



# RS & RO DISTRICT SITE PLAN REVIEW

Hours: Monday, Tuesday, Thursday 8 am–4 pm and Wednesday 8 am–3 pm

**CITY OF SAN LEANDRO**  
Community Development Department  
835 East 14th Street  
San Leandro, CA 94577

Email [planner@sanleandro.org](mailto:planner@sanleandro.org)  
Leave a Message (510) 577-3325

## General Information

The purpose of Site Plan Review in RS and RO zoning districts is to help assure that certain additions and new homes are evaluated through a publicly noticed discretionary procedure so that potential negative impacts to neighbors are minimized. Site Plan Review also helps to ensure residential construction is visually compatible with their surroundings.

1-STORY RESIDENTIAL	RS / RO / RS-40 <a href="#">ZC §2.04.404 &gt;</a>	RS-VP <a href="#">ZC §2.04.404.A.3 &gt;</a> <a href="#">ZC §5.12 &gt;</a>
Minor Addition. Less than 250 sf	Planning Permit Not Required Check with Building Division for Building Permit Requirements.	Minor Site Plan Review Notice Adjacent Properties + ZEO Decision
Addition or New Home. 250 sf+ and not a Major Addition or New Large Home		Major Site Plan Review Notice Adjacent Properties + ZEO Hearing
Major Addition. Exceeds 100% of existing floor area or max FAR	Major Site Plan Review Notice Adjacent Properties + ZEO Hearing	
New Large Home. Floor Area greater than 4,000 sf, or greater than 6,000 sf in RO, or exceeds 18-foot height limit in RS-VP		
2 to 3-STORY RESIDENTIAL	RS / RO / RS-40	RS-VP
Addition or New 2- or 3-Story Home	Minor Site Plan Review Notice Adjacent Properties + ZEO Decision	Major Site Plan Review Notice 500' + ZEO Hearing
Major Addition. Exceeds 100% of existing floor area or max FAR	Major Site Plan Review Notice Adjacent Properties + ZEO Hearing	
New Large Home. Floor Area greater than 4,000 sf, or greater than 6,000 sf in RO, or exceeds 18-foot height limit in RS-VP		

**ZEO (Zoning Enforcement Official)** = The person designated by the City Manager as responsible for determining compliance with the Zoning Code.

Zoning Code & Zoning Map available online at:

[www.sanleandro.org/zoning >](http://www.sanleandro.org/zoning)

## FINDINGS FOR APPROVAL

The decision-maker must find that the proposed project is in substantial compliance with all of the following to the extent permitted by applicable State or Federal law: [ZC §5.12.124 >](#)

- The Residence's Architecture is Appropriate and Consistently Applied.** The structure has adequate articulation, with appropriate window placement, architectural detailing, roof forms and/or changes in wall planes to provide visual interest. Additions shall not have a "tacked on" appearance, and either the addition should be consistent with the existing residence in terms of design and use of materials, or the existing residence should be remodeled concurrently with construction of the proposed addition in order to achieve the desired consistency.
- The Visual Mass of the Home is De-Emphasized.** The home appears in scale with the surrounding homes. The building's surfaces should be articulated in a manner that reduces the appearance of blocky or massive features, and architectural features, detailing and/or landscaping should subdue, rather than accentuate the prominence of larger homes.
- The Neighborhood's Existing Visual Character is Valued.** The proposal "fits in" to the neighborhood's existing architectural and landscape context, utilizing a compatible architectural vocabulary and retaining existing trees to the degree feasible and where conducive to achieving the purposes of this Article. The landscaping to be retained and/or provided around the new and/or remodeled residence should include an appropriate balance of trees, shrubs and living ground covers, and should be designed to blend the project into its larger setting.
- The Physical Impacts to Neighbors are Minimized.** The proposed home or addition does not substantially impair the privacy and access to light and air of adjacent residences, while balancing the applicant's ability to improve the subject property in accordance with all applicable restrictions.