

**City of San Leandro
Community Development Department
Planning Services Division
Staff Report**

DATE: March 6, 2014
TO: Planning Commission
FROM: Tom Liao, Deputy Community Development Director
SUBJECT: Introduction to the General Plan

BACKGROUND

This report is for information only.

The General Plan and associated EIR were last updated in May 2002 and cover the time period through 2015. The 2002 effort represented a major overhaul and modernization of the prior General Plan and provides a strong foundation for the forthcoming update to build upon. The Housing Element, which is a key component of the General Plan, was most recently updated and certified by the State's Housing and Community Development Department (HCD) in February 2011. The existing General Plan and Housing Element Updates were prepared by Barry Miller Consulting, who will be part of The Planning Center | DC&E consultant team. The City Council approved a contract with The Planning Center | DC&E to be the General Plan Update lead project consultant. The Planning Center | DC&E is a highly experienced and award-winning planning and environmental consulting firm with extensive experience state-wide in General Plan and EIR preparation.

The upcoming General Plan Update will not require a major overhaul as was necessary in 2002, but will include more focused and substantive revisions to targeted components of the General Plan including the Housing, Land Use, and Circulation elements. Recent local issues and priorities which the upcoming General Plan Update will address and integrate include:

- Lit San Leandro
- Kaiser Permanente Medical Center
- Next Generation Workplace District Study
- Shoreline Development
- Complete Streets Policies
- Downtown Transit-Oriented Development Strategy
- Sustainability requirements under Senate Bill (SB) 375 and the Association of Bay Area Governments/Metropolitan Transportation Commission Plan Bay Area.

The upcoming General Plan Update and EIR will cover the next 20 years, while the Housing Element Update period will cover 2015-2022, which is the State mandated Regional Housing Needs Allocation (RHNA) term for the Bay Area region.

In early November 2013, staff distributed a Request for Proposal (RFP) for the General Plan Update, Housing Element Update, and Environmental Impact Report (EIR) to over 20 qualified planning firms. Four firms submitted proposals. Inter-departmental staff reviewed the applications and interviewed the four firms. Staff selected The Planning Center | DC&E as the best qualified firm for recommendation to the City Council. The consultant team consists of:

- The Planning Center | DC&E (Lead consultant, EIR project manager)
- Barry Miller Consulting (Project manager for General Plan and Housing Element Update)
- Kittelson & Associates (traffic/transportation analysis)
- Strategic Economics (economic/market analysis)
- Center for Collaborative Policy (communications outreach/public meeting facilitation)
- Environmental Collaborative (biological resources analysis)
- Tom Origer & Associates (cultural and historical resources analysis)

Below is an outline of key project dates and milestones; the date ranges may be subject to change:

- Project kick-off meetings with Planning Commission, City Council and staff (March-April 2014)
- Community participation/outreach (March 2014 – December 2015)
- Collect & analyze data (March 2014 – December 2014)
- Complete Housing Element Update (January 2015) – *The statutory deadline for the Housing Element Update is January 31, 2015 to be eligible for future State streamlining review.*
- Complete Draft General Plan Update (June 2015)
- Complete Draft EIR (August 2015)
- Complete Final EIR (November 2015)
- City Council Adopts General Plan Update and EIR (November 2016)

Tonight, Barry Miller will be presenting an introduction to the General Plan that will provide background for newer Planning Commissioners and members of the public as well as serve as a refresher course for people who are already familiar with the General Plan purpose, components and requirements under State law.

ATTACHMENT

- Attachment 1: Outline of the March 6, 2014 “Overview of the General Plan and General Plan Update Program” Presentation

ATTACHMENT I: Overview of the General Plan & General Plan Update Program

SLIDE	SUBJECT MATTER
1	Overview (Summary of Presentation Contents and Objectives)
2	The Basics (Government Code Requirements)
3	Plan Elements (Mandatory Elements and Optional Elements)
4	Components of the Plan (narrative, tables, maps, policies and actions)
5	Plan Implementation Tools (zoning, CIP, SOP, budget, subd. Regs, muni code, programs, follow-up plans, etc.)
6	History of the San Leandro General Plan
7	Recap of the 1998-2002 Plan Update (GPAC, meetings, survey, video, etc.)
8	Overview of the Existing San Leandro General Plan
9	Planning Area Map (sphere plus city)
10	Introduction and Framework
11	Land Use Map
12	Land Use Categories and Relation to Zoning
13	Land Use Element
14	Transportation Element
15	Open Space, Conservation, and Parks Element
16	Environmental Hazards Element
17	Historic Preservation and Community Design Element
18	Community Services and Facilities Element
19	Housing Element
20	Agenda for Action
21	Crosscutting Issues: Sustainability/Climate, Public Health, Economic Development
22	Special Focus on 2015-2022 Housing Element
23	Overview of RHNA and Housing Element Process
24	Housing Needs Assessment
25	Existing and Potential Future Housing Opportunity Sites
26	Housing Constraints
27	Emerging Housing Policy and Program Issues
28	Introducing the General Plan Update Team
29	Major Tasks and Timeline
30	CEQA: General Plan EIR
31	EIR Technical Studies
32	Outreach Program
33	Role of the Planning Commission and Upcoming Meetings
34	Questions and Discussion