



2824 Halcyon Drive | PLN21-0005

Zoning Map Amendment, Planned Development, Site Plan Review, Tentative Map

18- Single-Family Residential Development

Applicant: DR Horton

Site / Location



- 2824 Halcyon Drive
- 2.4 acre site
- 2 residential structures & 2 accessory structures

- Washington Square Neighborhood
- Surrounded by mostly single-family residences
- 2015-2023 Housing Element Opportunity Site

Planning Entitlements

Zoning Map Amendment

Rezone from RS/IP Residential Single-Family/ Industrial Park to RS (PD) Residential Single-Family with Planned Development Overlay zoning district

Planned Development

Develop larger land parcels to allow flexibility from development standards

Site Plan Review

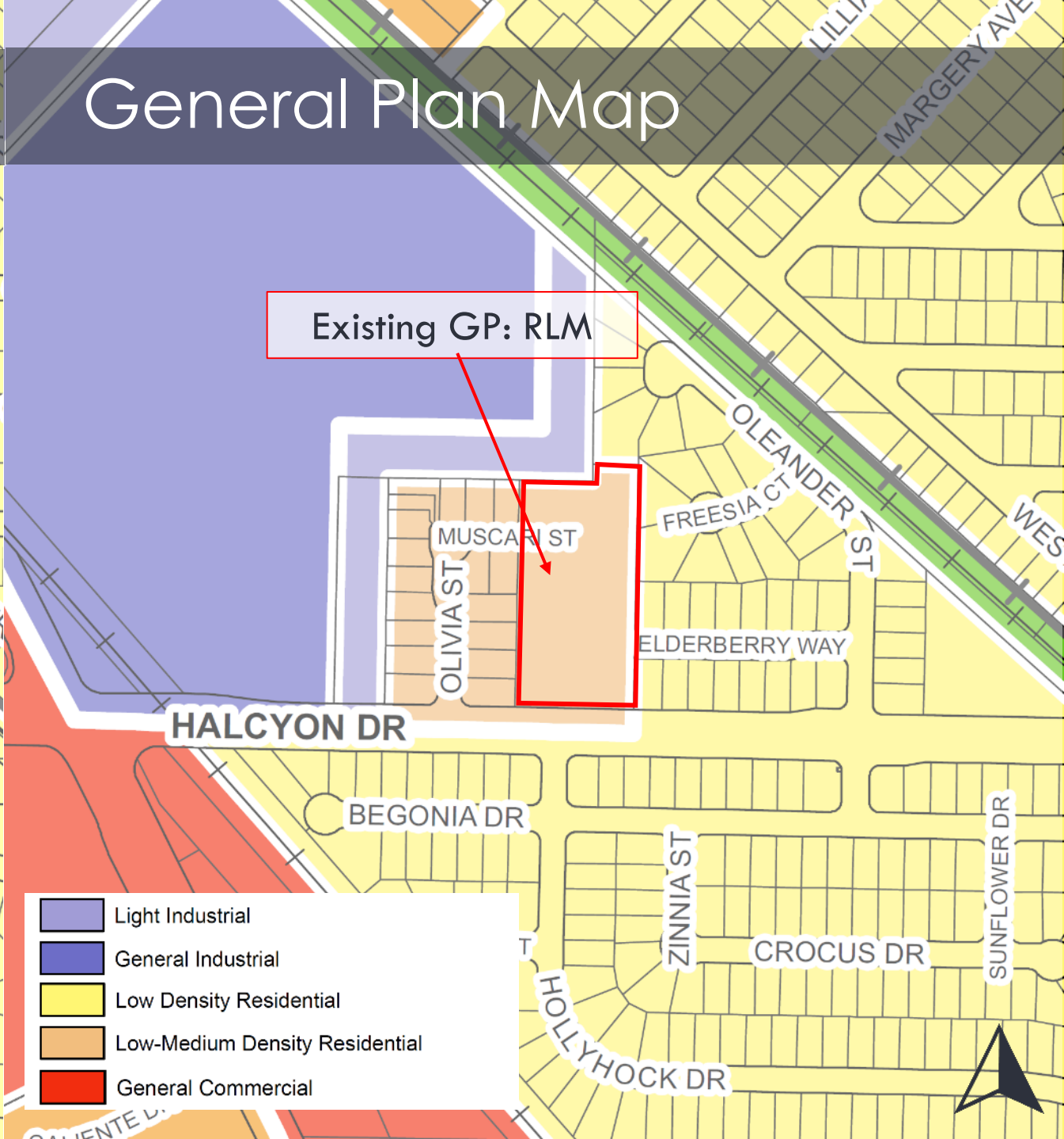
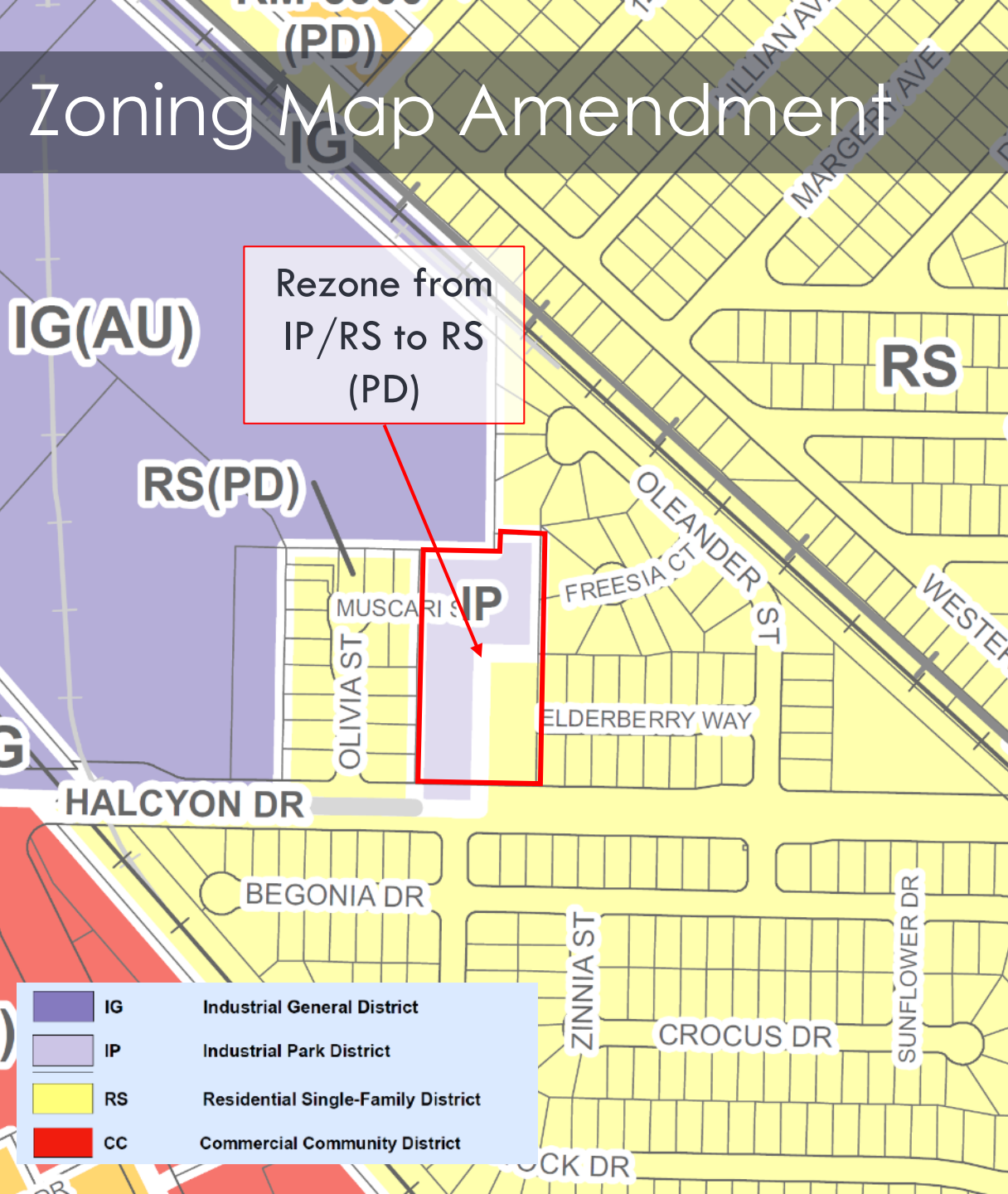
Review design and site improvements to ensure high quality proposal. Required for residential development that requires a Planned Development approval.

Tentative Map

Vesting Tentative Tract Map 8592 to split one parcel into 18 lots and 3 parcels

Zoning Map Amendment

General Plan Map



IG	Industrial General District
IP	Industrial Park District
RS	Residential Single-Family District
CC	Commercial Community District

Light Industrial
General Industrial
Low Density Residential
Low-Medium Density Residential
General Commercial



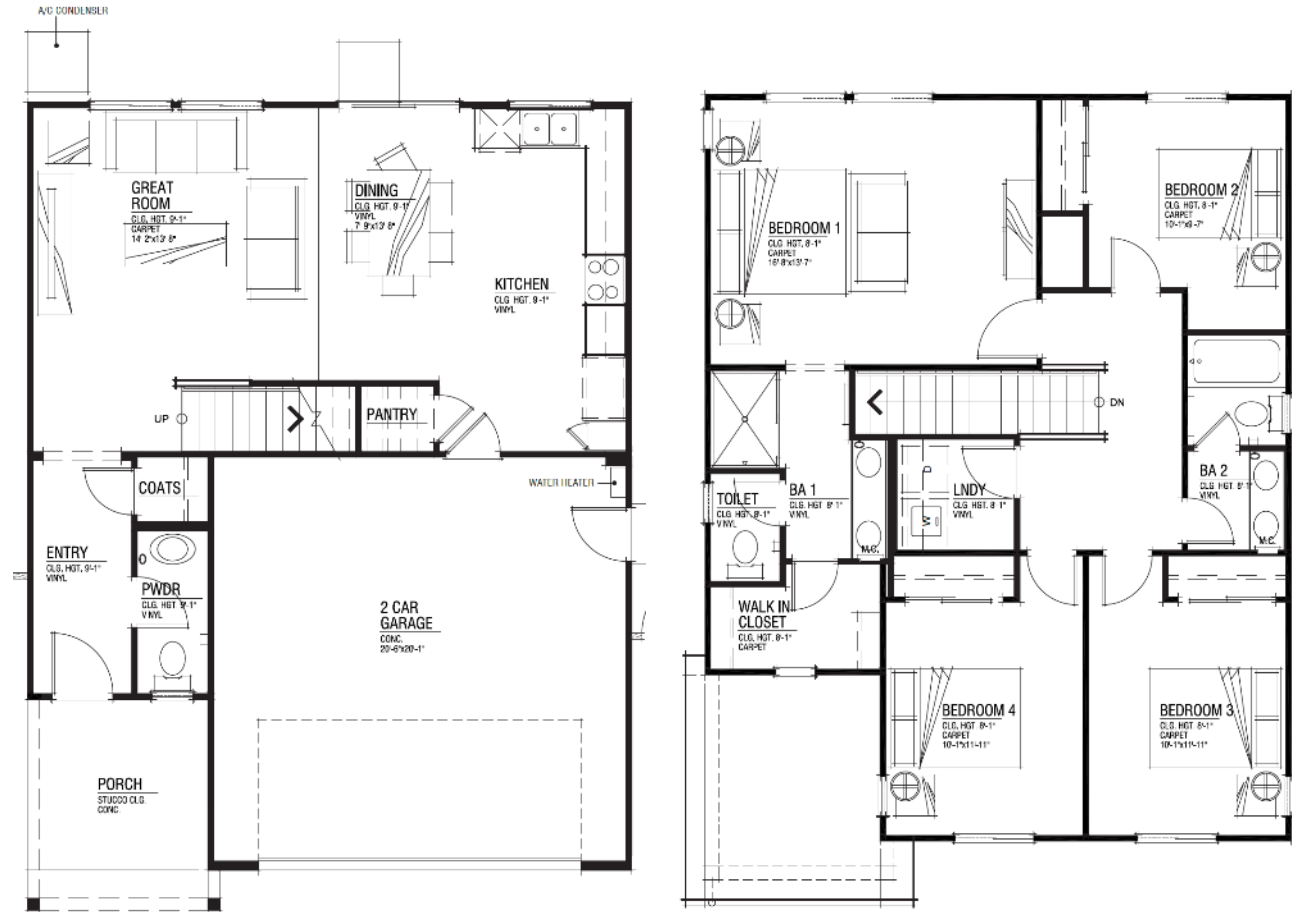
Proposal

- Demolish 2 residential structures & 2 accessory structures
- Subdivide 1 parcel into 18 single-family lots & 3 common area parcels:
 - Parcel A: 4,877 SF dedicated open space
 - Parcel B & C: private courts
- Construct 18 single-family residences
- Create new “S” shaped public street
- 82 parking spaces: 36 in garages, 36 on driveways, 10 on street
- Landscaping: 19,600 SF
- 4,877 SF open space for passive recreational use



Single-Family Homes

- Home size: 1,678-2,318 SF
- 2 stories
- 4 bedrooms, 2.5-3 bathrooms
- 2-car garages & 2-car driveways
- All electric & no natural gas
- Design/ Architecture: Farmhouse & Craftsman
- 3 Floor Plans
- 6 Total Variations



Inclusionary Housing

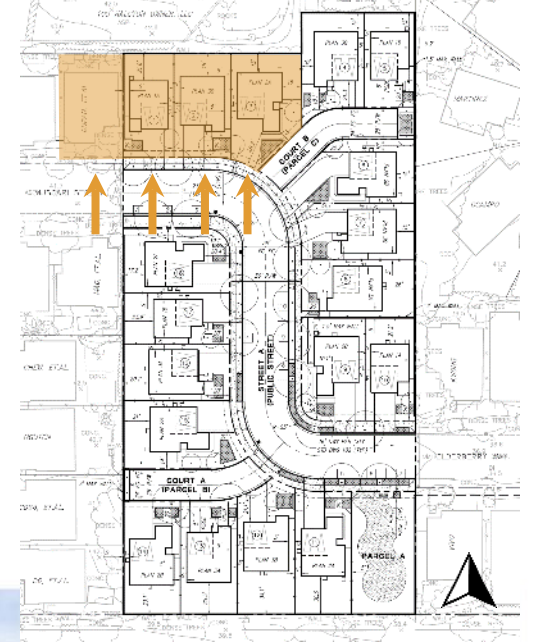
- 3 of 18 residences are affordable (15%)
- Lottery and preference is for San Leandro Residents and Employees

2021 Income Levels 100% AMI = \$ 125,600 (4-person household)	2015-2023 RHNA	Permits Issued 2015-2020	% Progress Permits Issued
Very Low Income (<50% AMI)	504	132	26%
Low Income (50-80% AMI)	270	126	47%
Moderate Income (80-120% AMI)	352	0	0%
Above Moderate (>120% AMI)	1,161	83	7%
Total	2,287	341	15%

PROJECT PROVIDES

- 1 Lower-Income Unit (for-sale)
- 2 Moderate Units (for-sale)
- 15 Above-Moderate Units

Streetscape (Northwest)



Muscari Street Streetscene



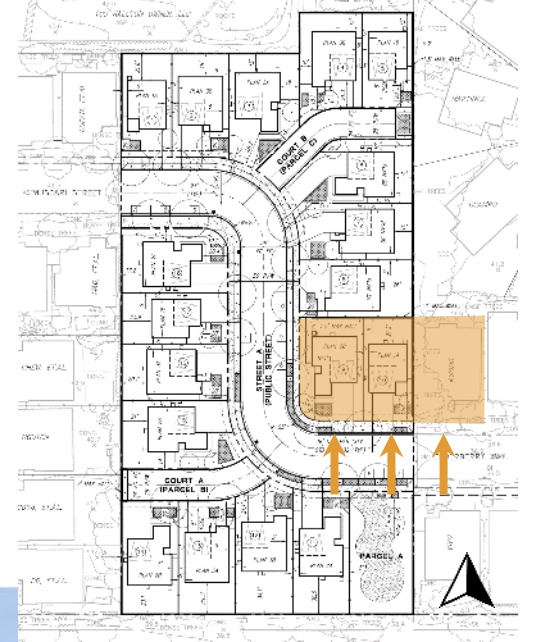
592 Muscari Street

Plan 1.1678
Farmhouse - Lot 1
Color Scheme #5B

Plan 3.2318 R
Craftsman - Lot 2
Color Scheme #2C

Plan 2.2065 R
Farmhouse - Lot 3
Color Scheme #6B

Streetscape (Southeast)



Elderberry Way Streetscene



Plan 2.2065
Craftsman - Lot 9
Color Scheme #4C

Plan 1.1678 R
Farmhouse - Lot 10
Color Scheme #6B

610 Elderberry Way

Staff Analysis

- Project provides appropriate density per the General Plan land use designation of Low Medium Density Residential
- Project is compatible with the surrounding neighborhoods which are single-family residences with the exception of a north portion adjacent to an industrial park
- Project meets RS standards with requested exceptions for lot area, lot width, and front yard setback. PDs allow such standards to deviate.
- High-quality contemporary design proposed with variety of facades
- Project contributes to City's housing needs and provides affordable housing
- Project meets required findings

Public Notice

- Project received standard public notice:
 - East Bay Times Newspaper
 - Posting at City Hall & Property
 - Mailer to businesses and property owners within 500 feet of property
 - Emailed interested list
- Public Engagement by Applicant
 - 12/2020: Letter to surrounding neighbors
 - 1/6/2021: Zoom with neighbors
 - 2/3/2021: On site meeting with neighbors

Planning Commission

- April 7, 2022 Public Hearing
- Staff and Applicant presented and answered Planning Commission's and public commenters' questions
- No public comments were received in advance of the Planning Commission hearing
- 8 Speakers during Public Hearing
 - Traffic Impact primary concern raised by speakers
 - Applicant's traffic consultant responded; trip generation negligible, low traffic volume.
- Planning Commission recommended City Council approval of the project by 4-1-2

CEQA

- Pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines, the City prepared an Infill Environmental Checklist
- Project qualifies as an Infill Project that would result in new specific effects that would be substantially mitigated under uniformly applicable development policies. No further environmental review is required.
- Checklist available online and with the Planning Division.

Recommendation

- Adopt an Ordinance to Adopt a Zoning Map Amendment to rezone the project from a split zoning of IP/RS Industrial Park and Residential Single-Family to RS(PD) Residential Single-Family with a Planned Development Overlay District located at 2824 Halcyon Drive.
- Adopt a Resolution to Approve a Planned Development and Site Plan Review located at 2824 Halcyon Drive.
- Adopt a Resolution to Approve a Vesting Tentative Tract Map No. 8592 to subdivide one 2.4-acre parcel into 18 single-family lots and three parcels located at 2824 Halcyon Drive.