

**CITY OF SAN LEANDRO  
MEMORANDUM**

**DATE:** February 4, 2019

**TO:** Vibha Deshmukh, Associate Engineer

**FROM:** Anjana Mevani, Senior Planner

**SUBJECT:** City Planner's Report on Parcel Map 10574, a One Lot Subdivision for Condominium Purposes - Two Units; a property known as 2101 & 2109 West Avenue 136th; Alameda County Assessor's Parcel Number 79A-508-7; Kingkeo & Samone Samreuang (property owners).

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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 Parcel Map 10574 and Condominium Plans for 2101 & 2109 West Avenue 136th.

**BACKGROUND**

The subject property, 2101 & 2109 West Avenue 136th received Conditional Use Permit (PLN18-0030) approval on August 2, 2018 to convert two existing single-family homes on one lot into a condominium to allow for individual ownership of the two units. The site is 14,800 square feet and zoned RO Residential Outer District.

The subject property is developed with a two-story single-family home in front of the front of the property built in 1950s, and a one-story single-family dwelling in the rear built in 2009. In the RO District, an additional single- or two-family home may be built on a lot in excess of 14,000 square feet in area (Zoning Code Section 2-554.A). The single-family home at the front of the property, known as 2101 West Avenue 136th, consists of four bedrooms, two bathrooms, a kitchen, dining area, living room, family room and an attached one-car garage. The single-family dwelling at the rear of the property known as 2109 West Avenue 136th, consists of four bedrooms, four and one-half bathrooms, a kitchen, dining area, living room, family room and an attached three-car garage. The footprint of the two existing single-family homes will remain unchanged.

The existing single-family homes conform to the 1987 and 2007 Building Permit plans. All structures conform to the RO District zoning requirements such as minimum setbacks, maximum height, and maximum lot coverage, with the exception of the single-car garage for 2101 West Avenue 136th. The Zoning Code allows that a use that does not conform with the parking, loading, planting area, landscaping, screening, or sign regulations of the zoning district in which it is located shall not be deemed a nonconforming use solely because of one or more of these nonconformities (Zoning Code Section 4-2002.C). The existing home in front would have the one parking space outside of the front setback. The

single-family home in the rear will maintain the attached three-car garage. Private open space is provided behind 2101 West Avenue 136th and to the rear of 2109 West Avenue 136th.

## **DETAILS OF PROPOSAL**

Parcel Map 10574 is a single lot subdivision. As shown on the accompanying Condominium Plan the single lot will contain two units, which may be owned and/or sold individually. The Plan shows the footprint and airspace the building would occupy on top of the single lot. The Plan also shows the common areas and covered parking spaces for the condominium development.

## **STAFF ANALYSIS**

The Parcel Map and the Condominium Plan conforms to Conditional Use Permit (PLN18-0030). Covenants, conditions and restrictions (CC&Rs) were drafted and referenced on the map. The CC&Rs provide for the maintenance of the lot.

## **SUMMARY AND RECOMMENDATION**

1. Parcel Map 10574 is in conformance with the approved Conditional Use Permit approval for the purpose of condominiums for sale and ownership as two individual units on the single lot (PLN18-0030).
2. Parcel Map 10574 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 10574 is in compliance with the Subdivision Map Act (California Government Code).
4. Parcel Map 10574 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

Subject to the comments above, it is recommended that Parcel Map 10574 for 2101 & 2109 West Avenue 136th be approved.