

**City of San Leandro
Community Development Department
Planning Services Division
Memorandum**

DATE: June 23, 2022

TO: John O'Driscoll, Associate Engineer

FROM: Andrew Mogensen, AICP
Planning Manager

SUBJECT: City Planner's Report on Parcel Map 11307, a subdivision for condominium purposes for seven parcels and a common interest parcel at 2483-2495 Washington Avenue; Alameda County Assessor's Parcel Number 075-0084-015-02; 2483 Washington Partners, LLC., applicant and property owner.

INTRODUCTION

Pursuant to Title VII, of Chapter 1 of the San Leandro Municipal Code, please accept this City Planner's Report on Parcel Map 11307 at 2483-2495 Washington Avenue.

BACKGROUND

On July 22, 2021, the Zoning Enforcement Official approved a Nonresidential Condominium Conversion (PLN20-0038) to subdivide an industrial building and property into seven (7) parcels and one (1) common interest parcel at 2483-2495 Washington Avenue. This project was deemed categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301(k).

Approval of the parcel map is not necessary prior to any development, but it is required to enable individual condominium ownership.

LOCATION AND SETTING

The subject property is a 0.65-acre property zoned IP(AU), Industrial Park with an Assembly Use overlay. It is generally located in a mixed-use light industrial area south of Old San Leandro, where San Leandro Boulevard angles eastward to meet Washington Avenue. North of the subject property is 2481 San Leandro Boulevard, which contains the offices and manufacturing building for Matheny Factory Inc, a custom cabinet business. Southwest of the property are Union Pacific railways and above-ground BART railways. South of the property is West Avenue 137th, which is a gravel road that runs along PG&E power lines and transmission site further south of the subject property. Northeast of the subject property are the back of a small single-family residential cul-de-sac and Moulding Direct, another building construction business.

PROJECT DETAILS

The project will allow for the individual sale of seven parcels with common interest in the remaining parcel. The existing building on the property currently contains seven individual units, each of which will comprise one of the seven parcels. The common interest parcel will contain parking, walkways, ADA paths and parking, lighting, and landscaping.

The approval of the Nonresidential Condominium Conversion includes the following conditions: (1) remove all outdoor storage and the fence and gate at the south end of the subject property to make that space available for general parking meeting all applicable codes, (2) construct a trash enclosure, and (3) submit updated property evaluation reports detailing the structural conditions, useful life, and any apparent deferred maintenance on the property. The removal of unsightly outdoor storage and construction of the trash enclosure on the common interest parcel hold the subdivider responsible for correcting deferred maintenance and bringing the site into compliance with current codes. The completion of these improvements will allow for the continued orderly operation of the industrial property and will make the new condominium units more marketable.

STAFF ANALYSIS

With the inclusion of the above-mentioned conditions of approval, the Parcel Map and the Condominium Plan conform to the Nonresidential Condominium Conversion approved by the Zoning Enforcement Official (PLN20-0038). Covenants, Conditions and Restrictions (CC&Rs) were drafted and provide for the maintenance of the property. Approval of the parcel map entitles the property to be sold as individual units for ownership and is not required for any specific project development.

ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301(k) of the CEQA Guidelines as the project is the subdivision of this existing industrial building, which includes physical changes that are also exempt from CEQA.

SUMMARY AND RECOMMENDATION

Subject to the comments below, it is recommended that Parcel Map 11307 for 2483-2495 Washington Avenue be approved.

1. Parcel Map 11307 is in conformance with the approved Nonresidential Condominium Conversion to subdivide an industrial building and property into seven (7) parcels and one (1) common interest parcel (PLN20-0038).
2. Parcel Map 11307 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 11307 is in compliance with the Subdivision Map Act (California Government Code).

4. Parcel Map 11307 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.