


**CITY OF SAN LEANDRO
PLANNING SERVICES DIVISION**

MEMORANDUM

DATE: October 8, 2013
TO: Ken Joseph, City Engineer
FROM: Sally Barros, Senior Planner 
SUBJECT: City Planner's Report on Parcel Map Number 9875; Creekside Partners 500, LLC
(applicant and property owner)

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 9875.

BACKGROUND

The subject property is located on the south side of Davis Street, east of the intersection with San Leandro Boulevard. The site encompasses an area of approximately 33,738 square feet (0.77 acres). The property is zoned DA-1 Downtown Area 1.

On May 13, 2012, the property owner received a Zoning Permit (PLN2013-00010) from the Zoning Enforcement to proceed with a Parcel Map to create 3 individual ownership units from the existing four-story office building that comprises 83,319 square feet.

DETAILS OF PROPOSAL

Parcel Map 9875 proposes to create a single lot subdivision, or condominium map, to allow for individual ownership of 3 units within the existing building at 500 Davis Street, with all common areas governed by a Property Owners Association through Covenants, Conditions and Restrictions.

STAFF ANALYSIS

The proposed parcel map defines the property line boundaries. The map conforms to the discretionary approvals for a Zoning Permit (PLN2013-00010) which was processed to review parking, landscaping, signage, Building and Fire code conformance and other site conditions.

With approval the Zoning Permit, the project was found to conform with the standards of Article 32 Non-Residential Condominium Conversion and was approved by the Zoning Enforcement Official on May 13, 2013.

SUMMARY AND RECOMMENDATION

1. Parcel Map 9875 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
2. Parcel Map 9875 is in compliance with the Subdivision Map Act (California Government Code).
3. Parcel Map 9875 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

Subject to the comments above, staff recommends that Parcel Map 9875 be approved.