



# City of San Leandro

Meeting Date: July 6, 2020

## Presentation

---

**File Number:** 20-237

**Agenda Section:** PRESENTATIONS

**Agenda Number:** 4.B.

**TO:** City Council

**FROM:** Jeff Kay  
City Manager

**BY:** Tom Liao  
Community Development Director

**FINANCE REVIEW:** Not Applicable

**TITLE:** Presentation on Multi-Family Development Standards Project Introduction (SB2 Funded)

---

## SUMMARY AND RECOMMENDATIONS

Staff and the City's consultant team will present an introduction to the Multi-Family Development Standards Project. No formal actions related to this project are agendaized at this time.

## BACKGROUND

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

### Analysis

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

A strong collaborative effort between stakeholders, community members, and decision-makers is essential to this process, which will consist of the following primary tasks:

- Task 1: Project Initiation and Site Analysis;
- Task 2: Identification of Development Constraints;

- Task 3: Stakeholder and Community Engagement (including coordination with City Departments, key stakeholder sessions, and virtual outreach tools);
- Task 4: Preparation of Objective Development Standards and General Plan Update Language;
- Task 5: CEQA Review;
- Task 6: Public Review and Adoption of Objective Development Standards and General Plan Update (including Planning Commission Work Session, Planning Commission Public Hearing, and City Council Public Hearings); and
- Task 7: Creation of Implementation Aids (including checklists for staff and the public).

The presentation will introduce the Multi-Family Development Standards Project and provide the City Council and community with an overview of the:

- Project team;
- Project objectives, process, and schedule;
- Public participation strategy;
- Relevant housing and land use legislation; and
- Key considerations for development of objective standards.

There will be an opportunity for the City Council to ask questions and provide input at the end of the presentation.

#### **Applicable General Plan Policies**

- **Policy CD-5.4 Architectural Consistency.** In established neighborhoods, protect architectural integrity by requiring infill housing, replacement housing, and major additions or remodels to be sensitive to and compatible with the prevailing scale and appearance of adjacent development.
- **Policy LU-6.1 Downtown Plans.** In accordance with the adopted Downtown Plan and Urban Design Guidelines and the Downtown San Leandro Transit Oriented Development Strategy, ensure that new downtown development is attractive and creates an image conducive to revitalization.
- **Housing Element Policy 59.01 Zoning Regulations.** Ensure that the development standards, use restrictions, parking requirements, and other regulations contained in the San Leandro Zoning Code enable the production of housing for all income groups. Overly restrictive or redundant requirements should be strongly discouraged.

#### **ATTACHMENTS**

None.

**PREPARED BY:** Avalon Schultz, AICP, Principal Planner, Community Development