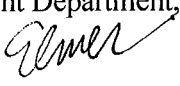


# CITY OF SAN LEANDRO

## MEMORANDUM

**DATE:** May 6, 2014

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

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

**SUBJECT:** City Planner's Report on Parcel Map 10213; 1400 San Leandro Boulevard; BRIDGE Housing Corporation (BRIDGE) and San Francisco Bay Area Rapid Transit (BART); Lea & Braze Engineering, Inc.

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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 2.2 acre existing BART Parking Lot at the northeast corner of San Leandro Boulevard and West Juana Avenue, directly across San Leandro Boulevard from the Downtown San Leandro BART Station. The site is owned by the San Francisco Rapid Transit District (BART) and is utilized as a surface parking lot. The nearby neighborhood is primarily residential with high density residential, Pacific Plaza, across Carpentier Street to the east, smaller single-family homes across West Juana Avenue to the south and St. Leander's Grammar School and playground immediately to the north.

BRIDGE Housing Corporation (BRIDGE) was entitled in early 2009 for a 100-unit affordable rental housing development project at another property between Alvarado and Martinez Streets and west of the BART Station which was owned by Westlake Development Partners, LLC (Westlake). As a result of the economic downturn and to ensure the vitality of creating needed affordable rental housing near the BART Station, BRIDGE exchanged properties with Westlake in Spring 2012 and assumed the Westlake entitlement for The Cornerstone Apartments (Site Plan Review Approval, PLN2008-00030) to construct a 200-unit multi-family residential development project and BART replacement parking at 1400 San Leandro Boulevard. BRIDGE would make The Cornerstone an affordable rental housing development. The site is zoned DA-4(S) Downtown Area, Special Overlay District.

### DETAILS OF PROPOSAL

The Parcel Map proposes to vertically subdivide the subject site comprising 99,025 square feet (2.27 acres) into the following four parcels:

- Parcel 1; BRIDGE Senior Housing. This would include the future 85 senior apartment units.
- Parcel 2; Senior Housing Parking Spaces for 26 parking spaces.

- Parcel 3; BART Parking Spaces, driveways and ramps at grade level and two below grade (basement) levels.
- Parcel 4, BRIDGE Family Housing. This would include the future 115 family apartment units and the Paseo along the northern edge.

#### Parcel 1

Parcel 1 would be a 31,348 square foot parcel for the 85 senior apartment units along the eastern edge of the site fronting Carpentier Street and the southern edge fronting a segment of West Juana Avenue. This parcel will be developed as Phase 2 (last phase) of the development. It would be developed with a four-story building. Its north edge would have the appropriate driveway easement for the egress driveway onto Carpentier Street.

#### Parcel 2

Parcel 2 would be a 4,744 square foot parcel, at-grade, for 26 parking spaces that would be designated to senior housing units.

#### Parcel 3

Parcel 3 would comprise three levels that would contain BART parking spaces at grade level and two below grade levels (two basement parking levels), related driveways, ramps, and elevator near the southwest corner of the site that serves the three parking levels. At grade level the parcel would be 12,876 square feet. This would serve two basement levels of BART spaces for its customers and the general public.

#### Parcel 4

Parcel 4 would comprise four levels. Above the ground level the parcel would contain the family apartment building. At grade level would be four of the family units fronting West Juana Avenue, lobby, property management offices, community room for residents, childcare center and associated outdoor play area fronting San Leandro Boulevard, and parking spaces for the residents. At the northern edge of the at grade level the parcel will be an easement for the Paseo (pedestrian area) that connects San Leandro Boulevard and Carpentier Street. At grade level the parcel would be 50,057 square feet. The two levels below grade (basement levels) would have parking spaces for the residents.

The purpose of the proposed subdivision is to delineate BRIDGE's components in the development and BART's parking areas for customers and the general public. In addition the Parcel Map allows BRIDGE to phase its project's financing by dividing the family apartment housing (first phase) from the senior apartments (second phase).

### **STAFF ANALYSIS**

The zoning designation for all of the parcels is DA-4(S) Downtown Area, Special Overlay District. The proposed Parcel Map carries out the City approval (PLN2008-00030) for the multi-family residential housing, parking for the residential units, replacement parking spaces for BART, and the Paseo. The intended Transit Oriented Development (TOD) Strategy in the DA-4 is to develop these districts with multi-family residential and mixed use since they are near transit facilities.

Parcels 1, 3, and 4 comprising 31,348 square feet, 12,876 square feet, and 50,057 square feet, respectively, exceeds the minimum lot area of 5,000 square feet in the DA-4 District. Although Parcel 2, comprising

4,744 square feet, does not meet the minimum of 5,000 square feet in the DA-4 District, Zoning Code Section 2-678, footnote (2) provides that in DA-1 through DA-6 Districts, the Community Development Director may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot and the proposed development is consistent with the Design Guidelines of the Downtown San Leandro Transit-Oriented Development (TOD) Strategy. In review of the project plans and the Parcel Map, the Community Development Director affirmed that adequate shared ingress, egress and access to parking facilities can be provided to each new lot for the BRIDGE and BART parking areas which is consistent with the Design Guidelines of the TOD Strategy thus this lot with lesser area is recommended to be approved as an exception to the DA-4 District requirement.

The proposed project is a critical component of the TOD Strategy that would provide growth in the transit rich downtown for sustainable development. Downtown San Leandro is an ideal location for Transit Oriented Development because the area is served by a variety of transportation sources including AC Transit and BART and because it is near shopping and professional services. With development of housing around the San Leandro BART station, it is expected that this new population will increase the amount of downtown business activity, thereby creating a walkable and pedestrian friendly downtown environment. As new housing units are built, there will be both an increase in transit ridership and a larger local population that will enhance the market for downtown shops and services.

The proposed parcel map adequately defines the proposed parcel boundaries. The map conforms to the DA-4 Downtown Area requirements and approved City plans to develop the subject property into multi-family residential housing, parking for the residential units, replacement parking spaces for BART, and the Paseo, as previously described. The appropriate easements are included and referenced on the map for the BRIDGE residents, BART customers and the general public to access designated parking spaces within the structure.

## **SUMMARY AND RECOMMENDATION**

1. The Parcel Map is in conformance with the Zoning Code to divide the subject property into four 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 10213 be approved.