

San Leandro Community Development Office
Date: January 20, 1978

STANDARD STAFF REPORT FORM - PLANNED UNIT DEVELOPMENT APPROVAL

1. Meeting date: Jan. 26, 1978
2. Agenda item: 4(c)
3. Application No.: PD-77-11 (Prec. Dev. Plan)
4. Address: West side of Washington Ave. south of Kmart site, (N)
Site & area: 6.115 acres
Density: 1 unit/3171 sq. ft., or 14 units per acre
Parking ratio: 190 spaces, or 2.261 sp. per unit
5. Applicant: L. S. Nelson Corp.
Applicant's interest in property: Owner
6. Proposal: 64 condominium units
7. Zoning Ordinance provision: Planned Unit Development
8. Applicant's supporting statement: "L. S. Nelson Corporation proposes to construct 64 condominium units in 21 buildings on this site, compatible with the apartments to the south, the shopping center to the north and the surrounding single family homes."
9. Backgrounds previous related applications: PD-77-11 (Gen. Dev. Plan), approved by City Council on Nov. 21, 1977.
10. Relationship to surrounding area and adjacent properties: The subject property has frontage on Washington Ave., just southerly of the Kmart site, and also has frontage on the cul-de-sac end of Fremont Ave. extension.
11. Details of proposal: The applicant has received General Development Plan approval for an 64 unit condominium project consisting of 21 separate buildings, each containing four units. Access to the property is via a driveway on Washington Ave. & a driveway from the cul-de-sac end of Fremont Ave. Three types of units will be provided: the A unit is a 3 bedroom, two bath, the B unit is a two bedroom, one bath, & the C unit is a two bedroom, two bath. The project will be divided into eight separate sub-units, with the main connecting roadway between Washington Ave. & Fremont Ave. being constructed as part of the first sub-unit. An electronic barrier will be installed close to the Fremont Ave. entrance to the main roadway. This will be card-controlled but will not be a "full security" gate. The purpose of this gate is to prevent automobiles other than those owned by residents from using the roadway as a short-cut between Fremont Blvd. & Washington Ave. There is an existing 3 ft. concrete block wall on the north side of the property between this site and the adjacent Kmart store. The applicant proposes enclosing the remainder of the property on the west & south sides with a 6' masonry wall, except for a portion where the project backs up to single family homes fronting on Carmel Way, which will be 8'. The exterior of the buildings will consist of stucco, cedar shingles for accent, & cedar shake roofs. Earthtone colors will be used throughout. Porch & balcony enclosures will be redwood fencing material. The carports will be constructed of wood and painted or stained to match the buildings. There will also be 5' high trash enclosures with a trellis type roof scattered throughout the project to provide an enclosure for the refuse containers. These will also be painted and stained to match the building. Street lighting will consist of 10' light standards with high pressure sodium lighting scattered throughout the project. This type of lighting gives a softer light than the incandescent, is more applicable to a residential development, and conserves energy. Substantial

Landscaping will be placed on the site, including a tree screen between this development and the adjacent residential properties (on Carmel Way) backing up to the development. A construction detail for the interior roadway has been included on the site plan and reviewed by the Public Works Department.

12. Environmental Impact Report status: A negative declaration was approved as part of the General Development Plan; no further action is necessary at this stage.

11. Attachments:

- Exhibit A - Site plan
- " B - Elevations & floor plans, Bldg. A
- " C - " " " " " B
- " D - " " " " " C
- " E - " " " " " Bldgs. Aw, Bw, Cw
- " F - Carport & trash enclosure detail
- " G - Street lighting & refuse container location
- " H - Landscape plan
- " I - Irrigation plan
- " J - Masonry wall elevation
- " K - Street light elevation
- " L - Unit security & energy conservation measures
- " M - Exterior building lights
- " N - Color chart (not attached)
- " O - Automatic gate details
- " P - Mail box detail
- " Q - Detail on parking restriction markings
- " R - Detail on solar heating for pool

14. Recommendation: Staff recommends that PD-77-11 (Prec. Dev. Plan) be forwarded to the City Council with a recommendation for approval subject to the following conditions as recommended by the Planning Commission on January 26, 1978:

- (a) Initial & substantial compliance with Exhibits A thru K, except as hereinafter modified.
- (b) The time schedule shall be as follows: Construction of all sub-units shall commence within 9 months of Precise Development Plan approval, & all sub-units shall be completed within 24 months after commencement of construction.
- (c) Street lighting details shall be subject to approval of the Public Works Dept. prior to installation.
- (d) Details on the automobile control gate shall be subject to approval of the Police & Fire Departments prior to installation.
- (e) Details on the private street section & method of installation shall be subject to approval of the Public Works Dept. prior to construction, and the street construction shall be inspected either by city inspector, or a private inspector approved by the city.
- (f) The pool area shall be provided with a lockable security gate.
- (g) The pool details shall be included with the precise plan prior to going to city council.
- (h) The light standards shall be increased to 12 ft. in height.