


# CITY OF SAN LEANDRO

## MEMORANDUM

**DATE:** June 18, 2014

**TO:** Nicole Noronha Castelino, Assistant Engineer  
Keith Cooke, Principal Engineer  
Austine Osakwe, Senior Engineer

**FROM:** Tom Liao, Community Development Department, Deputy Director   
Sally Barros, Principal Planner  
Elmer Penaranda, Senior Planner

**SUBJECT:** City Planner's Report on Parcel Map 10227; 1550 East 14th Street; The Village; Slooten Consulting Inc., Surveying & Engineering

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### INTRODUCTION

Pursuant to Title VII, of Chapter 1 of the San Leandro Municipal Code, please accept this as the City Planner's Report on the Parcel Map referenced above.

### BACKGROUND

The subject property referenced above is a 1.73 acre (75,442 square feet) site that is being developed with The Village Shopping Center which will comprise three separate retail buildings. Two along East 14th Street - One for Peet's, The Habit Burger and Great Clips, and a second at the corner of East 14th Street and Dolores to be leased to AT&T. In addition, there will be stand-alone building for CVS Pharmacy along Juana Avenue. There will be a public area offering outdoor dining for The Habit Burger, a fountain, two art display panels of Raymond Lowey's tiles, granite seat benches, decorative lighting with hanging baskets, and decorative paving. An additional outdoor area for Peet's customers including a seat wall and bicycle racks will be near the East 14th Street and Juana Avenue corner.

In April 2012, Innisfree Ventures II (Innisfree) received a favorable recommendation from the Planning Commission for the entitlements (i.e., Zoning Map Amendment and Planned Development, PLN2011-00039) and in May 2012, City Council approved the plans. In December 2012, Fresh & Easy, Innisfree's anchor tenant exited the US market and terminated its lease. Innisfree was able to attract CVS as the replacement anchor and made modifications to the site plan to accommodate it. In September 2013, the development plans were revised and approved by the City as described above. The site is zoned DA-1(S)(PD) Downtown Area, Special Overlay and Planned Development Overlay Districts.

### DETAILS OF PROPOSAL

The Parcel Map proposes to subdivide the subject site into the following three parcels:

- Parcel A, 16,967 square feet (gross); 16,229 square feet (net) due to a 5.5 foot dedication of the Juana Avenue frontage to the City. It would contain the 5,200 square foot building, facing the East 14th Street and Juana Avenue corner that would be tenanted by Peet's, Habit Burger and Great

Clips. It would also include the public area on the south end of the building, one of the two vehicle driveways along Juana Avenue and a portion of off-street parking spaces between the Parcel's building and the CVS building to the east.

- Parcel B, 48,136 square feet (gross); 47,260 square feet (net) due to a 5.5 foot dedication along a segment of the Juana Avenue frontage to the City. It would contain a 14,600 square foot CVS building, the second driveway on Juana Avenue, another driveway on Dolores Avenue, and a majority of the off-street parking field for the center.
- Parcel C, 10,339 square feet. It would contain a 3,400 square foot building that would be tenanted by AT&T, facing the East 14th Street and Dolores Avenue corner. It would also include a small portion of the off-street parking spaces east of the Parcel's building to west of the driveway on Dolores Avenue.

The Parcel Map allows the developer to phase its project's financing by dividing it into three components.

### **STAFF ANALYSIS**

The zoning designation for all of the proposed parcels are DA-1(S)(PD) Downtown Area, Special and Planned Development Overlay Districts. The proposed Parcel Map carries out the City approval (PLN2011-00039) for a multi-tenanted retail center development with related amenities such as pedestrian and vehicle access, off-street parking, bicycle parking, and public space. The size of the proposed parcels exceeds the minimum lot area of 5,000 square feet in the DA-1 District.

Covenants Conditions and Requirements (CC&Rs) were prepared with the Parcel Map. The CC&Rs provide the necessary reciprocal ingress/egress easement and reciprocal parking arrangement to comply with the PD which intended the multi-tenanted retail center to share the use of the driveways and off-street parking spaces. In addition, it provides that the three parcels be maintained by single, unified management for the entire project site.

### **SUMMARY AND RECOMMENDATION**

1. The Parcel Map is in conformance with the Zoning Code to divide the subject property into three the parcels.
2. The Parcel Map is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. The Parcel Map is in compliance with the Subdivision Map Act (California Government Code).
4. The Parcel Map is consistent with the objectives, goals and policies in the City of San Leandro's General Plan.

Subject to the comments above, staff recommends that Parcel Map 10227 be approved.