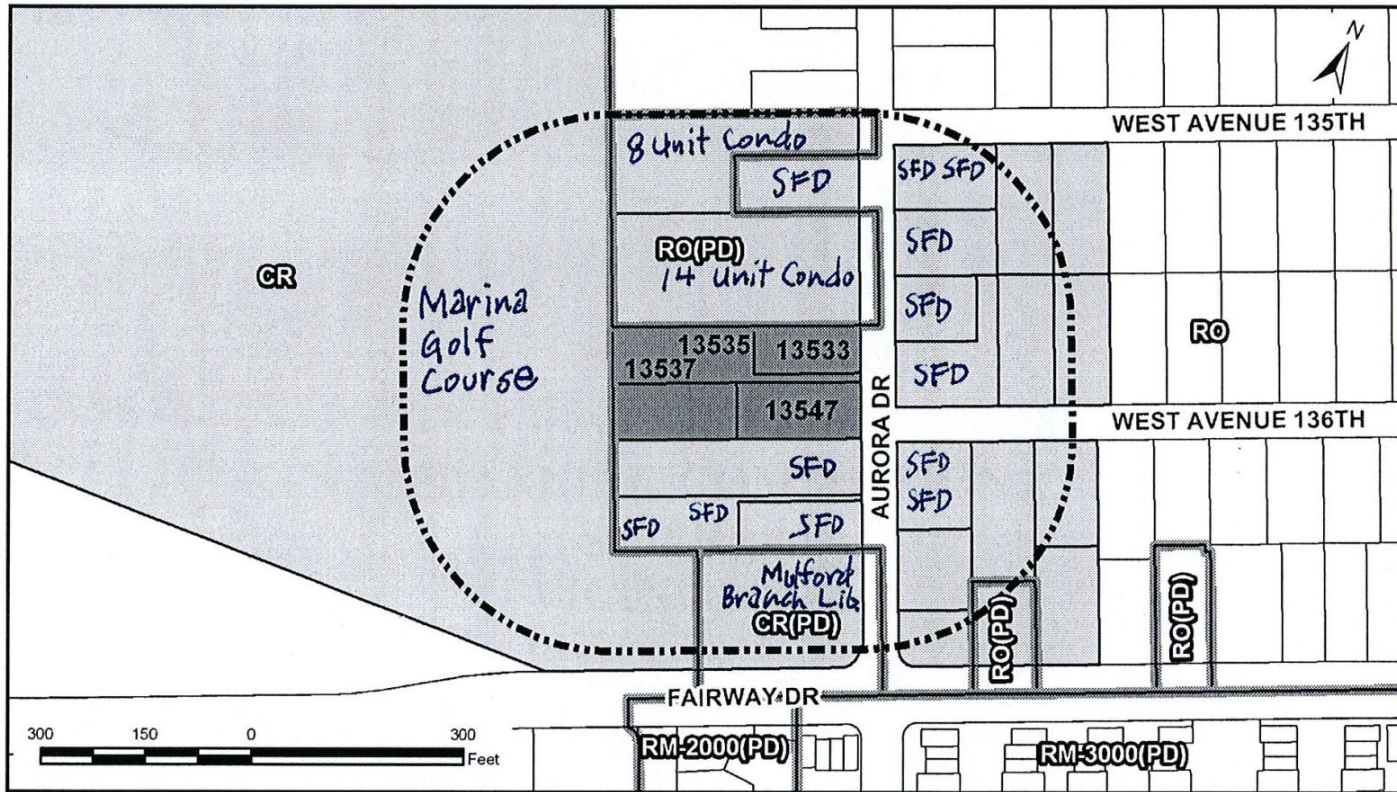# 13533-13547 Aurora Drive
S. Fagalde, Aurora Partners LLC
PLN2012-00039

City Council

Public Hearing

February 4, 2013

Vicinity Map

13533,13535,13537,13547 Aurora Dr
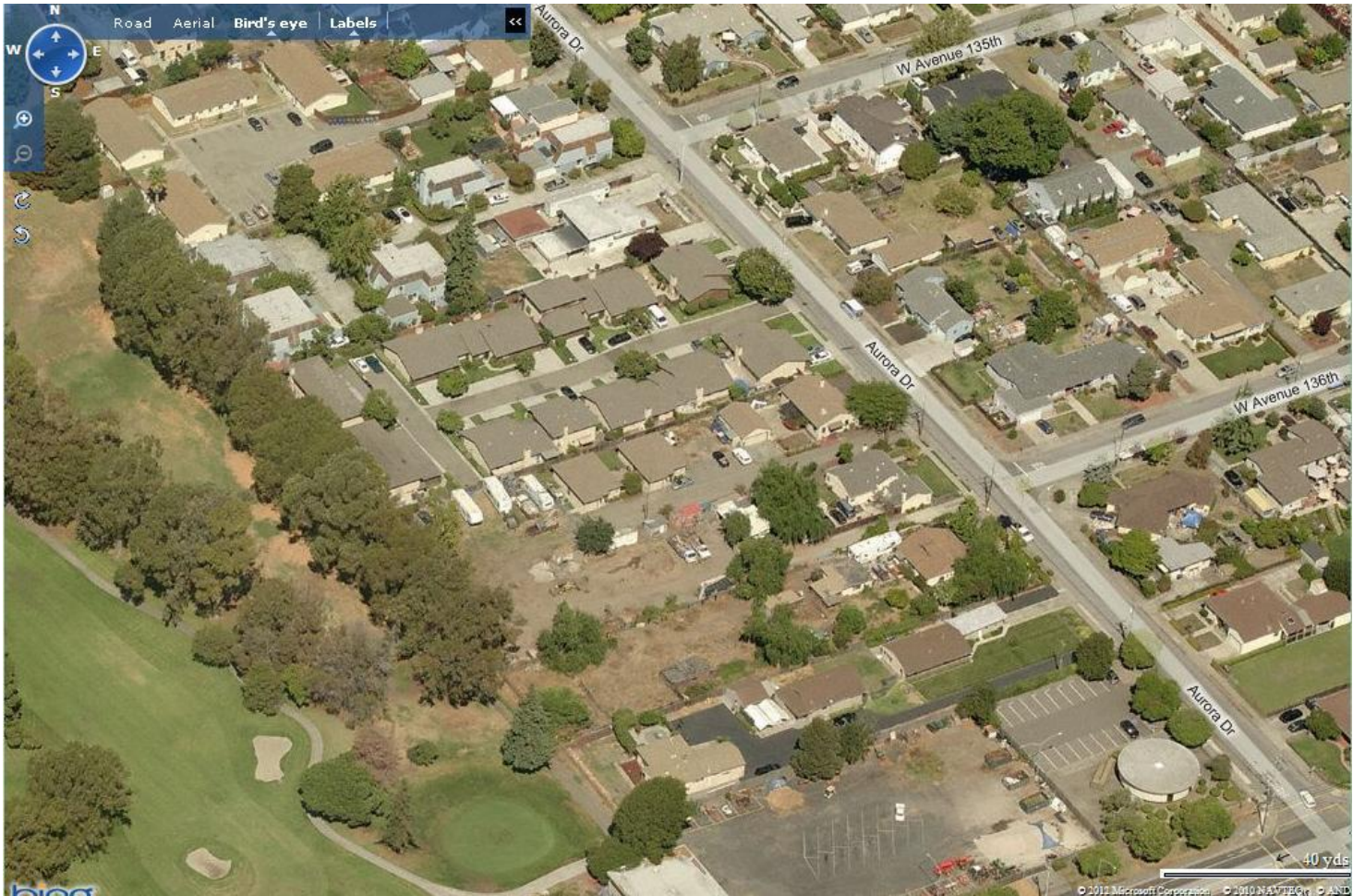79A-584-18-1,79A-584-18-2
79A-584-19-1,79A-584-19-2

Parcels within 300' of
13533 - 13547 Aurora Dr

300' noticing radius around
13533 - 13547 Aurora Dr

Aerial Photograph

Copyright © City of San Leandro

Birds-eye view

Illustrative Site Plan
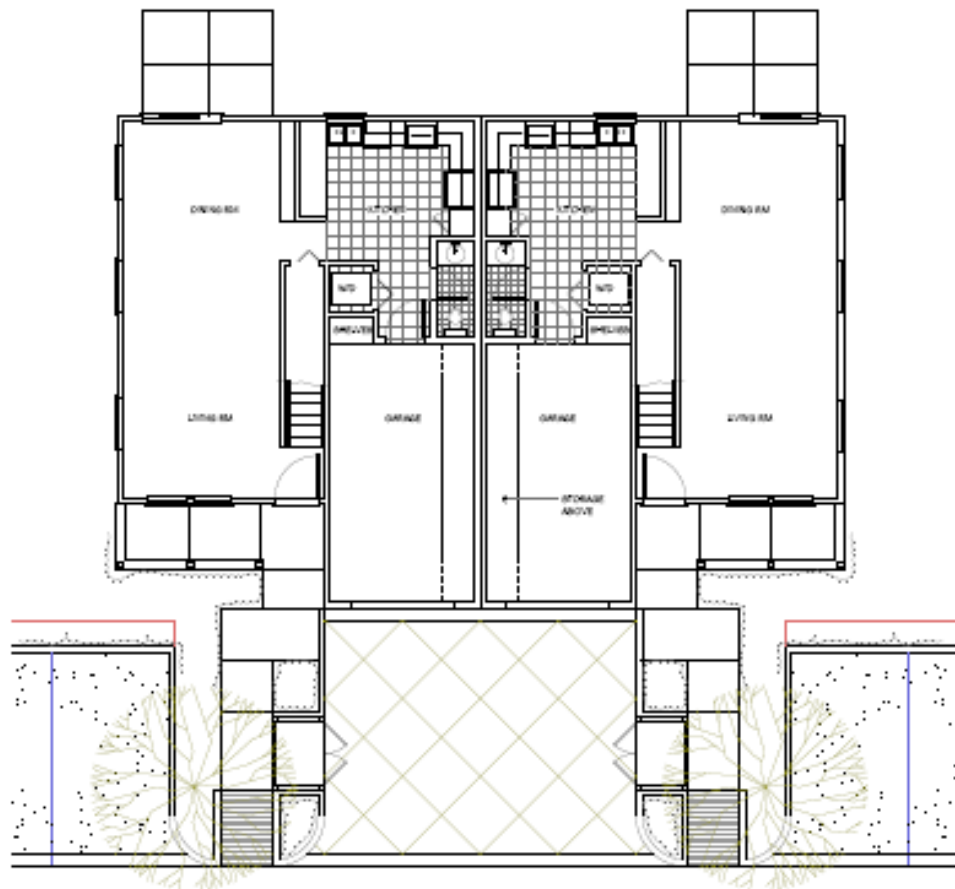
Planning Commission Review

- Density
- Site planning
- Elevation
- Color variation
- Fencing
- Paving

Planning Commission Review

- Open Space
- Storage for the units
- Storm Water Requirements
- Refuse and recycle containers
- Access connected through the northerly lot
- Varied exterior building color palette

Site Plan

Ground floor, Two-family homes

Second floor, Two-family homes

NEW TWO FAMILY SECOND FLOOR PLAN
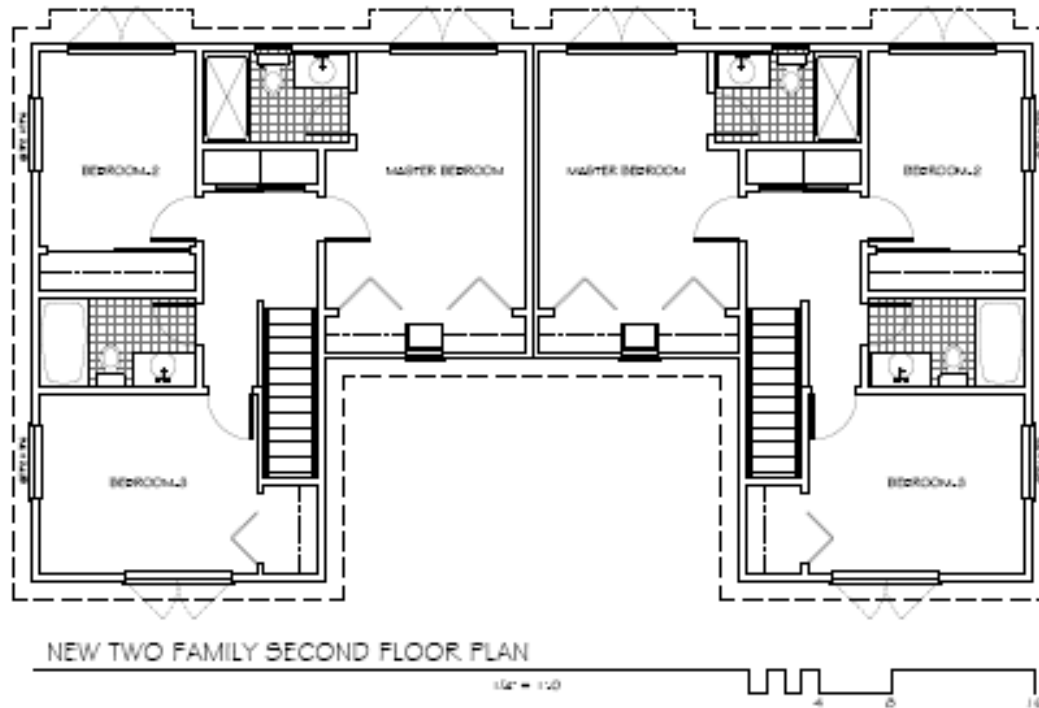
Elevations, Two-family homes

FRONT ELEVATION
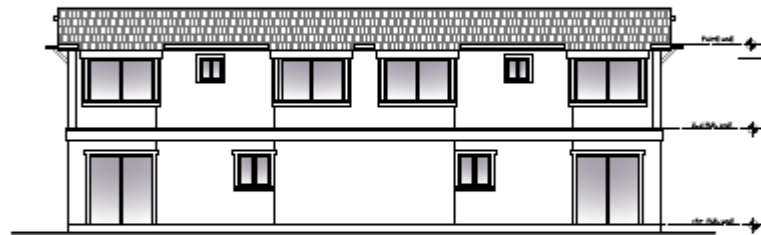
REAR ELEVATION

SIDE ELEVATION

Central Driveway

13533 Aurora Drive

View to the rear property line

Rearmost existing single-family

Front view photo-simulation

Three duplexes, photo-simulation

AURORA COTTAGES
Rendering: Juan Rubio, Designer – e-mail: rubiojuanus@yahoo.com
Architect: Richard Larson – e-mail: richardlarson@gmail.com

Rear area, photo-simulation

PD Exceptions

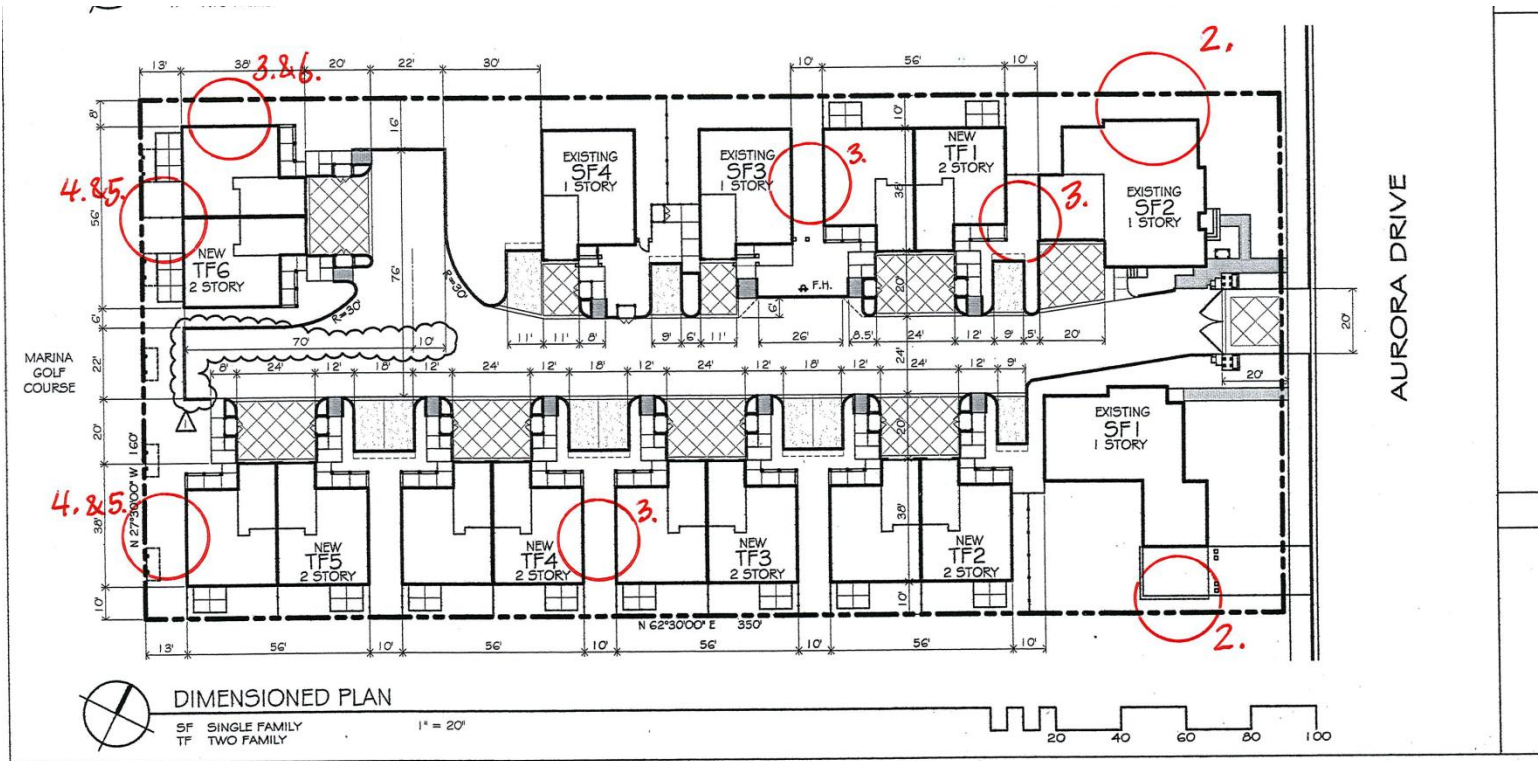# PLN2012-00039; 13533-13547 Aurora Dr.; Zoning and Planned Development Table

13533-13547 Aurora Drive Zoning Requirements Table	RO Base District Requirement	Proposed Conditions
Minimum Lot Width	60 ft	160 ft
Minimum Lot Area	8,000 sf	56,000 sf
Density Formula	8,000 sf for the first single dwelling, 5,000 sf additional for each additional single-family dwelling, and 7,000 sf additional for each additional two-family dwelling (65,000 sf required for 4 single-family and 6 two-family dwellings)	*56,000 sf, a shortfall of 9,000 sf*
Minimum Front Setback (two front homes SF1 and SF2)	20 feet	23 feet
Minimum Interior Side Setback (two front homes SF1 and SF2)	10% of lot width up to a maximum of 12 ft	*SF1 - 5 ft setback from southerly side property line; SF2 - approximately 8 ft from the northerly side property line (both are existing conditions and encroach into the 12 ft setback)*
Minimum Separation and Setbacks for the Additional Dwellings	No additional dwelling shall be less than 20 ft from any other dwelling, nor less than 10 ft from any other side lot line.	*Additional dwellings will have 10 ft separation; additional dwelling TF6 will have 8 ft setback from the side property line*
Minimum Rear Setback for the Additional Dwellings	No additional dwelling shall be less than 60 ft from the front lot line nor less than 25 ft from the rear lot line	*TF5 and TF6 - 13 ft from the rear property line*

Italicized denotes deviation from the RO Residential Outer District Requirements

PLN2012-00039; 13533-13547 Aurora Dr.; Zoning and Planned Development Table

13533-13547 Aurora Drive Zoning Requirements Table	RO Base District Requirement	Proposed Conditions
Maximum Height	30 ft, however any portion of a dwelling located within 20 ft of the rear lot line shall not exceed 15 ft in height	*20 ft (typical), however TF5 and TF6 exceed 15 ft in height and encroach 7 ft into the 20 ft setback*
Daylight Plane	A daylight plane shall begin at a horizontal line 19 ft, 6 in above the grade of each side setback line of each lot and shall slope inwards at a 45 degree angle	*TF6 encroaches 2 ft into the daylight plane*
Minimum Parking	Single-family: 2 covered spaces per unit Two-family: 2 spaces, including 1 covered space, per unit (Total required is 32 spaces including 20 covered spaces and 12 uncovered spaces)	*44 spaces including 17 covered spaces, 17 uncovered spaces in tandem to the covered spaces, and 10 guest/visitor spaces*
Minimum Cumulative Private and Common Open Space	None	See exhibits
Minimum Private Open Space	None	See exhibits

Italicized denotes deviation from the RO Residential Outer District Requirements

Recommendation

- The Planning Commission and staff recommend the City Council approve this project by:

- Finding it categorically exempt from CEQA

- Approve the Ordinance to apply the PD Overlay from RO to RO(PD) District

- Approve the Planned Development subject to Findings and Conditions.