consistent with the prevailing condition on each block.
- F. Additional Building Setback Requirements – DA-4 District.
1. Front setbacks shall be consistent with the prevailing condition on each block.
 2. Rear yards shall be consistent with the prevailing condition on each block.
 3. Along the San Leandro Creek, the Zoning Enforcement Official shall determine the applicable building setback for a creek trail and open space.
- G. Pre-Existing Residential in DA Districts. The Zoning Enforcement Official shall determine the applicable building setback standards for modifications or additions to pre-existing residential development based on the prevailing conditions on each block.
- H. Additional Building Setback Requirements – NA-2 District.
1. The front setback in the NA-2 District shall be as follows: 20 feet for one- and two-story buildings and 25 feet for three-story buildings.
 2. Side setbacks in the NA-2 District shall be 15 feet or one-half the building height, whichever is greater.
 3. Corner side setbacks in the NA-2 District shall be 20 feet, or one-half the building height, whichever is greater.
 4. Rear yard requirements in the NA-2 District, when adjoining RS Districts, shall be increased to 25 feet for the second story and 35 feet for the third story. Rear yards in the NA-2 District, when adjoining RD or RM Districts, shall be increased to 25 feet.

- I. Additional Building Setback Requirements – SA-1, SA-2, and SA-3 Districts.
 1. If ground floor residential is proposed, a 10-foot building setback shall be required.
 2. South of Blossom Way: Front setbacks will vary to achieve a 13.5-foot wide sidewalk. No front setback is required.
 3. North of Blossom Way: Front setbacks will vary to achieve a 13-foot wide sidewalk. A minimum 4.5-foot setback shall be required.

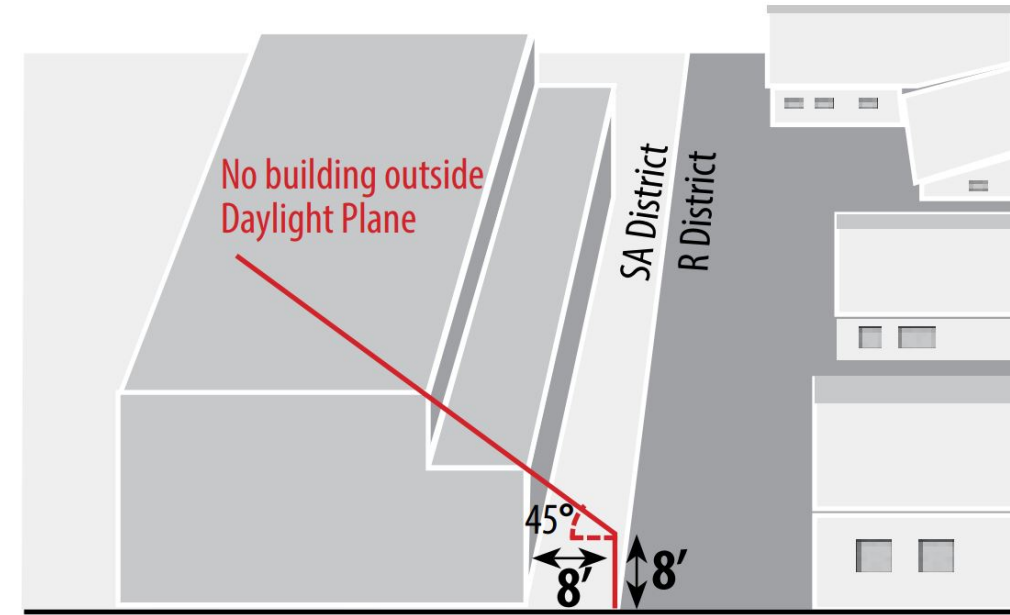
- J. Daylight Plane Regulations for Parcels Adjacent to R Districts.
 1. For C and P Districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—C or P Districts.”)



Required Daylight Plane at Adjoining Districts—C or P Districts

(The diagram is illustrative)

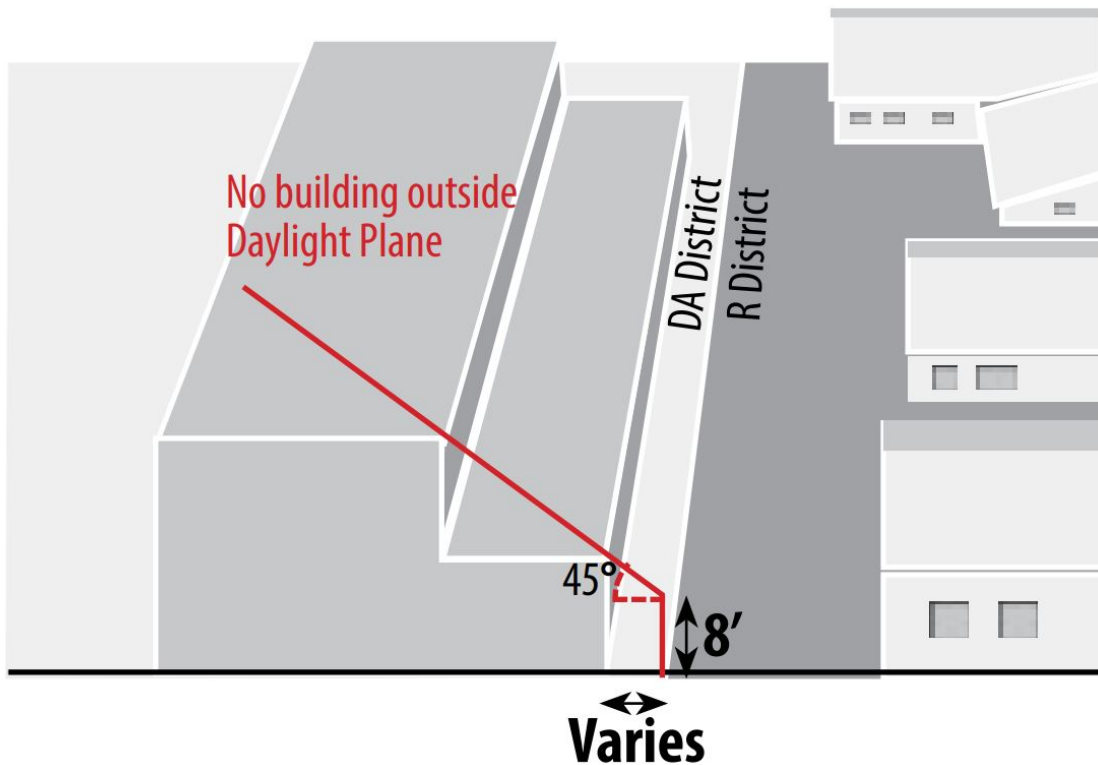
2. For SA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—SA Districts.”)



Required Daylight Plane at Adjoining Districts—SA Districts

(The diagram is illustrative. Also refer to the East 14th Street South Area Design Guidelines)

3. For DA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at an RS or RD District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—DA Districts.”)



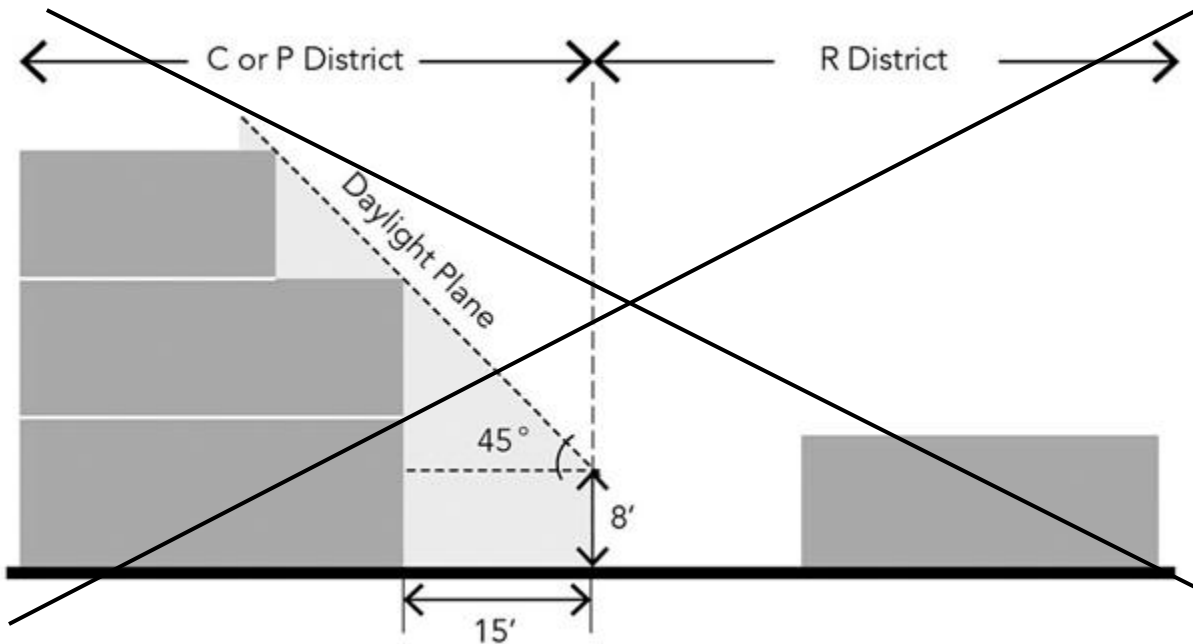
Required Daylight Plane at Adjoining Districts—DA Districts

(The diagram is illustrative. Also refer to the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy)

- 4. In instances in which the zoning district boundary is located at the centerline of an adjacent public right-of-way, the daylight plane shall be measured from the nearest property line.
- 5. The Zoning Enforcement Official may approve an Administrative Exception if an applicant cannot meet these provisions per Section 2-699 Administrative Exceptions.

B. Minimum Building Setbacks, Additional Regulations:

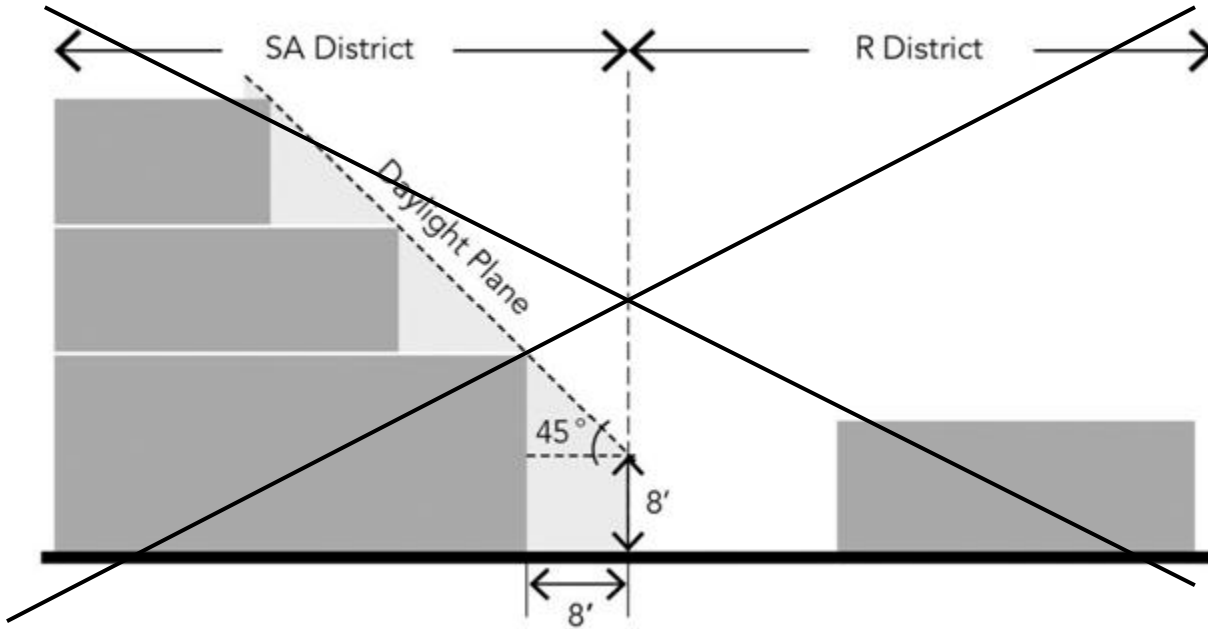
- 1. ~~Front, side, corner side, and rear yards shall be subject to the regulations of Section 4-1654: Building Projections into Yards and Courts.~~
- 2. ~~Double frontage lots shall provide the minimum front yard setback on each frontage.~~
- 3. Daylight Plane Regulations for Parcels Adjacent to R Districts:
 - a. ~~For C and P Districts, a fifteen (15) foot side or rear yard shall adjoin an R District, and structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—C or P Districts.”)~~



Required Daylight Plane at Adjoining Districts—C or P Districts

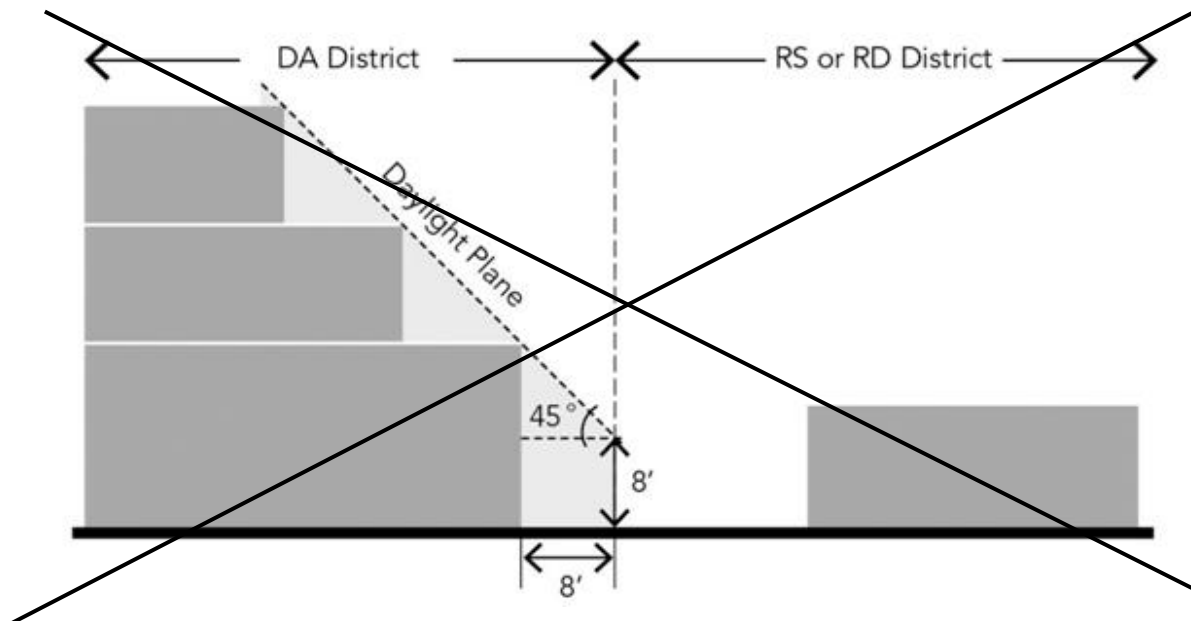
(The diagram is illustrative)

b. For SA districts, an eight (8) foot side or rear yard setback for parcels that adjoin an R District, and structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration "Required Daylight Plane at Adjoining Districts—SA Districts.")



Required Daylight Plane at Adjoining Districts—SA Districts

(The diagram is illustrative—also refer to the East 14th Street South Area Design Guidelines)



c. For DA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at an RS or RD District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—DA Districts.”)

Required Daylight Plane at Adjoining Districts—DA Districts

(The diagram is illustrative — also refer to the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy)

d. In those instances where the zoning district boundary is located at the centerline of an adjacent public right-of-way, the Daylight Plane shall be measured from the nearest property line.

e. The Zoning Enforcement Official may approve an Administrative Exception if an applicant cannot meet these provisions per Section 2-699.

~~C. CR-M District, Additional Building Setback Requirements.~~

~~1. No building in the C-RM District shall be constructed within forty (40) feet of a building site in an R District. Any other restriction on yards shall be as established pursuant to a conditional use approval or development agreement.~~

~~D. NA-1 District, Additional Building Setback Requirements.~~

~~1. Side yard requirements in the NA-1 District shall be increased to twenty-five (25) feet if abutting residentially zoned property.~~

~~2. Rear yard requirements in the NA-1 District when adjoining RS Districts, shall be increased to twenty-five (25) feet for the first and second story and thirty-five (35) feet for the third story. Rear yards in the NA-1 District, when adjoining RD or RM Districts, shall be increased to twenty-five (25) feet.~~

~~E. NA-2 District, Additional Building Setback Requirements.~~

~~1. The front yard setback in the NA-2 District shall be as follows: twenty (20) feet for one (1) and two (2) story buildings and twenty-five (25) feet for three (3) story buildings.~~

~~2. Side setbacks in the NA-2 District shall be fifteen (15) feet or one-half (½) the building height, whichever is greater.~~

~~3. Corner side setbacks in the NA-2 District shall be twenty (20) feet, or one-half (½) the building height, whichever is greater.~~

4. ~~Rear yard requirements in the NA-2 District, when adjoining RS Districts, shall be increased to twenty five (25) feet for the second story and thirty five (35) feet for the third story. Rear yards in the NA-2 District, when adjoining RD or RM Districts, shall be increased to twenty five (25) feet.~~

~~F. DA-1, DA-2, DA-3, DA-4, and DA-6 Building Setbacks.~~

~~In addition to the standards set forth below, building setbacks within the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall also comply with the Design Guidelines set forth in the Downtown San Leandro Transit Oriented Development Strategy. Where a conflict occurs between the setbacks set forth in this Section and the Downtown San Leandro Transit-Oriented Development Strategy, the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy shall prevail.~~

~~1. DA-1 District.~~

~~a. A minimum front setback of seven feet is required along East 14th Street to create a minimum 15-foot wide pedestrian zone;~~

~~b. An additional 10-foot setback is required at the proposed BART station to allow for transit related facilities and patron waiting areas.~~

~~c. Rear yards: To be consistent with the prevailing condition on each block.~~

~~2. DA-2, DA-3, and DA-6 Districts.~~

~~a. Front yard setbacks are to be consistent with the prevailing condition on each block.~~

~~b. Where ground floor residential is proposed, a minimum front setback of 10 feet and a maximum of 15 feet shall be provided.~~

~~c. For mixed-use buildings, the front setback shall not exceed 10 feet.~~

~~d. Rear yards: To be consistent with the prevailing condition on each block.~~

~~3. DA-4 District.~~

~~a. Front yard: Front yard setbacks are to be consistent with the prevailing condition on each block.~~

~~b. Rear yards: To be consistent with the prevailing condition on each block.~~

~~c. A building setback shall be provided for a creek trail and open space along the San Leandro Creek.~~

~~G. Minimum Required Landscaped Yards.~~

~~1. CN, CC, CR, CS, P, and NA-2 Districts. A landscaped yard or planter strip with a minimum depth of ten (10) feet shall be provided within the front and corner side yard setbacks prescribed in Subsection A.~~

~~2. SA-1, SA-2 and SA-3 Districts. The objective in all SA Districts is to create 13.5-foot wide sidewalks south of Blossom Way and a 13-foot wide sidewalk north of Blossom Way. Front yard setbacks will vary in order to achieve these objectives.~~

North of Blossom Way, a minimum 4.5-foot setback shall be required. South of Blossom Way, no front yard setback is required. Furthermore, if ground-floor residential is proposed in any SA District, a 10-foot building setback shall be required. A minimum 5-foot landscaped yard or planter strip shall be provided for any parking facility or other open space area abutting a public street.

3. ~~Minimum Site Landscaping—DA-1, DA-2, DA-3, DA-4, and DA-6 Districts.~~ The percentage of site landscaping to be required in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be determined at the time of an individual project’s Site Plan Review process, pursuant to Article 25.

4. ~~Landscape Requirements in All Districts.~~ Notwithstanding the minimum setback and landscaped yard requirements of this Article, all open areas within, and adjacent to, a required front or corner side yard, other than areas used for walks, drives or parking and loading facilities, shall be landscaped. For projects requiring “Site Plan Approval” pursuant to Article 25, all landscaping shall be installed as per the Landscape Requirements of Article 19.

5. ~~Exceptions.~~ As part of the “Site Plan Approval” pursuant to Chapter 25, exceptions to the requirements of this Subsection may be permitted if such requirements are found not to be practical due to pre-existing site constraints. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-009 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-682 Maximum Height of Structures

Zoning District	<u>Non-Residential Development</u>		<u>Residential and Mixed-Use Residential Development</u>	
	<u>Minimum Height (ft.)</u>	<u>Maximum Height (ft.)</u>	<u>Minimum Height (ft.)</u>	<u>Maximum Height (ft.)</u>
CC	n.a.	50	<u>n.a.</u>	<u>50</u>
CN, NA-1, NA-2	n.a.	30	<u>n.a.</u>	<u>50</u>
CR, CS	n.a.	40	<u>n.a.</u>	<u>n.a.</u>
C-RM	n.a.	80 ⁽¹⁾ <u>(A)</u>	<u>n.a.</u>	<u>50</u>
DA-1	<u>n.a. or 24</u> ⁽²⁾ <u>(B)</u>	75 ⁽³⁾ <u>(C)</u>	<u>n.a. or 24</u> ^(B)	<u>75</u>
DA-2	<u>n.a. or 24</u> ⁽²⁾ <u>(B)</u>	50 ⁽³⁾ <u>(C)</u>	<u>n.a. or 24</u> ^(B)	<u>50</u>
DA-3	n.a.	50 ⁽³⁾ <u>(4)</u> <u>(C)</u>	<u>n.a.</u>	<u>50</u>
DA-4	<u>n.a.</u>	60-75 ⁽³⁾ <u>(4)</u> <u>(C)</u>	<u>n.a.</u>	<u>60-75</u> ^(C)
DA-6	<u>n.a.</u>	75 ⁽³⁾ <u>(4)</u> <u>(C)</u>	<u>n.a.</u>	<u>75</u> ^(C)
P	n.a.	30	<u>n.a.</u>	<u>50 30 or 50</u> ^(D)
SA-1, SA-2, SA-3	24	50	<u>24</u>	<u>50</u>

- ~~(1) No building in the C-RM District shall exceed a height of eighty (80) feet or four (4) stories unless a greater height is expressly permitted by a conditional use approval or development agreement.~~
- ~~(2) This standard only applies along East 14th Street. No Minimum height elsewhere in the DA-1 District.~~
- ~~(3) Refer to Downtown San Leandro Transit-Oriented Development Strategy Figure 8 for locations of specific height limits; height transition is required adjacent to RS and RD zoning districts per Section 2-680(B).~~
- ~~(4) Heights above 75 feet subject to review of a Conditional Use Permit; height transition is required adjacent to RS and RD zoning districts per Section 2-680(B).~~

The maximum height of structures shall be subject to the regulations of Section 4-1658: Exceptions to Height Limits. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

- A. Exceptions to Maximum Height – C-RM District. No building in the C-RM District shall exceed a height of 80 feet or four stories unless a greater height is expressly permitted by a Conditional Use Permit or development agreement.
- B. Exceptions to Minimum Height – DA-1 and DA-2 Districts. The 24-foot minimum height standard only applies along East 14th Street between Chumalia Street and Georgia Way. No minimum height applies elsewhere in the DA-1 or DA-2 districts.
- C. Specific Heights and Height Exceptions – DA Districts. The Downtown San Leandro Transit-Oriented Development Strategy Figure 8 establishes the locations of specific height limits. Exceptions to the maximum height requirement may be allowed subject to the approval of a Conditional Use Permit.
- D. Maximum Height – P Districts. The 50-foot maximum height standard only applies to lots greater than or equal to 10,000 square feet and are adjacent on all four sides to a zone that allows a height of 50 feet.
- E. Other Exceptions to Height Limits. The maximum height of structures shall be subject to the regulations of Section 4-1658: Exceptions to Height Limits. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-684 Maximum Lot Coverage

Zoning District	Maximum Lot Coverage (%)
<u>CC, CN, CS, P</u>	50%
CG	50%
<u>C-RM, NA-1, NA-2</u>	100%
CS	50%
CR	25%
<u>DA-1, DA-2, DA-3, DA-4, DA-6, C-RM, NA-1, NA-2, SA-1, SA-2, SA-3</u>	100%
<u>DA-1, DA-2, DA-3, DA-4, DA-6</u>	100%

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-686 ~~Maximum Base FAR and Maximum FAR Bonus~~ Floor Area Ratio (FAR)

Zoning District	<u>Minimum FAR</u>	Maximum Base FAR	Maximum FAR Bonus (See A)
CC	<u>n.a.</u>	0.5 <u>1.0</u>	0.5
CN	<u>n.a.</u>	0.3 <u>0.5</u>	0.2
CR	<u>n.a.</u>	0.3 <u>1.0</u>	0
C-RM	<u>n.a.</u>	0.8 <u>1.0</u>	0
CS	<u>n.a.</u>	0.5	0
DA-1	<u>n.a.</u>	Non-Residential 3.5	See A
DA-2	<u>n.a.</u>	Non-Residential 1.0 1.0 – 5.0 ^{(A)(B)(C)(D)}	0
DA-3	<u>n.a.</u>	n.a. <u>3.5 – 4.0^(B)</u>	See A
DA-4	<u>n.a.</u>	n.a. <u>4.0 – 5.0^(C)</u>	See A
DA-6	<u>1.0</u>	See B <u>4.0 – 5.0^(C)</u>	See B
NA-1, NA-2	<u>n.a.</u>	1.0 <u>1.0 – 1.5^(D)</u>	0.5
P	<u>n.a.</u>	0.3 <u>0.5 – 3.5^(A)</u>	0.2
SA-1, SA-2, SA-3	<u>n.a.</u>	1.0 <u>1.0 – 1.5^(D)</u>	0.5

A. In terms of the maximum FAR bonus, additional FAR may be permitted if approved by the Board of Zoning Adjustments or Planning Commission for: 1) Underground parking: 0.05 for each ten percent (10%) increment of required parking that is provided underground or in structures up to a maximum of 0.4; and 2) Transfer of FAR from a historic building site: twice the amount of unused FAR up to a maximum of 0.2. (The FAR on the historic site must be restricted by recorded covenants or deed restriction.)

B. DA-6 District:

1. Minimum FAR: 1.0

2. Maximum FAR: 4.0, with FAR 5.0 allowed for parcels adjacent to the BART station. (Ord. 2016-012 § 4; Ord. 2015-11 § 4; Ord. 2008-011 § 1; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

A. Maximum FAR in Downtown Mixed Use – DA-2, DA-3, and P Districts. Maximum of up to 3.5 FAR allowed for parcels within the General Plan Downtown Mixed Use land use category.

- B. Maximum FAR in Transit-Oriented Mixed Use – DA-2, and DA-3 Districts. Maximum of up to 4.0 FAR allowed for parcels within the General Plan Transit-Oriented Mixed Use land use category.
- C. Parcels Adjacent to BART – DA-2, DA-3, DA-4, and DA-6 Districts. Maximum of up to 5.0 FAR allowed for parcels adjacent to a BART station.
- D. Maximum FAR for Residential or Mixed-Use Residential Developments – DA-2, NA-1, NA-2, SA-1, SA-2, and SA-3 Districts. Maximum of up to 1.5 FAR for residential or mixed-use residential development.

2-688 Minimum Site Landscaping

A. General Landscape Requirements. In addition to the general Landscape Requirements prescribed in Article 19, the following requirements for minimum site landscaping apply to all property within commercial and professional districts within any C, P, NA, DA or SA District. As part of the Site Plan Approval process pursuant to Article 25, exceptions to the stated requirements for “minimum site landscaping” may be permitted in cases where such standards are found not to be practical due to pre-existing site constraints. The minimum percentage of the site that shall be used for landscaping shall be as prescribed below:

~~B. Minimum Site Landscaping. The minimum percentage of the site that shall be used for landscaping shall be as prescribed below:~~

Zoning District	Minimum Site Landscaping
CN, NA-1, P, SA-1, SA-3	5% ^{(C)(D)}
CC, <u>CS</u> , NA-2, SA-2	10% ^{(C)(D)}
CS	40%
<u>CR, C-RM, DA-1, DA-2, DA-3, DA-4, DA-6</u>	<u>Determined at the time of project Site Plan Review, pursuant to Article 25^(C)</u>

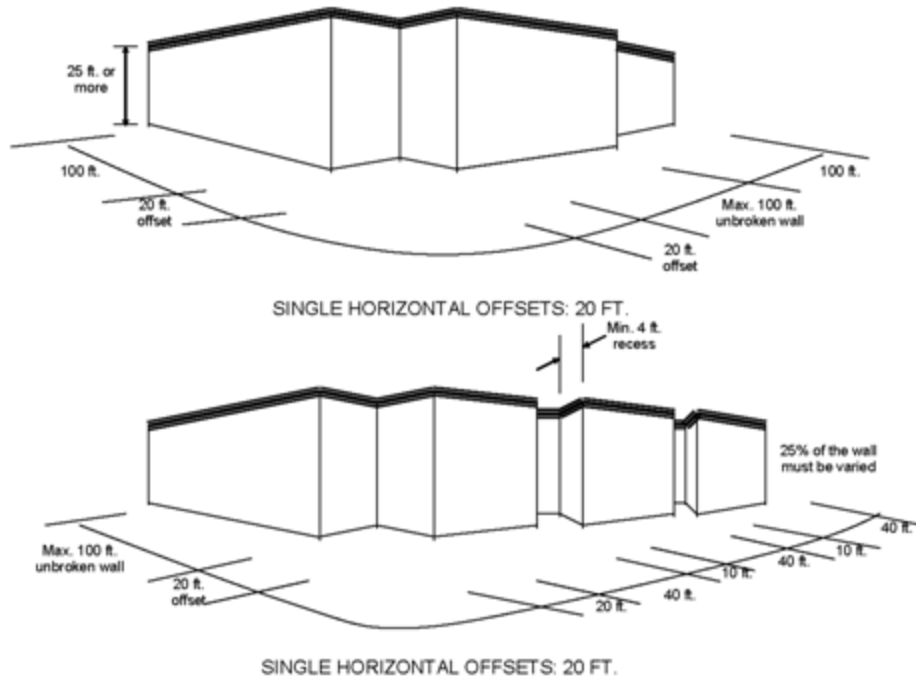
~~C. Minimum Site Landscaping—CR and C-RM Districts. The percent of site landscaping to be required in the CR and C-RM Districts shall be determined at the time of an individual project’s Site Plan Review process, pursuant to Article 25.~~

~~D. Minimum Site Landscaping—DA-1, DA-2, DA-3, DA-4, and DA-6 Districts. The percentage of site landscaping to be required in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be determined at the time of an individual project’s Site Plan Review process, pursuant to Article 25. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)~~

- B. Landscape Requirements in All Districts. Notwithstanding the minimum setback and landscaped yard requirements of this Article, all open areas within, and adjacent to, a required front or corner side yard, other than areas used for walks, drives or parking and loading facilities, shall be landscaped. For projects requiring Site Plan Review pursuant to Article 25 Site Plan Approval, all landscaping shall be installed consistent with Article 19 Landscape Requirements.
- C. Minimum Site Landscaping – CN, CC, CR, CS, P, and NA-2 Districts. A landscaped yard or planter strip with a minimum depth of 10 feet shall be provided within the front and corner side setbacks prescribed in Section 2-680 Minimum Yards.
- D. Minimum Site Landscaping – SA-1, SA-2 and SA-3 Districts. A minimum five-foot landscaped yard or planter strip shall be provided for any parking facility or other open space area abutting a public street.
- E. Exceptions for Minimum Site Landscaping. As part of the Site Plan Review pursuant to Chapter 25 Site Plan Approval, exceptions to the requirements of this Subsection may be permitted if such requirements are found not to be practical due to pre-existing site constraints. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-009 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-690 Wall Setback or Offsets

- A. Building Articulation. For buildings over ~~twenty-five (25)~~ 25 feet in height and with walls that extend longer than ~~one hundred (100)~~ 100 feet, the accepted standard shall be that such walls shall provide architectural details such as offsets, recesses, reveals, window patterns, columns, or pilasters. ~~Review and approval by the Zoning Enforcement Official shall be required to determine compliance with this requirement.~~ Alternative design solutions that achieve an equivalent level of building articulation and visual interest may be approved by the ZEO, or may be approved as part of the site plan review or other approval process by the approval authority. (Please refer to “Maximum Wall Length and Required Break” illustration.)
- ~~B. For buildings located in the SA-1, SA-2 or SA-3 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the East 14th Street South Area Development Strategy that relate to wall setbacks, offsets and other design related features.~~
- ~~C. For buildings located in the DA-1, DA-2, DA-3, DA-4, or DA-6 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the Downtown San Leandro Transit-Oriented Development Strategy that relate to wall setbacks, offsets and other design related features.~~



Maximum Wall Length and Required Break

(The diagram is illustrative)

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-692 Reserved (Ord. 2001-015 § 1) Density for Multi-Family Residential and Mixed-Use Residential Development

- B. Density for Multi-Family Residential and Mixed-Use Residential Development. The minimum and maximum density for residential and mixed-use development is as prescribed below. For minimum and maximum density calculations that result in fractional amounts, numbers of 0.5 or greater shall be rounded up to the nearest whole integer, numbers less than 0.5 shall be rounded down to the nearest whole integer.

<u>Zoning District</u>	<u>Minimum Density (Dwelling Unit / Acre)</u>	<u>Maximum Density (Dwelling Unit / Acre)</u>
<u>CC, CN, C-RM</u>	<u>n.a.</u>	<u>24^(B)</u>
<u>CR, CS</u>	<u>n.a.</u>	<u>n.a.</u>
<u>DA-1</u>	<u>Parcels < 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 35</u>	<u>Parcels < 10,000 SF: 24^(B)</u> <u>Parcels ≥ 10,000 SF: 100^(B)</u>
<u>DA-2</u>	<u>Parcels < 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 20</u>	<u>Parcels < 10,000 SF: 24^(B)</u> <u>Parcels ≥ 10,000 SF: 40^(B)</u>
<u>DA-3</u>	<u>Parcels < 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 20</u>	<u>Parcels < 10,000 SF: 24^(B)</u> <u>Parcels ≥ 10,000 SF: 60^(B)</u>
<u>DA-4</u>	<u>Parcels < 10,000 SF: n.a.</u>	<u>Parcels < 10,000 SF: 24^(B)</u>

	<u>Parcels ≥ 10,000 SF: 60</u>	<u>Parcels ≥ 10,000 SF: 100^(B)</u>
<u>DA-6</u>	<u>Parcels < 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 60</u>	<u>Parcels < 10,000 SF: 24^(B)</u> <u>Parcels ≥ 10,000 SF: n.a.</u>
<u>NA-1, NA-2, P</u>	<u>n.a.</u>	<u>24</u>
<u>SA-1, SA-2, SA-3</u>	<u>18^(C)</u>	<u>24-35</u>

- C. Small Unit Density Bonus – DA Districts. A 20 percent density bonus for average unit size less than 750 square feet is allowed. This bonus may not be added to the state-required density bonus for affordable housing. Only one density bonus program may be applied to any given development.
- D. Exceptions to Minimum Density – SA Districts. Exceptions to this minimum density requirement may be approved at the discretion of the Zoning Enforcement Official.
- E. DA Districts – Maximum Density for Small Parcels. For parcels less than 10,000 s.f. the density shall not exceed 24 units per acre unless approved by a conditional use permit.
- F. Open Space Density Bonus. Conditional use permits for additional density may be approved for projects having additional open space or other amenities.

2-694 Reserved (Ord. 2016-012 § 4) Open Space for Multi-Family Residential and Mixed-Use Residential Development

- A. In addition to the general Landscape Requirements prescribed in Article 19 and 2-688.A, the following requirements for minimum required open space apply to all multi-family residential and mixed-use residential development in the C, P, NA, DA or SA districts.

<u>Zoning District</u>	<u>Required Open Space (SF / DU)</u>
<u>CN, CC, NA-1, NA-2, P</u>	<u>200</u>
<u>SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, DA-6</u>	<u>60</u>

2-696 Additional Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts

~~Development proposals in the SA-1, SA-2 or SA-3 Districts shall be reviewed by City staff to ensure general consistency with the provisions contained in the East 14th Street South Area Development Strategy Design Guidelines. For buildings located in the DA-1, DA-2, DA-3, DA-4, or DA-6 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the Downtown San Leandro Transit-Oriented~~

Development Strategy that relate to wall setbacks, offsets and other design related features. In addition to the development regulations listed above, the following regulations shall apply:

A. ~~Residential Development.~~ Development standards for residential uses in the CN, CC, and C-RM Districts shall be subject to the same standards for height limits, maximum density, and open space as would apply to residential development in the RM-2000 [twenty two (22) dwellings per acre] District, as prescribed by Sections 2-528, 2-540 and 2-558. Development standards for residential uses in the P, NA-1 and NA-2 Districts shall be subject to comparable regulations of the RM-1800 [twenty four (24) dwellings per acre] District. Development densities for the SA-1, SA-2 or SA-3 Districts shall provide a minimum density of 18 units per gross acre. Exceptions to this minimum density requirement may be approved at the discretion of the Zoning Enforcement Official.—

B. ~~Fences, Walls, and Hedges.~~ Subject to the regulations of Section 4-1682: Fences, Walls, and Hedges.

C. ~~Off-Street Parking and Loading.~~ Subject to the regulations of Article 17: Off-Street Parking and Loading Regulations. A triangular yard adjoining both sides of a driveway crossing a street property line shall have a depth of five (5) feet at the edge of the driveway and a width measured on both sides of the driveway of fifty (50) feet, or the distance to the intercepting property line, whichever is less. At least fifty percent (50%) of each such yard shall be planting area.

D. ~~Signs.~~ Subject to the regulations of Article 18: Signs.

E. ~~Outdoor Facilities/Outdoor Storage.~~ Subject to the regulations of Sections 4-1662: Outdoor Facilities/Outdoor Storage and 4-1672: Earth Station and Microwave Equipment. All outdoor storage and refuse storage areas shall be screened so as not to be visible from any street, public way, or R, P, or IP District.

- A. Ground Floor Retail in DA-1. Retail uses required on ground floor on parcels fronting on East 14th Street and Washington Avenue, north of Parrott Street.
- B. Views into Buildings. On frontages designated on the Zoning Map, not less than fifty percent (50%) of the first story of that portion of a building facing a street shall consist of opening or clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards. On commercial ground floors in the DA and SA Districts, not less than 50 percent of the first story of that portion of a building facing a street shall consist of opening or clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards.
- C. Security Roll-Up Doors. Retractable security gates, window bars, and mall-style roll-up doors shall be installed to the inside of existing windows or glass doors for installation of physical security measures on a building façade. A mall-style roll-up door must not be visible during business hours. Metal gates, stored in a wall pocket or similar enclosure so as not to be visible during business hours, and scissor-style security grilles, retracted into casing during business hours, are subject to the review and approval of the Community Development Director.

~~H. Screening of Mechanical Equipment. Subject to the regulations of Section 4-1664: Screening of Mechanical Equipment. All outdoor storage and refuse storage areas shall be screened so as not to be visible from any street, public way, or R, P, or IP District.~~

~~I. Refuse Storage Areas. Subject to the regulations of Section 4-1666: Refuse Storage Areas. All outdoor storage and refuse storage areas shall be screened so as not to be visible from any street, public way, or R, P, or IP District.~~

~~J. Underground Utilities. Subject to the regulations of Section 4-1668: Underground Utilities.~~

~~K. Performance Standards. Subject to the regulations of Section 4-1670: Performance Standards.~~

~~L. Nonconforming Structures and Nonconforming Signs. Subject to the regulations of Article 20: Nonconforming Uses and Structures.~~

D. Other Requirements: C-RM (Commercial - Regional Mall) District. The following additional requirements shall apply to development approvals in the C-RM District at the time when new improvements are constructed and only in that area of the site that is related to such new construction.

1. All signs shall be subject to the San Leandro Sign Code with respect to requirements for installation permits and maintenance.
2. All outdoor storage and surface mounted mechanical equipment shall be screened from view from public streets, on-site parking and vehicular or pedestrian circulation areas open to the public.
3. Roof-mounted mechanical equipment either shall be screened from view from public streets, the elevated BART line, and on-site public parking and vehicular or pedestrian circulation areas open to the public, or such equipment shall be designed or treated so as to be unobtrusive or visually attractive.
4. All utilities on-site shall be placed underground. (Ord. 2016-012 § 4; Ord. 2014-011 § 2; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-698 Review of Plans Amenities, Design Criteria for Multi-Family Residential, Mixed-Use Residential Developments

~~A. Certain projects shall be subject to Site Plan review (see Article 25: Site Plan Approval).~~

-

~~B. Development proposals in the SA-1, SA-2 or SA-3 Districts shall be reviewed by City staff to ensure general consistency with the provisions contained in the Design Guidelines in the East 14th Street South Area Development Strategy.~~

-

~~C. For buildings located in the DA-1, DA-2, DA-3, DA-4, or DA-6 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the Downtown San Leandro Transit-Oriented Development Strategy.~~

A. Projects subject to site plan review shall include amenities and design criteria that enhance the quality of tenants living or the appearance of the project and not cited elsewhere in this Division. Projects shall include at least seven (7) of these amenities. Amenities and criteria may include:

1. ~~Open space; storage space~~ Fitness Center
2. Lap Pool
3. Common areas that are not private balconies
4. Tenant activity areas (Examples: joint eating and cooking areas, clubhouse, play areas, ~~running track~~, screening room)
5. ~~Use of solar energy in the design of the building~~ Electric vehicle (EV) charging stations or 220 V power outlet for 15% of required parking spaces.
6. Use of three or more colors
7. Use of three or more materials on the façade
8. Public art
9. Storage rooms
10. Main door-staffed with attendant
11. Bicycle lockers
12. ~~Turf block or~~ Permeable concrete pavers in driveway and parking areas
13. ~~Practical and usable~~ Indoor and outdoor furniture in common areas
14. Façade or corner modulation of minimum 18-inch depth. (Examples: Bay windows, corner feature)
15. Playground
16. Pet Relief Area
17. Pet Washing Facility
18. On-Site Commercial Child Care Facility
19. Study Room and/or Library
20. Conference Room (Ord. 2016-012 § 4; Ord. 2008-011 § 1; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

Exhibit A

Division 2. Development Regulations

2-676 Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts

The following sections set forth the property development regulations of the CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 districts. In addition, development in the SA-1, SA-2 or SA-3 Districts shall be consistent with the Design Guidelines in the East 14th Street South Area Development Strategy. Development in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be consistent with the provisions contained in the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy. (Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-678 Minimum Lot Area and Minimum Lot Width

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)
CN, P	5,000	50
CC, CS, NA-1, NA-2	10,000	100
CR	10,000	n.a.
C-RM	25 acres ^(A)	n.a.
DA-1, DA-6	10,000 ^(A)	100
DA-2, DA-3, DA-4	5,000 ^(A)	50
SA-1, SA-2, SA-3	5,000	50

- A. Exceptions to Minimum Lot Size – C-RM and DA Districts. The Zoning Enforcement Official may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot. Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2005-002 § 1; Ord. 2004-007 § 2; Ord. 2001-015 §1)

2-680 Minimum Yards

- A. Minimum Building Setback. The minimum setback for building placement, is as prescribed below. Additional building setback may also apply as specified in Subsections B, C, D, E, F, G, H, and I.

Zoning District	Front (ft.)	Side (ft.)	Corner Side (ft.)	Rear (ft.)	Yards Abutting R Districts
CC	10	0	10	0	15 ft. side or rear ^(J)
CN, P	10	0	10	0	15 ft. side or rear ^(J)
CR	20	0	20	0	15 ft. side or rear ^(J)
C-RM	0	0	0	0	40 ft. from a structure in an R District ^(C)
CS	10	0	10	0	15 ft. side or rear ^(J)
DA-1	Varies ^{(D)(G)}	0	0	Varies ^{(D)(G)}	Varies ^(J)
DA-2; DA-3, DA-6	Varies ^{(E)(G)}	0	0	Varies ^{(E)(G)}	Varies ^(J)
DA-4	Varies ^{(F)(G)}	0	0	Varies ^{(F)(G)}	Varies ^(J)
NA-1	0	4	0	5	n.a.
NA-2	20 or 25 ^(H)	15 ^(H)	20 ^(H)	15 ^(H)	25 ft. rear for second story 35 ft. rear for third story ^(H)
SA-1, SA-3	0 ^(I)	0	0 ^(I)	0	8 ft. side or rear ^(J)
SA-2	Varies ^(I)	0	0	0	8 ft. side or rear ^(J)

B. Additional Regulations – All Commercial and Professional Districts.

1. Front, side, corner side, and rear yards shall be subject to the regulations of Section 4-1654: Building Projections into Yards and Courts.
2. Double-frontage lots shall provide the minimum front setback on each frontage.

C. Additional Building Setback Requirements – CR-M District. No building in the C-RM District shall be constructed within 40 feet of a structure in an R District. Any other restriction on yards shall be as established pursuant to a conditional use approval or development agreement.

D. Additional Building Setback Requirements – DA-1 District.

1. Along East 14th Street, a minimum front setback of seven feet is required to create a minimum 15-foot wide pedestrian zone.
2. Rear yards shall be consistent with the prevailing condition on each block.

E. Additional Building Setback Requirements – DA-2, DA-3, and DA-6 Districts.

1. Front setbacks shall be consistent with the prevailing condition on each block.
2. Where ground floor residential is proposed, a minimum front setback of 10 feet and a maximum of 15 feet shall be provided
3. For mixed-use buildings, the front setback shall not exceed 10 feet.
4. Rear yards shall be consistent with the prevailing condition on each block.

F. Additional Building Setback Requirements – DA-4 District.

1. Front setbacks shall be consistent with the prevailing condition on each block.
2. Rear yards shall be consistent with the prevailing condition on each block.
3. Along the San Leandro Creek, the Zoning Enforcement Official shall determine the applicable building setback for a creek trail and open space.

G. Pre-Existing Residential in DA Districts. The Zoning Enforcement Official shall determine the applicable building setback standards for modifications or additions to pre-existing residential development based on the prevailing conditions on each block.

H. Additional Building Setback Requirements – NA-2 District.

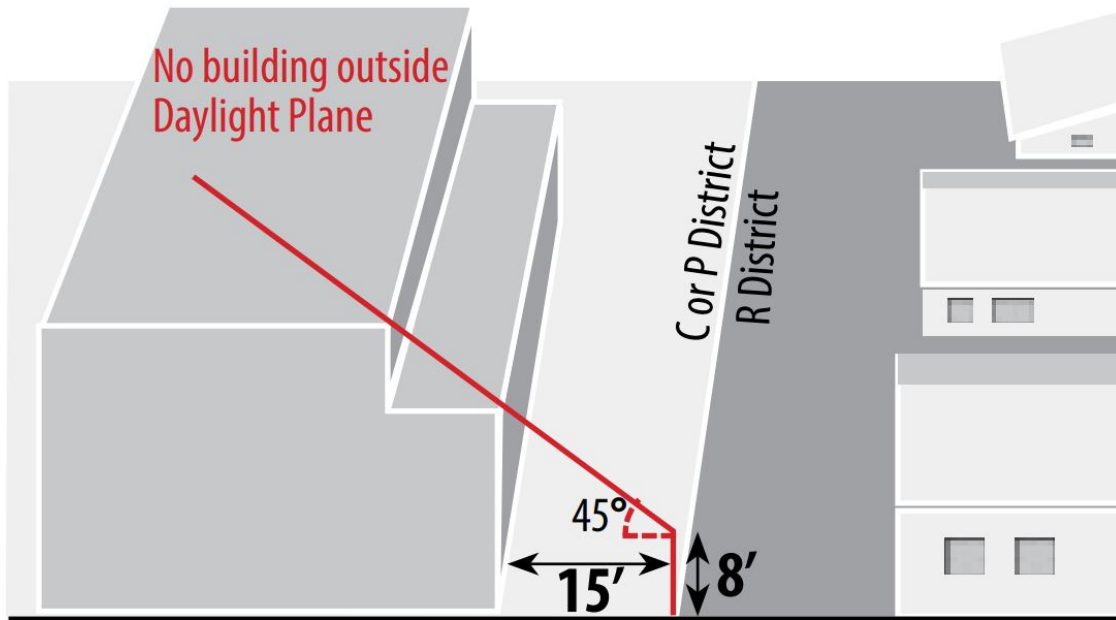
1. The front setback in the NA-2 District shall be as follows: 20 feet for one and two story buildings and 25 feet for three story buildings.
2. Side setbacks in the NA-2 District shall be 15 feet or one-half the building height, whichever is greater.
3. Corner side setbacks in the NA-2 District shall be 20 feet, or one-half the building height, whichever is greater.
4. Rear yard requirements in the NA-2 District, when adjoining RS Districts, shall be increased to 25 feet for the second story and 35 feet for the third story. Rear yards in the NA-2 District, when adjoining RD or RM Districts, shall be increased to 25 feet.

I. Additional Building Setback Requirements – SA-1, SA-2, and SA-3 Districts.

1. If ground floor residential is proposed, a 10-foot building setback shall be required.
2. South of Blossom Way: Front setbacks will vary to achieve a 13.5-foot wide sidewalk. No front setback is required.
3. North of Blossom Way: Front setbacks will vary to achieve a 13-foot wide sidewalk. A minimum 4.5-foot setback shall be required.

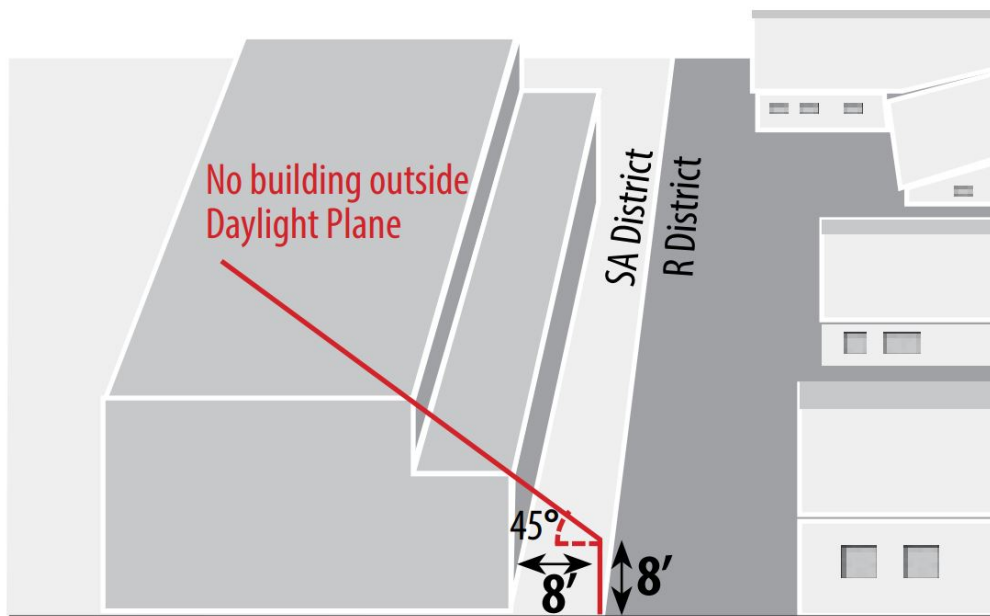
J. Daylight Plane Regulations for Parcels Adjacent to R Districts.

1. For C and P Districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—C or P Districts.”)



Required Daylight Plane at Adjoining Districts—C or P Districts
 (The diagram is illustrative)

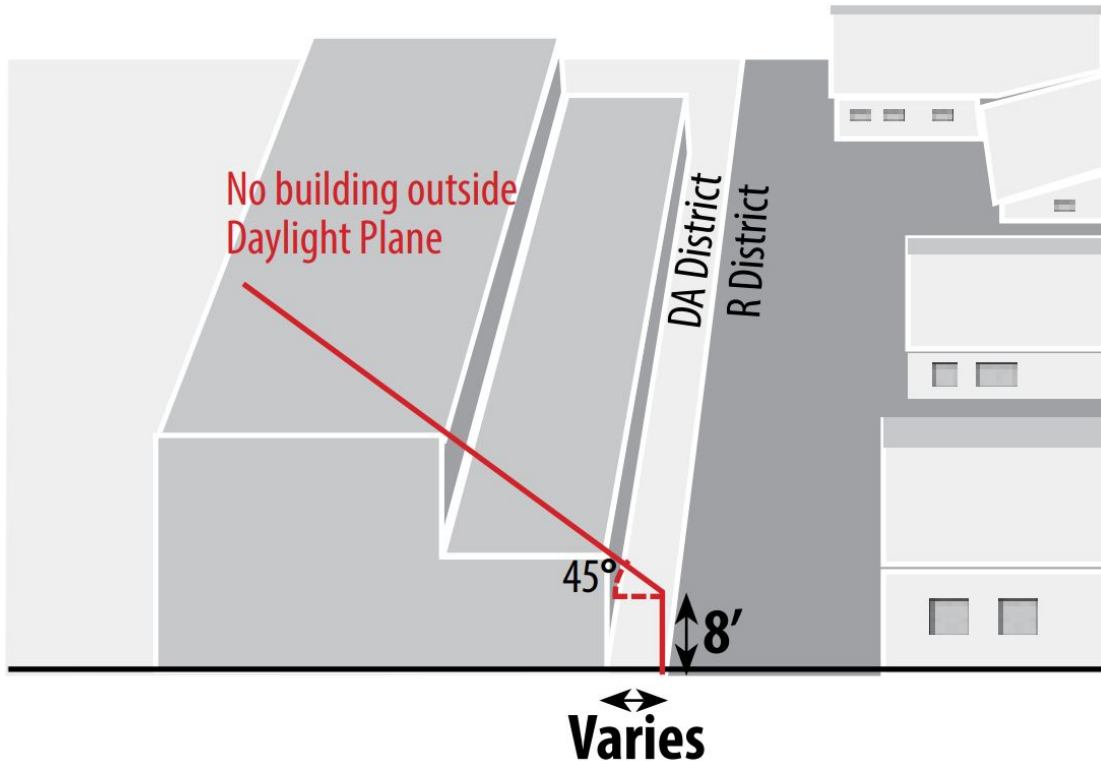
2. For SA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—SA Districts.”)



Required Daylight Plane at Adjoining Districts—SA Districts

(The diagram is illustrative. Also refer to the East 14th Street South Area Design Guidelines)

- For DA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at an RS or RD District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—DA Districts.”)



Required Daylight Plane at Adjoining Districts—DA Districts

(The diagram is illustrative. Also refer to the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy)

- In instances in which the zoning district boundary is located at the centerline of an adjacent public right-of-way, the daylight plane shall be measured from the nearest property line.
- The Zoning Enforcement Official may approve an Administrative Exception if an applicant cannot meet these provisions per Section 2-699 Administrative Exceptions.

2-682 Height of Structures

Zoning District	Non-Residential Development		Residential and Mixed-Use Residential Development	
	Minimum Height (ft.)	Maximum Height (ft.)	Minimum Height (ft.)	Maximum Height (ft.)
CC	n.a.	50	n.a.	50
CN, NA-1, NA-2	n.a.	30	n.a.	50
CR, CS	n.a.	40	n.a.	n.a.
C-RM	n.a.	80 ^(A)	n.a.	50
DA-1	n.a. or 24 ^(B)	75 ^(C)	n.a. or 24 ^(B)	75
DA-2	n.a. or 24 ^(B)	50 ^(C)	n.a. or 24 ^(B)	50
DA-3	n.a.	50 ^(C)	n.a.	50
DA-4	n.a.	60-75 ^(C)	n.a.	60-75 ^(C)
DA-6	n.a.	75 ^(C)	n.a.	75 ^(C)
P	n.a.	30	n.a.	30 or 50 ^(D)
SA-1, SA-2, SA-3	24	50	24	50

- A. Exceptions to Maximum Height – C-RM District. No building in the C-RM District shall exceed a height of 80 feet or four stories unless a greater height is expressly permitted by a Conditional Use Permit or development agreement.
- B. Exceptions to Minimum Height – DA-1 and DA-2 Districts. The 24-foot minimum height standard only applies along East 14th Street between Chumalia Street and Georgia Way. No minimum height applies elsewhere in the DA-1 or DA-2 districts.
- C. Specific Heights and Height Exceptions – DA Districts. The Downtown San Leandro Transit-Oriented Development Strategy Figure 8 establishes the locations of specific height limits. Exceptions to the maximum height requirement may be allowed subject to the approval of a Conditional Use Permit.
- D. Maximum Height – P Districts. The 50-foot maximum height standard only applies to lots greater than or equal to 10,000 square feet and are adjacent on all four sides to a zone that allows a height of 50 feet.
- E. Other Exceptions to Height Limits. The maximum height of structures shall be subject to the regulations of Section 4-1658: Exceptions to Height Limits. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-684 Lot Coverage

Zoning District	Maximum Lot Coverage
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CC, CN, CS, P	50%
CR	25%
C-RM, DA-1, DA-2, DA-3, DA-4, DA-6, NA-1, NA-2, SA-1, SA-2, SA-3	100%

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-686 Floor Area Ratio (FAR)

Zoning District	Minimum FAR	Maximum FAR
CC	n.a.	1.0
CN	n.a.	0.5
CR	n.a.	1.0
C-RM	n.a.	1.0
CS	n.a.	0.5
DA-1	n.a.	3.5
DA-2	n.a.	1.0 – 5.0 ^{(A)(B)(C)(D)}
DA-3	n.a.	3.5 – 4.0 ^(B)
DA-4	n.a.	4.0 – 5.0 ^(C)
DA-6	1.0	4.0 – 5.0 ^(C)
NA-1, NA-2	n.a.	1.0 – 1.5 ^(D)
P	n.a.	0.5 – 3.5 ^(A)
SA-1, SA-2, SA-3	n.a.	1.0 – 1.5 ^(D)

- A. Maximum FAR in Downtown Mixed Use – DA-2, DA-3, and P Districts. Maximum of up to 3.5 FAR allowed for parcels within the General Plan Downtown Mixed Use land use category.
- B. Maximum FAR in Transit-Oriented Mixed Use – DA-2, and DA-3 Districts. Maximum of up to 4.0 FAR allowed for parcels within the General Plan Transit-Oriented Mixed Use land use category.
- C. Parcels Adjacent to BART – DA-2, DA-3, DA-4, and DA-6 Districts. Maximum of up to 5.0 FAR allowed for parcels adjacent to a BART station.
- D. Maximum FAR for Residential or Mixed-Use Residential Developments – DA-2, NA-1, NA-2, SA-1, SA-2, and SA-3 Districts. Maximum of up to 1.5 FAR for residential or mixed-use residential development.

2-688 Minimum Site Landscaping

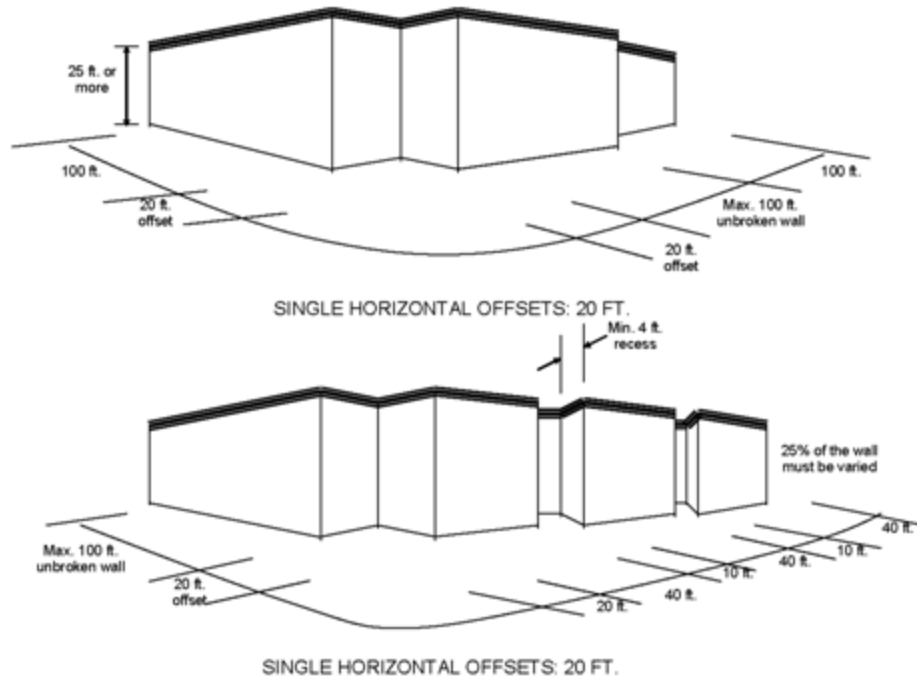
- A. General Landscape Requirements. In addition to the general requirements prescribed in Article 19 Landscape Requirements, the following requirements for minimum site landscaping apply to all property within commercial and professional districts. The minimum percentage of the site that shall be used for landscaping shall be as prescribed below:

Zoning District	Minimum Site Landscaping
CN, NA-1, P, SA-1, SA-3	5% ^{(C)(D)}
CC, CS, NA-2, SA-2	10% ^{(C)(D)}
CR, C-RM, DA-1, DA-2, DA-3, DA-4, DA-6	Determined at the time of project Site Plan Review, pursuant to Article 25 ^(C)

- B. Landscape Requirements in All Districts. Notwithstanding the minimum setback and landscaped yard requirements of this Article, all open areas within, and adjacent to, a required front or corner side yard, other than areas used for walks, drives or parking and loading facilities, shall be landscaped. For projects requiring Site Plan Review pursuant to Article 25 Site Plan Approval, all landscaping shall be installed consistent with Article 19 Landscape Requirements.
- C. Minimum Site Landscaping – CN, CC, CR, CS, P, and NA-2 Districts. A landscaped yard or planter strip with a minimum depth of 10 feet shall be provided within the front and corner side setbacks prescribed in Section 2-680 Minimum Yards.
- D. Minimum Site Landscaping – SA-1, SA-2 and SA-3 Districts. A minimum five-foot landscaped yard or planter strip shall be provided for any parking facility or other open space area abutting a public street.
- E. Exceptions for Minimum Site Landscaping. As part of the Site Plan Review pursuant to Chapter 25 Site Plan Approval, exceptions to the requirements of this Subsection may be permitted if such requirements are found not to be practical due to pre-existing site constraints. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-009 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-690 Wall Setback or Offsets

- A. Building Articulation. Buildings over 25 feet in height with walls that extend longer than 100 feet shall provide architectural details such as offsets, recesses, reveals, window patterns, columns, or pilasters. Alternative design solutions that achieve an equivalent level of building articulation and visual interest may be approved by the ZEO, or may be approved as part of the site plan review or other approval process by the approval authority. (Please refer to “Maximum Wall Length and Required Break” illustration.)



Maximum Wall Length and Required Break

(The diagram is illustrative)

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-692 Density for Multi-Family Residential and Mixed-Use Residential Development

- A. Density for Multi-Family Residential and Mixed-Use Residential Development. The minimum and maximum density for residential and mixed-use development is as prescribed below. For minimum and maximum density calculations that result in fractional amounts, numbers of 0.5 or greater shall be rounded up to the nearest whole integer, numbers less than 0.5 shall be rounded down to the nearest whole integer.

Zoning District	Minimum Density (Dwelling Unit / Acre)	Maximum Density (Dwelling Unit / Acre)
CC, CN, C-RM	n.a.	24 ^(B)
CR, CS	n.a.	n.a.
DA-1	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 35	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: 100 ^(B)
DA-2	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 20	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: 40 ^(B)
DA-3	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 20	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: 60 ^(B)
DA-4	Parcels < 10,000 SF: n.a.	Parcels < 10,000 SF: 24 ^(B)

	Parcels ≥ 10,000 SF: 60	Parcels ≥ 10,000 SF: 100 ^(B)
DA-6	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 60	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: n.a.
NA-1, NA-2, P	n.a.	24
SA-1, SA-2, SA-3	18 ^(C)	24-35

- B. Small Unit Density Bonus – DA Districts. A 20 percent density bonus for average unit size less than 750 square feet is allowed. This bonus may not be added to the state-required density bonus for affordable housing. Only one density bonus program may be applied to any given development.
- C. Exceptions to Minimum Density – SA Districts. Exceptions to this minimum density requirement may be approved at the discretion of the Zoning Enforcement Official.

2-694 Open Space for Multi-Family Residential and Mixed-Use Residential Development.

- A. In addition to the general Landscape Requirements prescribed in Article 19 and 2-688.A, the following requirements for minimum required open space apply to all multi-family residential and mixed-use residential development in the C, P, NA, DA or SA districts.

Zoning District	Required Open Space (SF / DU)
CN, CC, NA-1, NA-2, P	200
SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, DA-6	60

2-696 Additional Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts

- A. Ground Floor Retail in DA-1. Retail uses required on ground floor on parcels fronting on East 14th Street and Washington Avenue, north of Parrott Street.
- B. Views into Buildings. On commercial ground floors in the DA and SA Districts, not less than 50 percent of the first story of that portion of a building facing a street shall consist of opening or clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards.
- C. Security Roll-Up Doors. Retractable security gates, window bars, and mall-style roll-up doors shall be installed to the inside of existing windows or glass doors for installation of physical security measures on a building façade. A mall-style roll-up door must not be visible during business hours. Metal gates, stored in a wall pocket or similar enclosure so as not to be visible during business hours, and scissor-style security grilles, retracted into casing during business hours, are subject to the review and approval of the Zoning Enforcement Official.

D. Other Requirements: C-RM (Commercial - Regional Mall) District. The following additional requirements shall apply to development approvals in the C-RM District at the time when new improvements are constructed and only in that area of the site that is related to such new construction.

1. All signs shall be subject to the Article 18 Signs with respect to requirements for installation permits and maintenance.
2. All outdoor storage and surface mounted mechanical equipment shall be screened from view from public streets, on-site parking and vehicular or pedestrian circulation areas open to the public.
3. Roof-mounted mechanical equipment either shall be screened from view from public streets, the elevated BART line, and on-site public parking and vehicular or pedestrian circulation areas open to the public, or such equipment shall be designed or treated so as to be unobtrusive or visually attractive.
4. All utilities on-site shall be placed underground. (Ord. 2016-012 § 4; Ord. 2014-011 § 2; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-698 Amenities, Design Criteria for Multi-Family Residential, Mixed-Use Residential Developments

A. Projects subject to Site Plan Review shall include amenities and design criteria that enhance the quality of tenants' living or the appearance of the project and not cited elsewhere in this Division. Projects shall include at least seven of these amenities. Amenities and criteria may include:

1. Fitness Center
2. Lap Pool
3. Common areas that are not private balconies
4. Tenant activity areas (Examples: joint eating and cooking areas, clubhouse, play areas, screening room)
5. Electric vehicle (EV) charging stations or 220 V power outlet for 15% of required parking spaces.
6. Use of three or more colors
7. Use of three or more materials on the façade
8. Public art
9. Storage rooms
10. Main door-staffed with attendant
11. Bicycle lockers
12. Permeable concrete pavers in driveway and parking areas
13. Indoor and outdoor furniture in common areas
14. Façade or corner modulation of minimum 18-inch depth. (Examples: Bay windows, corner feature)
15. Playground

16. Pet Relief Area
17. Pet Washing Facility
18. On-Site Commercial Child Care Facility
19. Study Room and/or Library
20. Conference Room (Ord. 2016-012 § 4; Ord. 2008-011 § 1; Ord. 2007-020 § 2;
Ord. 2004-007 § 2; Ord. 2001-015 § 1)



City of San Leandro

Meeting Date: December 17, 2018

Ordinance

File Number: 18-627 **Agenda Section:** PUBLIC HEARINGS

Agenda Number:

TO: City Council

FROM: Jeff Kay
City Manager

BY: Tom Liao
Community Development Director

FINANCE REVIEW: Not Applicable

TITLE: ORDINANCE of the City of San Leandro City Council to Amend Article 6, Division 2 of the San Leandro Zoning Code, Related to the Development Regulations of Commercial and Professional Zoning Districts.

WHEREAS, the San Leandro City Council adopted the current General Plan in September 2016; and

WHEREAS, the San Leandro Zoning Code may be periodically amended to incorporate clarifications or corrections to existing designations, as well as substantive changes; and

WHEREAS, the Zoning Code Amendments are consistent with the General Plan and other adopted specific plans, and are consistent with other provisions of the Zoning Code; and

WHEREAS, the Zoning Code Amendments have been determined to be non-substantive and are necessary to achieve consistency with the goals, policies, and actions in the General Plan and other adopted plans; and

WHEREAS, the Zoning Code Amendments clarify and consolidate established provisions of the Zoning Code and do not increase or intensify development standards such as density, lot coverage, building heights, or setbacks; and

WHEREAS, the Zoning Code Amendments to Article 6, Division 2 are determined to not be subject to the California Environmental Quality Act (CEQA) because the proposed Amendments will not result in a direct or reasonably foreseeable indirect physical change in the environment, the proposed Amendments are covered by the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment, and because any project that has the potential to cause a significant effect on the environment will be evaluated through a separate environmental review process in accordance with CEQA; and

WHEREAS, on November 1, 2018, the Community Development Department hosted an

informational meeting at City Hall to introduce the proposed Zoning Code Amendments to the public and to receive comments; and

WHEREAS, the Planning Commission of the City of San Leandro held a duly noticed Public Hearing for consideration of the Zoning Code Amendments on November 15th, 2018 and, after considering all public comments and testimony received prior to and during the hearing, found them to be consistent with the General Plan and recommended by a 4-2 decision that the City Council adopt an Ordinance to amend Article 6, Division 2 of the San Leandro Zoning Code with a provision to enable a 50 foot height limit for certain properties 10,000 square feet in size or larger in the Professional Office (P) zoning district when surrounding properties are also zoned to allow a 50 foot height; and

WHEREAS, the City Council considered all public comments and testimony and the recommendation of the Planning Commission in its deliberations; and

WHEREAS, the Community Development Department provided notice of this Ordinance to amend the Zoning Code by publishing a public hearing notice in the East Bay Times' Daily Review newspaper on December 7, 2018; and

WHEREAS, the City's General Plan, Zoning Code, and Municipal Code are incorporated herein by reference, and are available for review at City Hall during normal business hours.

The City Council of the City of San Leandro does **ORDAIN** as follows:

SECTION 1. Recitals. The above recitals are true and correct and made a part of this Ordinance.

SECTION 2. CEQA. The Amendments to Zoning Code Article 6, Division 2 are determined to not be subject to the California Environmental Quality Act (CEQA) because the proposed Amendments will not result in a direct or reasonably foreseeable indirect physical change in the environment, the proposed Amendments are covered by the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment, and because any project that has the potential to cause a significant effect on the environment will be evaluated through a separate environmental review process in accordance with CEQA.

SECTION 3. AMENDMENT OF CODE. Article 6, Division 2 of the San Leandro Zoning Code is amended as identified on "Exhibit A," attached hereto and incorporated herein by this reference.

SECTION 4. FINDINGS. Based on the entirety of the record, the City Council hereby finds that the Zoning Code Amendments, as shown in the attached "Exhibit A," incorporated herein by reference, are consistent with the 2035 General Plan adopted in September, 2016. The City Council further finds that consideration of the proposed Amendments complies with the notice and hearing provisions of the Zoning Code.

SECTION 5. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of San Leandro hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof is declared invalid or unenforceable.

SECTION 6. EFFECTIVE DATE AND PUBLICATION. This Ordinance shall take effect thirty (30) days after adoption. The City Clerk is directed to publish the title once and post a complete copy thereof on the City Council Chamber bulletin board for five (5) days prior to adoption.

Exhibit A

Division 2. Development Regulations

2-676 Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts

The following sections set forth the property development regulations of the CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 districts. In addition, development in the SA-1, SA-2 or SA-3 Districts shall be consistent with the Design Guidelines in the East 14th Street South Area Development Strategy. Development in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be consistent with the provisions contained in the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy. (Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-678 Minimum Lot Area and Minimum Lot Width

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)
CN, P	5,000	50
CC, CS, NA-1, NA-2	10,000	100
CR	10,000	n.a.
C-RM	25 acres ^(A)	n.a.
DA-1, DA-6	10,000 ^(A)	100
DA-2, DA-3, DA-4	5,000 ^(A)	50
SA-1, SA-2, SA-3	5,000	50

- A. Exceptions to Minimum Lot Size – C-RM and DA Districts. The Zoning Enforcement Official may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot. Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2005-002 § 1; Ord. 2004-007 § 2; Ord. 2001-015 §1)

2-680 Minimum Yards

- A. Minimum Building Setback. The minimum setback for building placement, is as prescribed below. Additional building setback may also apply as specified in Subsections B, C, D, E, F, G, H, and I.

Zoning District	Front (ft.)	Side (ft.)	Corner Side (ft.)	Rear (ft.)	Yards Abutting R Districts
CC	10	0	10	0	15 ft. side or rear ^(J)
CN, P	10	0	10	0	15 ft. side or rear ^(J)
CR	20	0	20	0	15 ft. side or rear ^(J)
C-RM	0	0	0	0	40 ft. from a structure in an R District ^(C)
CS	10	0	10	0	15 ft. side or rear ^(J)
DA-1	Varies ^{(D)(G)}	0	0	Varies ^{(D)(G)}	Varies ^(J)
DA-2; DA-3, DA-6	Varies ^{(E)(G)}	0	0	Varies ^{(E)(G)}	Varies ^(J)
DA-4	Varies ^{(F)(G)}	0	0	Varies ^{(F)(G)}	Varies ^(J)
NA-1	0	4	0	5	n.a.
NA-2	20 or 25 ^(H)	15 ^(H)	20 ^(H)	15 ^(H)	25 ft. rear for second story 35 ft. rear for third story ^(H)
SA-1, SA-3	0 ^(I)	0	0 ^(I)	0	8 ft. side or rear ^(J)
SA-2	Varies ^(I)	0	0	0	8 ft. side or rear ^(J)

B. Additional Regulations – All Commercial and Professional Districts.

1. Front, side, corner side, and rear yards shall be subject to the regulations of Section 4-1654: Building Projections into Yards and Courts.
2. Double-frontage lots shall provide the minimum front setback on each frontage.

C. Additional Building Setback Requirements – CR-M District. No building in the C-RM District shall be constructed within 40 feet of a structure in an R District. Any other restriction on yards shall be as established pursuant to a conditional use approval or development agreement.

D. Additional Building Setback Requirements – DA-1 District.

1. Along East 14th Street, a minimum front setback of seven feet is required to create a minimum 15-foot wide pedestrian zone.
2. Rear yards shall be consistent with the prevailing condition on each block.

E. Additional Building Setback Requirements – DA-2, DA-3, and DA-6 Districts.

1. Front setbacks shall be consistent with the prevailing condition on each block.
2. Where ground floor residential is proposed, a minimum front setback of 10 feet and a maximum of 15 feet shall be provided
3. For mixed-use buildings, the front setback shall not exceed 10 feet.
4. Rear yards shall be consistent with the prevailing condition on each block.

F. Additional Building Setback Requirements – DA-4 District.

1. Front setbacks shall be consistent with the prevailing condition on each block.
2. Rear yards shall be consistent with the prevailing condition on each block.
3. Along the San Leandro Creek, the Zoning Enforcement Official shall determine the applicable building setback for a creek trail and open space.

G. Pre-Existing Residential in DA Districts. The Zoning Enforcement Official shall determine the applicable building setback standards for modifications or additions to pre-existing residential development based on the prevailing conditions on each block.

H. Additional Building Setback Requirements – NA-2 District.

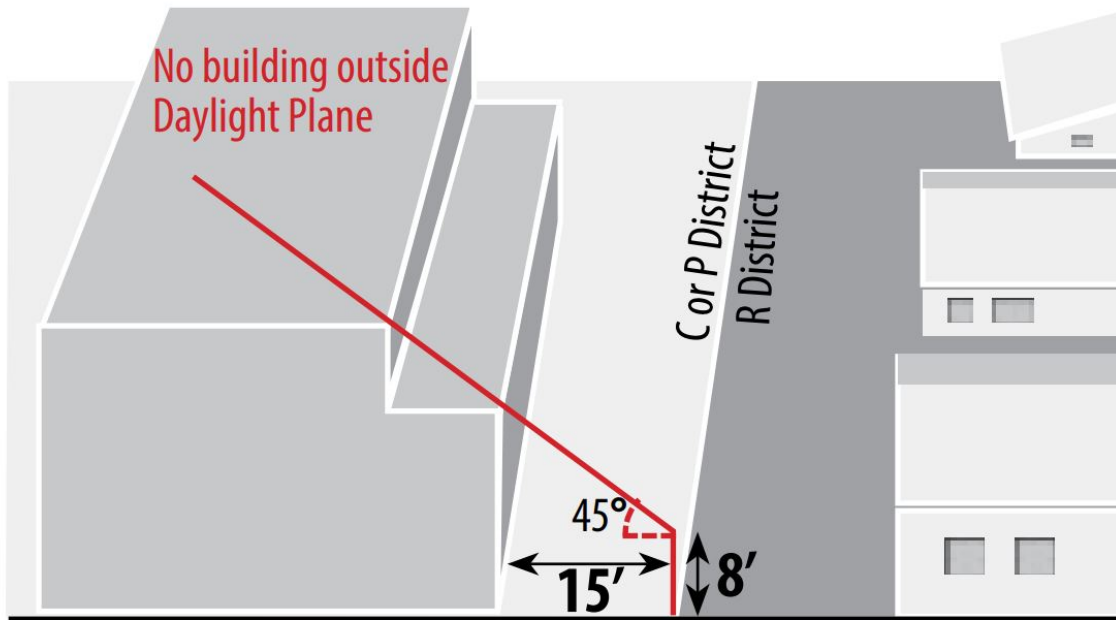
1. The front setback in the NA-2 District shall be as follows: 20 feet for one and two story buildings and 25 feet for three story buildings.
2. Side setbacks in the NA-2 District shall be 15 feet or one-half the building height, whichever is greater.
3. Corner side setbacks in the NA-2 District shall be 20 feet, or one-half the building height, whichever is greater.
4. Rear yard requirements in the NA-2 District, when adjoining RS Districts, shall be increased to 25 feet for the second story and 35 feet for the third story. Rear yards in the NA-2 District, when adjoining RD or RM Districts, shall be increased to 25 feet.

I. Additional Building Setback Requirements – SA-1, SA-2, and SA-3 Districts.

1. If ground floor residential is proposed, a 10-foot building setback shall be required.
2. South of Blossom Way: Front setbacks will vary to achieve a 13.5-foot wide sidewalk. No front setback is required.
3. North of Blossom Way: Front setbacks will vary to achieve a 13-foot wide sidewalk. A minimum 4.5-foot setback shall be required.

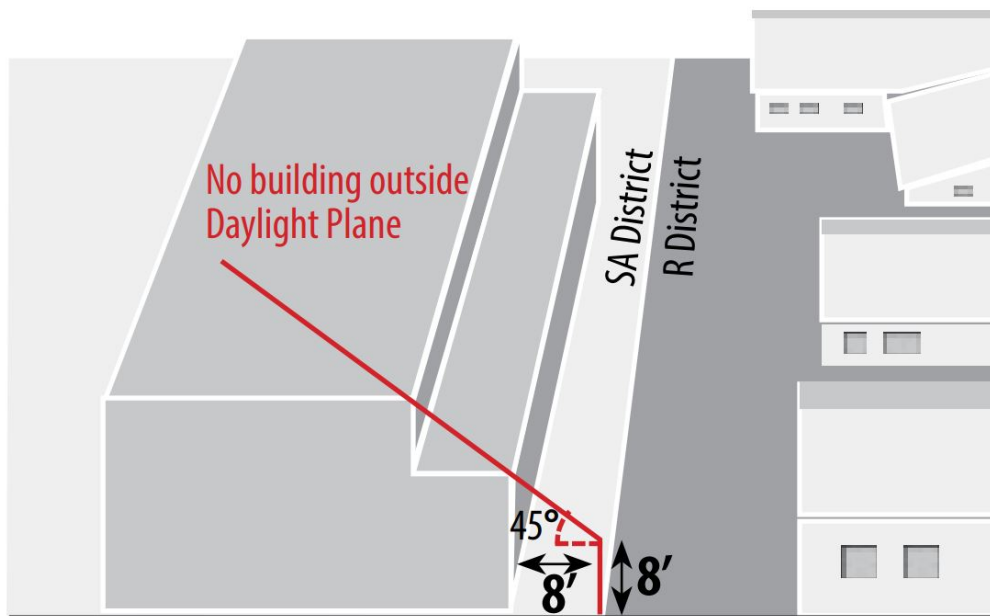
J. Daylight Plane Regulations for Parcels Adjacent to R Districts.

1. For C and P Districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—C or P Districts.”)



Required Daylight Plane at Adjoining Districts—C or P Districts
 (The diagram is illustrative)

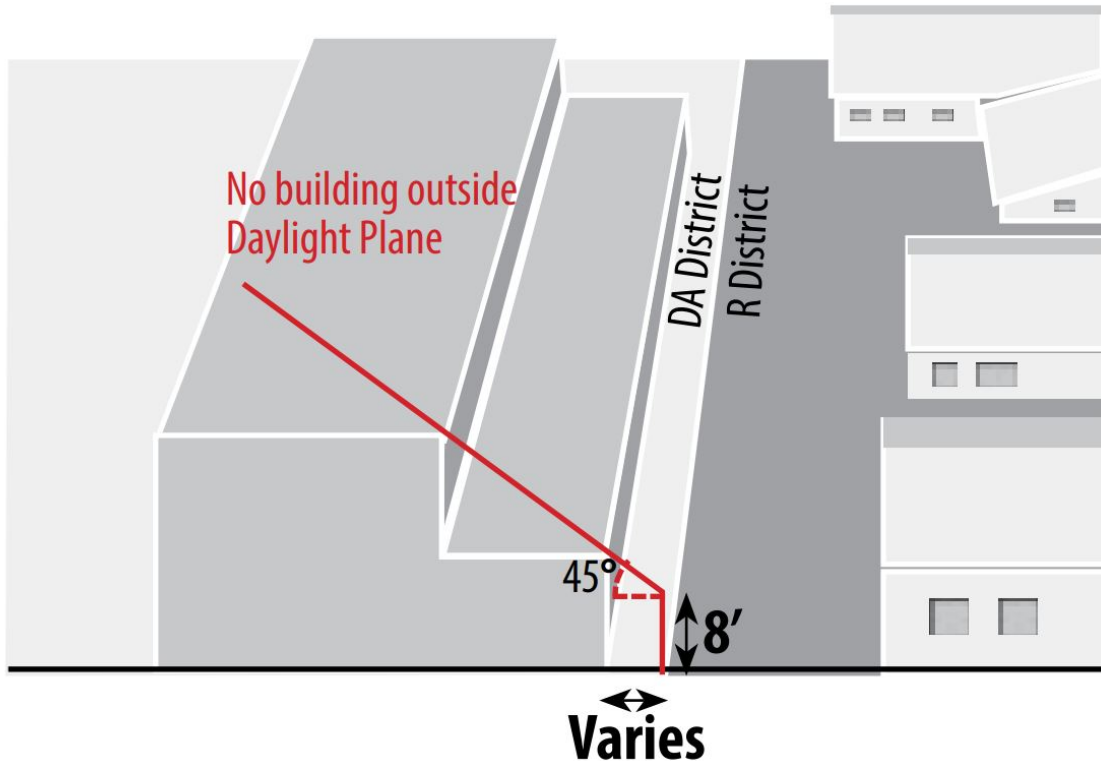
2. For SA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—SA Districts.”)



Required Daylight Plane at Adjoining Districts—SA Districts

(The diagram is illustrative. Also refer to the East 14th Street South Area Design Guidelines)

3. For DA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at an RS or RD District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—DA Districts.”)



Required Daylight Plane at Adjoining Districts—DA Districts

(The diagram is illustrative. Also refer to the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy)

4. In instances in which the zoning district boundary is located at the centerline of an adjacent public right-of-way, the daylight plane shall be measured from the nearest property line.
5. The Zoning Enforcement Official may approve an Administrative Exception if an applicant cannot meet these provisions per Section 2-699 Administrative Exceptions.

2-682 Height of Structures

Zoning District	Non-Residential Development		Residential and Mixed-Use Residential Development	
	Minimum Height (ft.)	Maximum Height (ft.)	Minimum Height (ft.)	Maximum Height (ft.)
CC	n.a.	50	n.a.	50
CN, NA-1, NA-2	n.a.	30	n.a.	50
CR, CS	n.a.	40	n.a.	n.a.
C-RM	n.a.	80 ^(A)	n.a.	50
DA-1	n.a. or 24 ^(B)	75 ^(C)	n.a. or 24 ^(B)	75 ^(C)
DA-2	n.a. or 24 ^(B)	50 ^(C)	n.a. or 24 ^(B)	50 ^(C)
DA-3	n.a.	50 ^(C)	n.a.	50 ^(C)
DA-4	n.a.	60-75 ^(C)	n.a.	60-75 ^(C)
DA-6	n.a.	75 ^(C)	n.a.	75 ^(C)
P	n.a.	30	n.a.	30
SA-1, SA-2, SA-3	24	50	24	50

- A. Exceptions to Maximum Height – C-RM District. No building in the C-RM District shall exceed a height of 80 feet or four stories unless a greater height is expressly permitted by a Conditional Use Permit or development agreement.
- B. Exceptions to Minimum Height – DA-1 and DA-2 Districts. The 24-foot minimum height standard only applies along East 14th Street between Chumalia Street and Georgia Way. No minimum height applies elsewhere in the DA-1 or DA-2 districts.
- C. Specific Heights and Height Exceptions – DA Districts. The Downtown San Leandro Transit-Oriented Development Strategy Figure 8 establishes the locations of specific height limits. Exceptions to the maximum height requirement may be allowed subject to the approval of a Conditional Use Permit.
- D. Other Exceptions to Height Limits. The maximum height of structures shall be subject to the regulations of Section 4-1658: Exceptions to Height Limits. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-684 Lot Coverage

Zoning District	Maximum Lot Coverage
CC, CN, CS, P	50%
CR	25%

C-RM, DA-1, DA-2, DA-3, DA-4, DA-6, NA-1, NA-2, SA-1, SA-2, SA-3	100%
------------------------------------------------------------------------	------

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-686 Floor Area Ratio (FAR)

Zoning District	Minimum FAR	Maximum FAR
CC	n.a.	1.0
CN	n.a.	0.5
CR	n.a.	1.0
C-RM	n.a.	1.0
CS	n.a.	0.5
DA-1	n.a.	3.5
DA-2	n.a.	1.0 – 5.0 ^{(A)(B)(C)(D)}
DA-3	n.a.	3.5 – 4.0 ^(B)
DA-4	n.a.	4.0 – 5.0 ^(C)
DA-6	1.0	4.0 – 5.0 ^(C)
NA-1, NA-2	n.a.	1.0 – 1.5 ^(D)
P	n.a.	0.5 – 3.5 ^(A)
SA-1, SA-2, SA-3	n.a.	1.0 – 1.5 ^(D)

- A. Maximum FAR in Downtown Mixed Use – DA-2, DA-3, and P Districts. Maximum of up to 3.5 FAR allowed for parcels within the General Plan Downtown Mixed Use land use category.
- B. Maximum FAR in Transit-Oriented Mixed Use – DA-2, and DA-3 Districts. Maximum of up to 4.0 FAR allowed for parcels within the General Plan Transit-Oriented Mixed Use land use category.
- C. Parcels Adjacent to BART – DA-2, DA-3, DA-4, and DA-6 Districts. Maximum of up to 5.0 FAR allowed for parcels adjacent to a BART station.
- D. Maximum FAR for Residential or Mixed-Use Residential Developments – DA-2, NA-1, NA-2, SA-1, SA-2, and SA-3 Districts. Maximum of up to 1.5 FAR for residential or mixed-use residential development.

2-688 Minimum Site Landscaping

- A. General Landscape Requirements. In addition to the general requirements prescribed in Article 19 Landscape Requirements, the following requirements for minimum site landscaping apply to all property within commercial and professional districts. The

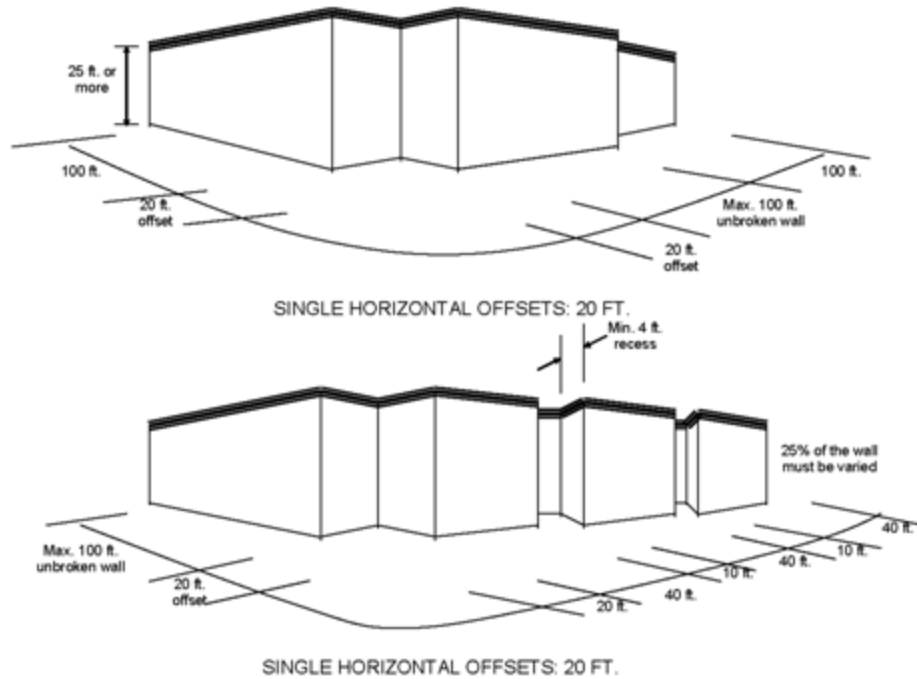
minimum percentage of the site that shall be used for landscaping shall be as prescribed below:

Zoning District	Minimum Site Landscaping
CN, NA-1, P, SA-1, SA-3	5% ^{(C)(D)}
CC, CS, NA-2, SA-2	10% ^{(C)(D)}
CR, C-RM, DA-1, DA-2, DA-3, DA-4, DA-6	Determined at the time of project Site Plan Review, pursuant to Article 25 ^(C)

- B. Landscape Requirements in All Districts. Notwithstanding the minimum setback and landscaped yard requirements of this Article, all open areas within, and adjacent to, a required front or corner side yard, other than areas used for walks, drives or parking and loading facilities, shall be landscaped. For projects requiring Site Plan Review pursuant to Article 25 Site Plan Approval, all landscaping shall be installed consistent with Article 19 Landscape Requirements.
- C. Minimum Site Landscaping – CN, CC, CR, CS, P, and NA-2 Districts. A landscaped yard or planter strip with a minimum depth of 10 feet shall be provided within the front and corner side setbacks prescribed in Section 2-680 Minimum Yards.
- D. Minimum Site Landscaping – SA-1, SA-2 and SA-3 Districts. A minimum five-foot landscaped yard or planter strip shall be provided for any parking facility or other open space area abutting a public street.
- E. Exceptions for Minimum Site Landscaping. As part of the Site Plan Review pursuant to Chapter 25 Site Plan Approval, exceptions to the requirements of this Subsection may be permitted if such requirements are found not to be practical due to pre-existing site constraints. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-009 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-690 Wall Setback or Offsets

- A. Building Articulation. Buildings over 25 feet in height with walls that extend longer than 100 feet shall provide architectural details such as offsets, recesses, reveals, window patterns, columns, or pilasters. Alternative design solutions that achieve an equivalent level of building articulation and visual interest may be approved by the ZEO, or may be approved as part of the site plan review or other approval process by the approval authority. (Please refer to “Maximum Wall Length and Required Break” illustration.)



Maximum Wall Length and Required Break

(The diagram is illustrative)

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-692 Density for Multi-Family Residential and Mixed-Use Residential Development

- A. Density for Multi-Family Residential and Mixed-Use Residential Development. The minimum and maximum density for residential and mixed-use development is as prescribed below. For minimum and maximum density calculations that result in fractional amounts, numbers of 0.5 or greater shall be rounded up to the nearest whole integer, numbers less than 0.5 shall be rounded down to the nearest whole integer.

Zoning District	Minimum Density (Dwelling Unit / Acre)	Maximum Density (Dwelling Unit / Acre)
CC, CN, C-RM	n.a.	24 ^(B)
CR, CS	n.a.	n.a.
DA-1	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 35	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: 100 ^(B)
DA-2	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 20	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: 40 ^(B)
DA-3	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 20	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: 60 ^(B)
DA-4	Parcels < 10,000 SF: n.a.	Parcels < 10,000 SF: 24 ^(B)

	Parcels ≥ 10,000 SF: 60	Parcels ≥ 10,000 SF: 100 ^(B)
DA-6	Parcels < 10,000 SF: n.a. Parcels ≥ 10,000 SF: 60	Parcels < 10,000 SF: 24 ^(B) Parcels ≥ 10,000 SF: n.a.
NA-1, NA-2, P	n.a.	24
SA-1, SA-2, SA-3	18 ^(C)	24-35

- B. Small Unit Density Bonus – DA Districts. A 20 percent density bonus for average unit size less than 750 square feet is allowed. This bonus may not be added to the state-required density bonus for affordable housing. Only one density bonus program may be applied to any given development.
- C. Exceptions to Minimum Density – SA Districts. Exceptions to this minimum density requirement may be approved at the discretion of the Zoning Enforcement Official.

2-694 Open Space for Multi-Family Residential and Mixed-Use Residential Development.

- A. In addition to the general Landscape Requirements prescribed in Article 19 and 2-688.A, the following requirements for minimum required open space apply to all multi-family residential and mixed-use residential development in the C, P, NA, DA or SA districts.

Zoning District	Required Open Space (SF / DU)
CN, CC, NA-1, NA-2, P	200
SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, DA-6	60

2-696 Additional Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts

- A. Ground Floor Retail in DA-1. Retail uses required on ground floor on parcels fronting on East 14th Street and Washington Avenue, north of Parrott Street.
- B. Views into Buildings. On commercial ground floors in the DA and SA Districts, not less than 50 percent of the first story of that portion of a building facing a street shall consist of opening or clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards.
- C. Security Roll-Up Doors. Retractable security gates, window bars, and mall-style roll-up doors shall be installed to the inside of existing windows or glass doors for installation of physical security measures on a building façade. A mall-style roll-up door must not be visible during business hours. Metal gates, stored in a wall pocket or similar enclosure so as not to be visible during business hours, and scissor-style security grilles, retracted into casing during business hours, are subject to the review and approval of the Zoning Enforcement Official.

D. Other Requirements: C-RM (Commercial - Regional Mall) District. The following additional requirements shall apply to development approvals in the C-RM District at the time when new improvements are constructed and only in that area of the site that is related to such new construction.

1. All signs shall be subject to the Article 18 Signs with respect to requirements for installation permits and maintenance.
2. All outdoor storage and surface mounted mechanical equipment shall be screened from view from public streets, on-site parking and vehicular or pedestrian circulation areas open to the public.
3. Roof-mounted mechanical equipment either shall be screened from view from public streets, the elevated BART line, and on-site public parking and vehicular or pedestrian circulation areas open to the public, or such equipment shall be designed or treated so as to be unobtrusive or visually attractive.
4. All utilities on-site shall be placed underground. (Ord. 2016-012 § 4; Ord. 2014-011 § 2; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

2-698 Amenities, Design Criteria for Multi-Family Residential, Mixed-Use Residential Developments

A. Projects subject to Site Plan Review shall include amenities and design criteria that enhance the quality of tenants' living or the appearance of the project and not cited elsewhere in this Division. Projects shall include at least seven of these amenities. Amenities and criteria may include:

1. Fitness Center
2. Lap Pool
3. Common areas that are not private balconies
4. Tenant activity areas (Examples: joint eating and cooking areas, clubhouse, play areas, screening room)
5. Electric vehicle (EV) charging stations or 220 V power outlet for 15% of required parking spaces.
6. Use of three or more colors
7. Use of three or more materials on the façade
8. Public art
9. Storage rooms
10. Main door-staffed with attendant
11. Bicycle lockers
12. Permeable concrete pavers in driveway and parking areas
13. Indoor and outdoor furniture in common areas
14. Façade or corner modulation of minimum 18-inch depth. (Examples: Bay windows, corner feature)
15. Playground

16. Pet Relief Area
17. Pet Washing Facility
18. On-Site Commercial Child Care Facility
19. Study Room and/or Library
20. Conference Room (Ord. 2016-012 § 4; Ord. 2008-011 § 1; Ord. 2007-020 § 2;
Ord. 2004-007 § 2; Ord. 2001-015 § 1)

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:35 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: P-zone height meetings

From: Annie Love-Villiers [mailto:msannielove@gmail.com]
Sent: Thursday, December 06, 2018 1:30 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: P-zone height meetings

Dear Members of the San Leandro City Council,

There are two meetings (City Council on 12/17 and Planning Commission on 12/20) that are scheduled at the height of the holiday season that will be making a determination relating to P-zone height changes.

Like others in our community, my holiday travel plans are already set in stone and I am not able to attend either of these meetings.

Historically, this topic has stirred quite a bit of community interest. *In the interest of maintaining transparency, the City Council should consider moving the discussion of this topic to a more accessible date.*

I formally request that topic of P-zone height be moved to the January agenda's to afford full community participation.

Respectfully,

Annie Love-Villiers
1633 Bancroft Avenue
San Leandro, CA 94577

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:34 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: The Nov 15th Planning Commission Meeting

From: Evan Adams [mailto:evan.w.adams@gmail.com]
Sent: Wednesday, December 05, 2018 10:43 PM
To: _Council <CityCouncil@sanleandro.org>
Subject: The Nov 15th Planning Commission Meeting

I attended the Nov 15th Planning Commission meeting was quite disappointed with how Staff presented the proposed changes to the P-zone height limit.

This was a directive given to Staff at the Feb 5th City Council meeting with the intent of correcting an error. Correcting an error was never presented to the Planning Commission even when directly asked.

I listened to the recording and made a transcript of the relevant parts along with timecode in case anyone wants to listen.

=====
8:43 Andrew Mogensen's opening remarks pertaining to the P-zone height

So in the spring of 2017 [sic] we received some comments about the development standards in the Professional Office zoning district and those concerns were presented to the City Council at a public comments session. For mixed-use and multi-family residential developments in the Professional Office district and all of the commercial zones, it referred to other sections of the code for those development standards for those two uses.

So multi-family residential, mixed-use residential, it said go look at this other chapter of the code. And that other chapter of the code didn't quite line up well with the Professional Office. The zoning code for P had a height limit of 30-ft except for these mixed-used and multi-family residential.

So the public said "why is this 50-ft, we want it to be reduced to 30-ft, this isn't good". So the City Council in Feb directed us to implement a targeted zoning code update for the Commercial and Professional districts and to reduce the height limit from 50-ft down to 30-ft. So that's what we have done, that's what we have before you.

[No mention that the original intent was for P to be limited to 30-ft. No mention that the City Council's directive was to correct an error. No mention of the FAQ on the City's website stating the intent was for P to be limited to 30-ft. The public didn't want it reduced, the public wanted it corrected.]

=====
46:38 Public Comments, Aaron Bukofzer (the only public comment)
My name is Aaron Bukofzer. Thank you for letting me speak tonight.

Earlier this year at a meeting of the City Council, many people from the community expressed their concern that, due to a drafting error in the 2016 zoning-code revisions, the maximum allowable height for buildings in the Professional Office district was not clear. The intent of the zoning-code revisions was never to change the pre-existing height limitations, which was 30-ft. It was 30-ft before and clearly, based on the FAQ that was produced by City Staff at the time, still to this day available on the City website, says very clearly

Q: What are the development standards for the P-district?

A: New development in the Professional Office P-zoning district is limited to 30-ft in height.

Now, to their credit, the City Council recognized the significance of this issue to the community and they directed City Staff to correct the zoning code to leave no doubt as to the maximum permissible height of structures in the P-zoning district.

I want to specifically thank Mayor Cutter and council members Cox, Lopez and Ballew for hearing our concerns and taking action.

Now that City Staff has come back with the required revisions, I rise tonight in support of Staff's proposal to clarify the maximum allowable height in the P-district at 30-ft.

I hope this is not controversial, that the Planning Commission will overwhelmingly support this correction for an error, and set the original intent in place. Please vote in support of City Staff's recommendation.

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48:30 Richard Brennan (nearly inaudible on the recording)

Can Staff confirm, was the representation just given correct, was this originally 30-ft, was it changed to 50-ft and was that fully vetted at the time?

48:50 Andrew Mogensen's response to Brennan's question

So there's some background in your Staff report on this. When we were working on the 2016 General Plan update and Zoning Code update, Staff had initially recommended eliminating the P-zone. We recommended it be one of the outer downtown area zones. I can't remember off the top of my head, I think it was DA-2.

The Planning Commission considered this. And it was, I believe, your recommendation to, if I'm not mistaken, at the time, to maintain the P-zone. It was ultimately Council's decision to not get rid of the P-zone and make it a different zone.

So, being a few years ago there were clearly different people involved. I was new to the City at the time and I wasn't as involved with that code update, but Staff had initially recommended this be on of the DA-zones. That didn't happen. So that's one of the reasons why this condition exists today.

[This is a non-answer as it does not address the question. Nothing about the Council's original intent of 30-ft. Nothing about the lack of vetting. Nothing about the error. Nothing about the Council directing staff to fix the error. This situation does not exist because Staff originally wanted P to be changed to DA-2, it exists because of a clerical error.]

Evan

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:31 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: P-Zone change recommendations regarding 1388 Bancroft

From: Nick Verhoek [mailto:njbrv@aol.com]
Sent: Friday, December 07, 2018 9:29 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: P-Zone change recommendations regarding 1388 Bancroft

Dear City Council Members;

As a resident near 1388 Bancroft, I request that the City Council deny the Planning Commission recommendation reworking the changes to the P-zone height to allow 50-ft structures in some cases with the clear intent of allowing it at 1388 Bancroft.

I don't mind seeing that particular property being developed for housing, but as argued before in public meetings, the density and parking is still to large. The character and integrity of existing neighborhoods should be preserved with these safeguards, so we move forward with what's best for the citizens. Denser projects have their place, but it's not on top of a middle school and plopped into established single-family neighborhoods. Please be fair. This is permanent and far-reaching.

Nicolaas Verhoek