

Zoning Map Amendment, Planned Development,  
Site Plan Review, and Tentative Tract Map 8703 for

**13489 E 14<sup>th</sup> Street**

**PLN22-0006**

CITY COUNCIL

November 18, 2024

City of  
 **San Leandro**

# PROJECT SUMMARY & LOCATION

## Entitlements:

Zoning Map Amendment, Planned Development, Site Plan Review  
Tentative Tract Map 8703

**Address:** 13489 E 14th St

**Zoning:** South Area 2 (SA-2)

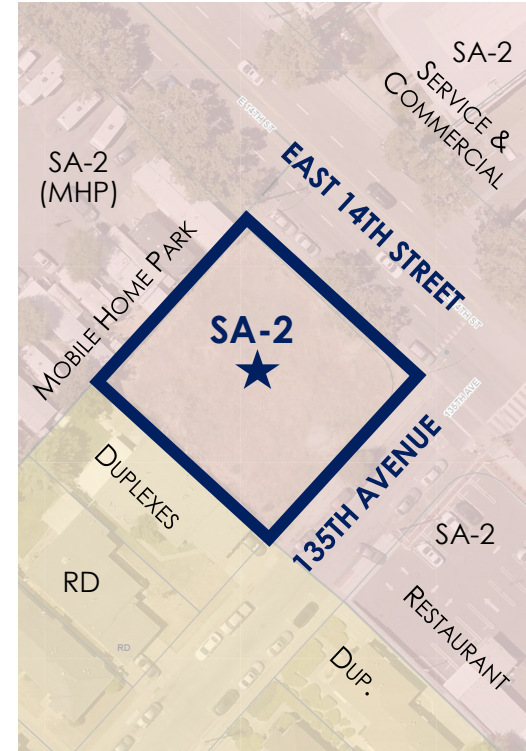
**General Plan:** Corridor Mixed Use (MUC)

**Owner and applicant:** Shoonya, LLC

## Proposal:

Nine (9) for-sale townhomes on fee simple lots inside two buildings:  
5 units in Building A, and  
4 units in Building B

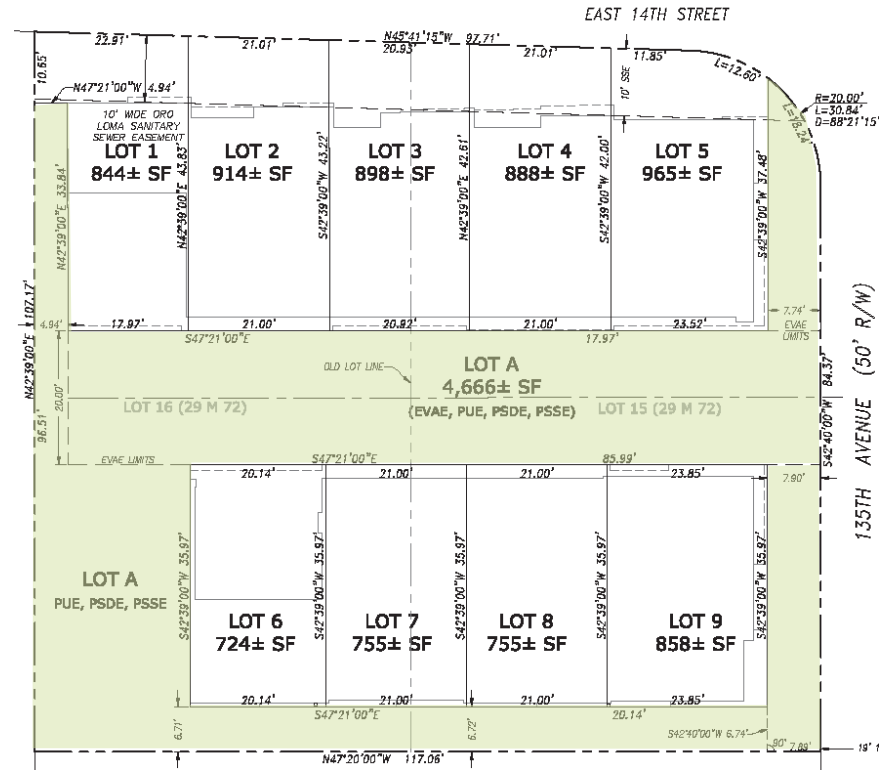
- Landscaping on 135<sup>th</sup> Ave
- 13.5-foot-wide sidewalk and entrance gardens on E 14<sup>th</sup> St
- Balconies, EV Chargers, and tenant activity area
- 17 vehicle parking spaces in garages and carports
- Resident and guest bicycle



# ZONING AMENDMENT, PLANNED DEVELOPMENT, AND TENTATIVE TRACT 8703

To build and sell the townhomes on simple fee lots, the applicant is requesting:

- Re-zoning site from SA-2 to SA-2(PD)
- Planned Development to use flexibility in applying development regulations: Min. lot size, min. lot width, setbacks.
- Tentative Tract Map 8703 to create: Nine (9) fee simple lots, and one (1) common lot.



# DEVELOPMENT REGULATIONS

## Meets Inclusionary Housing Requirements

- For-sale developments are required to build one Moderate-Income unit (120% of AMI)
- Project proposes building one Moderate-Income unit (of nine total units, which is 11%\*)

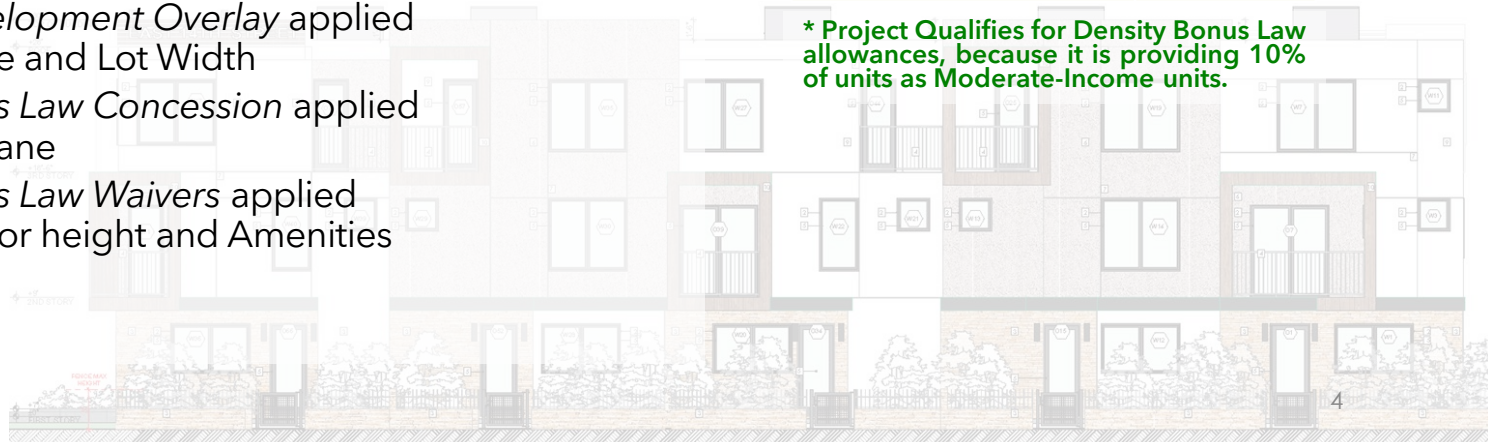
## Meets SA-2 and Multi-Family Development Regulations

- *Planned Development Overlay* applied to Min Lot Size and Lot Width
- *Density Bonus Law Concession* applied to Daylight Plane
- *Density Bonus Law Waivers* applied to Ground floor height and Amenities

## Density Bonus Law

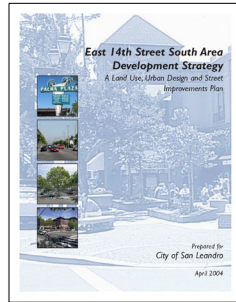
Allowance	Proposal
Density Bonus of 5%	Not applying
Reduced parking ratios	Applying
1 concession for providing 10%	1 concession
Any number of waivers from the development regulations	2 waivers

**\* Project Qualifies for Density Bonus Law allowances, because it is providing 10% of units as Moderate-Income units.**



# CONFORMANCE WITH GENERAL PLAN, SOUTH AREA PLAN, AND HOUSING ELEMENT (NO NET LOSS ANALYSIS)

Project would be consistent with the  
General Plan, and the South Area Plan.



## Housing Element Opportunity Site

- Realistic Development Capacity: 12 units Above-Moderate Income (AMI)
- Providing only 8 units AMI, and 1 unit at Moderate-Income.
- However, the City's 2023-2031 Housing Element sites inventory includes a buffer of 1,052 AMI units beyond RHNA requirements.

**Therefore, San Leandro would continue to have sufficient capacity for AMI housing - No Net Loss**

# ENVIRONMENTAL REVIEW

**No additional environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183,** as the project is consistent with the density established by the General Plan, for which an Environmental Impact Report (EIR) was previously prepared and certified, and there are no project-specific significant effects which are peculiar to the project or its site.



# PLANNING COMMISSION REVIEW AND ACTIONS

**At its regular meeting of October 3, 2024, by a vote of 7-0, the Planning Commission recommended that the City Council:**

1. Adopt a resolution to approve PLN22-0006 for a Planned Development, Administrative Site Plan Review and Tentative Tract Map 8703 for the construction of a nine-unit townhome development at 13489 East 14th Street, based on the recommended Findings of Fact and subject to the recommended Conditions of Approval; and
2. Introduce an ordinance to rezone the property from SA-2 to SA-2(PD).

