



# City of San Leandro

Meeting Date: July 6, 2021

## Staff Report

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**File Number:** 21-417

**Agenda Section:** PRESENTATIONS

**Agenda Number:** 4.A.

**TO:** City Council

**FROM:** Fran Robustelli  
City Manager

**BY:** Tom Liao  
Community Development Director

**FINANCE REVIEW:** Not Applicable

**TITLE:** Multi-Family Development Standards Project Update

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### SUMMARY AND RECOMMENDATIONS

Staff and the consultant team will present a status update for the Multi-Family Development Standards Zoning Code Amendment Project. No formal actions related to this project are agendized at this time. Staff and consultant also made this similar presentation to Planning Commission on July 1, 2021.

### BACKGROUND

As California's housing supply and homelessness crisis continues, the State has taken a number of actions aimed at reducing barriers to the creation of housing. Through the "Building Homes and Jobs Act" Planning Grants Program (SB2), the State has provided grant funding for the City to evaluate the General Plan and Zoning Ordinance 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.

The first phase of the project, analysis and assessment, is complete. The analysis and assessment phase consisted of the evaluation of development constraints, community preference

exploration, and testing of current regulations. Project documents prepared, including a Development Constraints Memo, summaries of visual preference workshop and survey results, and site tests of current development standards, are available on the project website ([sdevelopmentstandards.com](http://sdevelopmentstandards.com)).

The option exploration phase of the project is now beginning. This phase will consist of exploring options for updated standards to accomplish project objectives of stimulating high quality multi-family residential and mixed-use development while addressing key findings of the analysis and assessment. Planned outreach events for this phase include a live, on-line interactive workshop on July 29th at 6:00 pm via Zoom and a virtual asynchronous virtual workshop where people can participate on their own time, which will be available on the project website July 30th through August 19th.

The final phase, consisting of review and adoption of Zoning Code Amendments and preparation of user's guides, is anticipated to begin in Fall 2020 and conclude prior to the grant deadline at the end of the year.

Tonight's presentation will provide a status update on the Multi-Family Development Standards Project, summarizing what has been done to date and introduce upcoming outreach and participation efforts. The presentation will give an overview of the following:

- Project objectives, process, and schedule;
- Input received to date, including a summary of the design preference workshop and survey;
- Key findings from testing of current standards;
- Approach to updating the standards; and
- Next steps and opportunities to participate.

There will be an opportunity for the City Council to ask questions and provide comments 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.

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



# Multi-Family Development Standards

**July 6, 2021**  
**City Council**

# Project Update

# Agenda

- Project Overview
- Workshop/Survey Summary
- Site Test Summary
- Next Steps



# Project Objectives

- Streamline production of quality multi-family housing aligned with community's goals
- Comply with recent State legislation
  - Multi-layered changes limiting City's review of certain housing developments to **objective standards** and requiring a streamlined review process
  - Increase housing production *where appropriate*

## Objective Standard

(per State law):

- No personal or subjective judgment
- Uniformly verifiable
- References an external/uniform benchmark or criterion
- Available and knowable by applicant and public official prior to submittal

# Applicability

## Types of development:

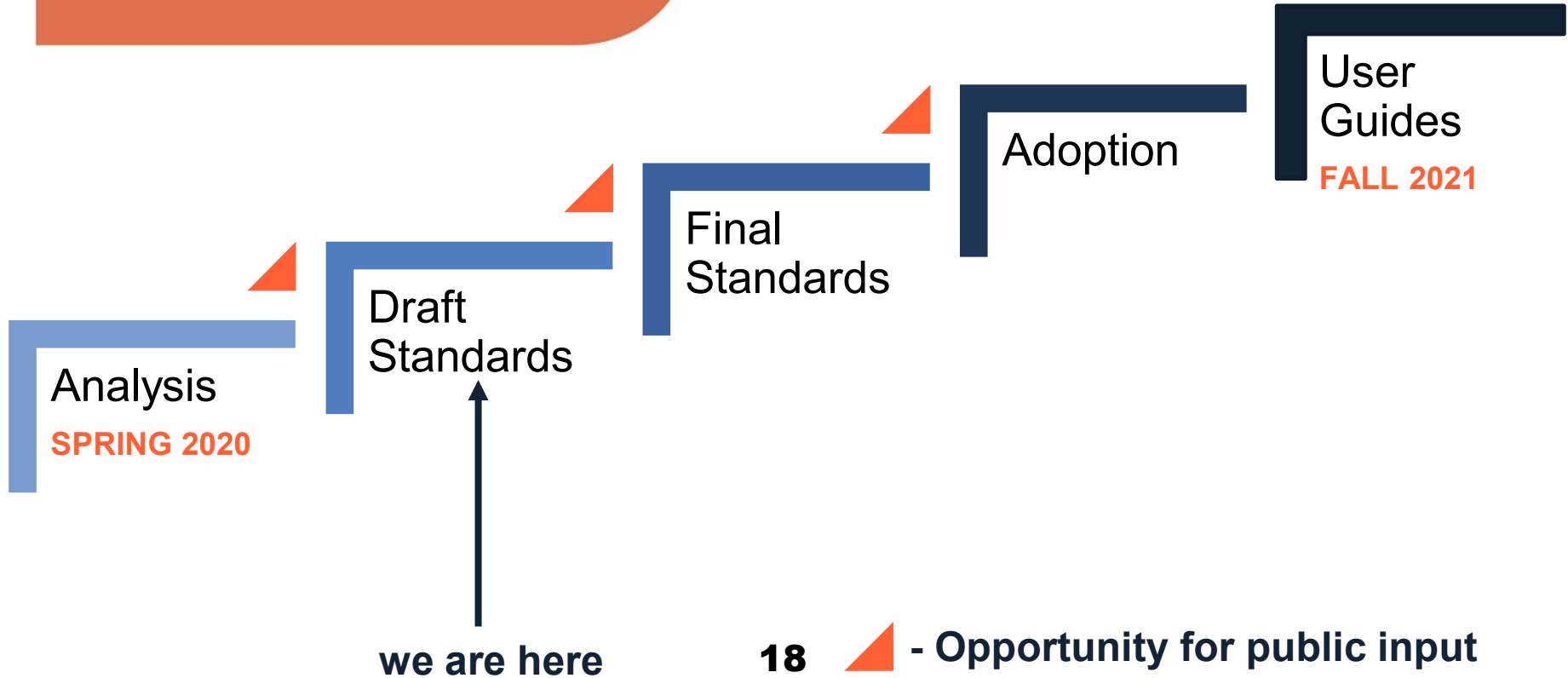
- Multi-family residential
- Mixed-use with 2/3 or more of square footage for residential

## Areas of focus:

- San Leandro BART
- Downtown
- East 14th Street Corridor



# Process





# Workshop and Survey

## Online Workshop

- October 21, 2020
- 21 Participants
- 4 breakout rooms

## Design Preference Survey

- October 21 – November 16, 2020
- 109 Responses

Understand *design preferences* and *key influences* that form our impression of *quality design*

# Workshop

## Townhome



## Apartment



## Mixed-Use



20

# Workshop

**Apartment**

**A-Like**

**A**

Expenses increase near major BART

Decibel requirements would preclude balconies/may affect design

Do balconies add to open space requirements? - Yes, SL does require open space for multi-family development and balconies would be considered

All designs appropriate for urban/suburban settings

**B**

Juliet balconies/different balcony requirements

How can open space be incorporated in project?

Interested in Design Review requirements for specific districts

**C**

**C-Dislike**

More expensive/costly

Less expensive to build - B

Visibility of Parking Structure/Access - preference and would pay for over window treatment/extra facade design

Very narrow windows-dislike

Dislike - Almost prison like

More lighting for B and for Bayfair. Safer feel

Downtown SL-Honor historic buildings + add contemporary flare

Flat Facades-dislike

Open Space-Common shading should be required

Landscaping is important

Sound proofing issues- depending on location

Vantage Points are important

**B-Dislike**

Is dated, looks like its from the 60's

Looks consistent with downtown

Nice ground floor treatment

Varied facade is nice and welcoming

Prefers parking concealed in structure

Looks like its from the 60's

Downtown SL-Honor historic buildings + add contemporary flare

Discussion Prompts

- Do you like or dislike these buildings? Why?
- Where would you think it is appropriate to see these types of buildings in San Leandro?
- Is there something about the design of the buildings that standards should address?
- What do you think of the building sizes? siting? facade? entryways? parking?

**Group 3**

# Survey

67%



64.2%



58.7%



2

Which of the following townhouse projects would you be comfortable seeing in San Leandro? (Select all that apply)

109 out of 109 people answered this question



# Survey

If you had to score these townhomes between 0 (worst)-10(best) in terms of appearance, what score would you give it?

7→ Why did you make your selections?



4.7



4.7

**23**



3.2

# Survey

18 → Which do you prefer?



**A** Distinctive layers between the bottom and the top



**B** Unique shapes



37.6%

41 responses



31.2%

34 responses



31.2%

34 responses

**24**

# Survey

16 → Which do you prefer?



**A** Buildings with lots of windows



**B** Buildings that have a more subtle pattern of windows



67.9%

74 responses



16.5%

18 responses



15.6%

17 responses

**25**

# Common Themes

- Variety of styles are appropriate, from traditional to modern
- Have variety, but also consistency
- ‘Clean,’ ‘sleek,’ ‘contemporary’ is ok, ‘boring,’ ‘flat,’ ‘cold’ is not

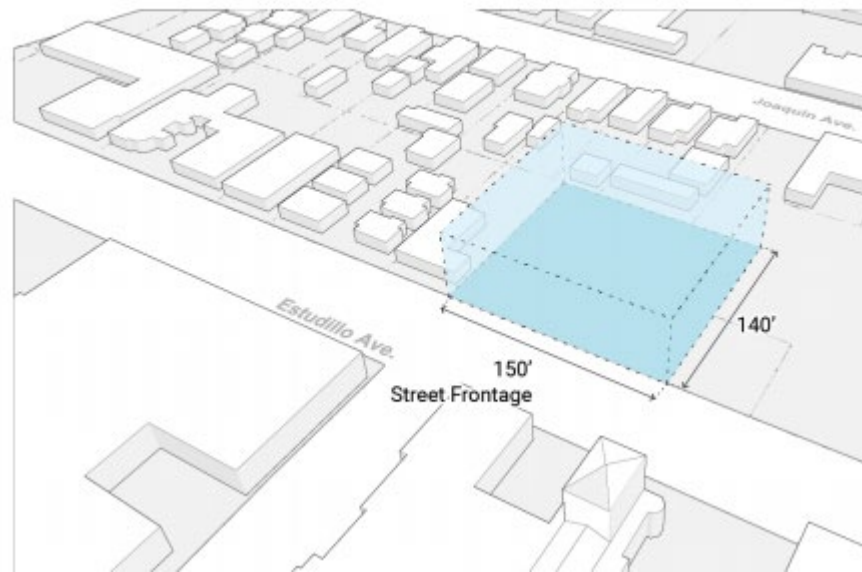
## What’s important

- ✓ *Variety of housing choices*
- ✓ *Articulation – can be achieved in different ways*
- ✓ *Landscaping – in some instances more than building design*
- ✓ *Parking – don’t want to see it, need enough of it*
- ✓ *Privacy*
- ✓ *Open space*
- ✓ *Quality materials*

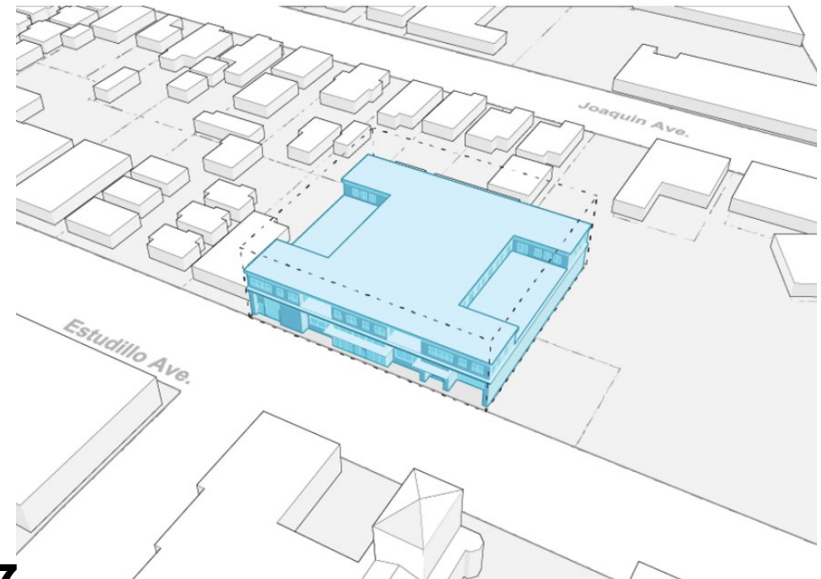


# Site Test Analysis

## DA-2 Existing Development Standards



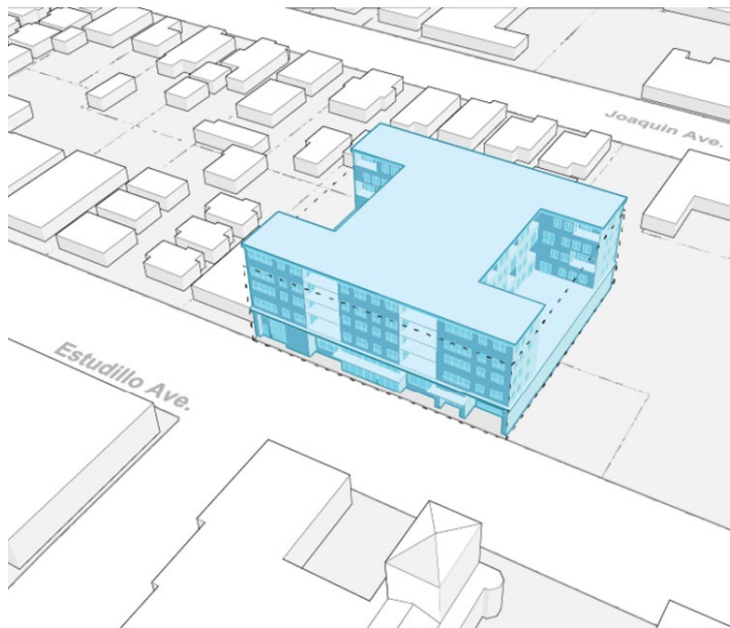
## DA-2 Test with Existing Development Standards/ Mixed-Use



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The complete Site Test Analysis is available at [sdevelopmentstandards.com/project-library](http://sdevelopmentstandards.com/project-library)

# DA-2 Potential Development



		<i>Requirement</i>	<i>Test Result</i>
Parcel Size			0.5 acres (21,000 sf)
Lot Coverage	✓	100% maximum	100%
Land Use - Residential			56 units
Land Use - Commercial			2400 sf
Height Limits	✗	24 feet min   50 feet max	60 feet   5 stories
Setbacks	✓	10 feet max in front	10 feet in front
Density (du/ac)	✗	20 du/ac min   40 du/ac max	112 du/ac
Density (FAR)	✓	3.5 FAR max	2.8 FAR
Open Space Ratio	✓	60 sf/unit min	5600 sf total (100 sf/unit) on top of podium
Parking Ratio	✗	1.5 spaces/unit	1 spaces/unit
Parking Space Counts		84 spaces	56 spaces Lifts provide additional spaces

The test demonstrates that existing parking, density, and height standards are limiting.

# North Area Site on E. 14th Street

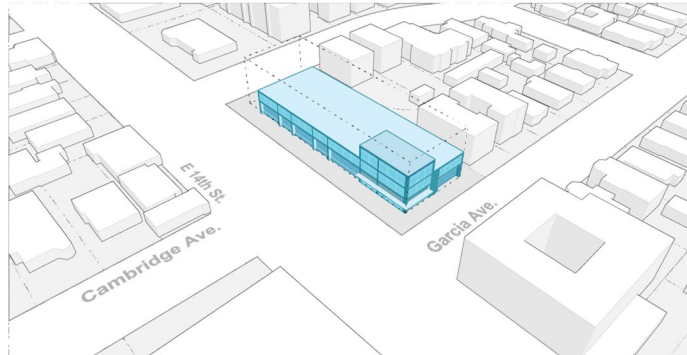
NA-2 Test with Existing Standards/ Townhomes



NA-2 Potential Development/ Apartments



NA-2 Test with Existing Standards - Office



NA-2 Potential Development/ Mixed Use






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The complete Site Test Analysis is available at [sldevelopmentstandards.com/project library](http://sldevelopmentstandards.com/project-library)

# Site Test Analysis

	SA-1	SA-3	NA-2	DA-2	CC	Physical Fit
<i>Townhouses and Stacked Townhouses</i>			Low unit count			<i>Feasible</i>
<i>Podium Apartments</i>	Density Parking		Density Parking	Low Unit Count Parking		<i>Difficult</i>
<i>Mixed-Use Apartments (with vertical mixed-use)</i>	Density Parking Daylight Plane	Density	Density Parking Setbacks Open Space	Parking Density Height		<i>Difficult</i>
<i>Commercial (standalone or horizontal mixed-use)</i>						<i>Feasible</i>

## Legend

-  Physical development fits existing development standards
-  Exceeds some standards
-  Exceeds many standards

## Next Steps

### Options Workshop:

July 29, 2021  
6:00 pm via Zoom

### Options Survey:

Online from July 30 -  
August 20, 2021

### Draft Amendments:

Late summer 2021

### Adoption & User's Guides:

Fall 2021

Please visit [SLDevelopmentStandards.com](https://SLDevelopmentStandards.com) for more information  
and to sign up for updates

## Q&A

- No formal action tonight
- Opportunity for Council questions & comments
- Staff will report back on community feedback and next steps in the fall



# THANK YOU!

Please visit [SLDevelopmentStandards.com](https://SLDevelopmentStandards.com) for more information  
and to sign up for updates

or email project manager, Avalon Schultz, at  
[aschultz@sanleandro.org](mailto:aschultz@sanleandro.org)