


**CITY OF SAN LEANDRO
MEMORANDUM**

DATE: March 31, 2014

TO: Keith Cooke, Principal Engineer
Nicole Noronha Castelino, Associate Engineer

FROM: Elmer Penaranda, Senior Planner 

SUBJECT: City Planner's Report on Parcel Map 10236 for 274 Kenilworth Avenue; K. W. Lau (Property Owner); B. Pierce, TransAmerican Engineers (Civil Engineer).

INTRODUCTION

Pursuant to Title VII, of Chapter 1 of the San Leandro Municipal Code, please accept this as the City Planner's Report on Parcel Map 10236 for 274 Kenilworth Avenue.

BACKGROUND

The subject site encompasses 9,600 square feet (0.22 acre). The front of the lot, which is developed with a single-family home, is located on the east side of Kenilworth Avenue, between Victoria Avenue to the south and Durant Avenue to the north. The back of this double frontage lot is located on Myers Court. The adjacent properties on all sides are developed with single-family homes.

The property owner proposes to subdivide the 9,600 square foot lot into two smaller lots to: 4,600 and 5,000 square feet. The existing lot is substandard in terms of lot width (48 feet wide where 50 is the minimum width required) thus the resulting lots would also be substandard in terms of width. The proposed subdivision would create two lots where the Kenilworth lot would be substandard in terms of site area (4,600 square feet where 5,000 square feet is the minimum required); the Myers Court lot would meet the minimum area requirement.

On February 6, 2014, after duly conducting a public hearing the Board of Zoning Adjustments (BZA) approved Planning application, PLN2013-00061, a Variance to subdivide the through-lot into two separate parcels. The Variance granted a parcel fronting Kenilworth Avenue comprising 4,600 square feet (48 feet wide by 95 feet, two inches deep; the existing single-family home will be retained on this lot) and a parcel fronting on Myers Court comprising a 5,000 square feet (48 feet wide by 104 feet, 10 inches deep; in the future, the parcel on Myers Court will be developed with a new two-story, single-family residence.). At its February 6 meeting the BZA also approved the Site Plan Review that permits construction of the new single-family residence.

DETAILS OF PROPOSAL

Parcel Map 10236 proposes to subdivide the single lot into two parcels described above, per the Variance approval by the BZA.

STAFF ANALYSIS

The Parcel Map conforms to the approved Variance (PLN2013-00061). In addition, the location of the existing residence on the Kenilworth lot maintains the minimum required setbacks from the front and rear property lines. The two sides have pre-existing setbacks that are one- to two-inches less than the required five feet; these are pre-existing conditions that are permitted to remain as legal-nonconforming setbacks. The proposed new construction on the Myers Court parcel will conform to the RS development requirements for front, rear and side setbacks, which are 20 feet, 15 feet and five feet, respectively.

SUMMARY AND RECOMMENDATION

1. Parcel Map 10236 is in conformance with the approved Variance (PLN2013-00061) to divide the single lot into two lots.
2. Parcel Map 10236 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 10236 is in compliance with the Subdivision Map Act (California Government Code).
4. Parcel Map 10236 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

Subject to the comments above, it is recommended that Parcel Map 10236 for 274 Kenilworth Avenue be approved.