

**APL18-0001; Appeal of Site Plan Review,
PLN17-0061, to Construct a Five-story 62-unit
Affordable Multi-Family Residential Building at
1604 and 1642 San Leandro Boulevard, which
would place blockage of the sun on adjacent
property at 559 Parrott Street**

City Council

March 19, 2018

City Council Goals

- Place San Leandro on a firm foundation for long-term fiscal sustainability
- Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation
- Maintain and enhance San Leandro's infrastructure

City Council Action on January 8, 2018

- Approved Loan of \$1 million in City funds to Eden Housing, Inc., for Parrot Street Apartments
- Approved Use of \$4 million in Alameda County A-1 City Allocation
- Approve joint application with Eden Housing to the State Affordable Housing and Sustainable Communities (AHSC) Program for January 2018 deadline

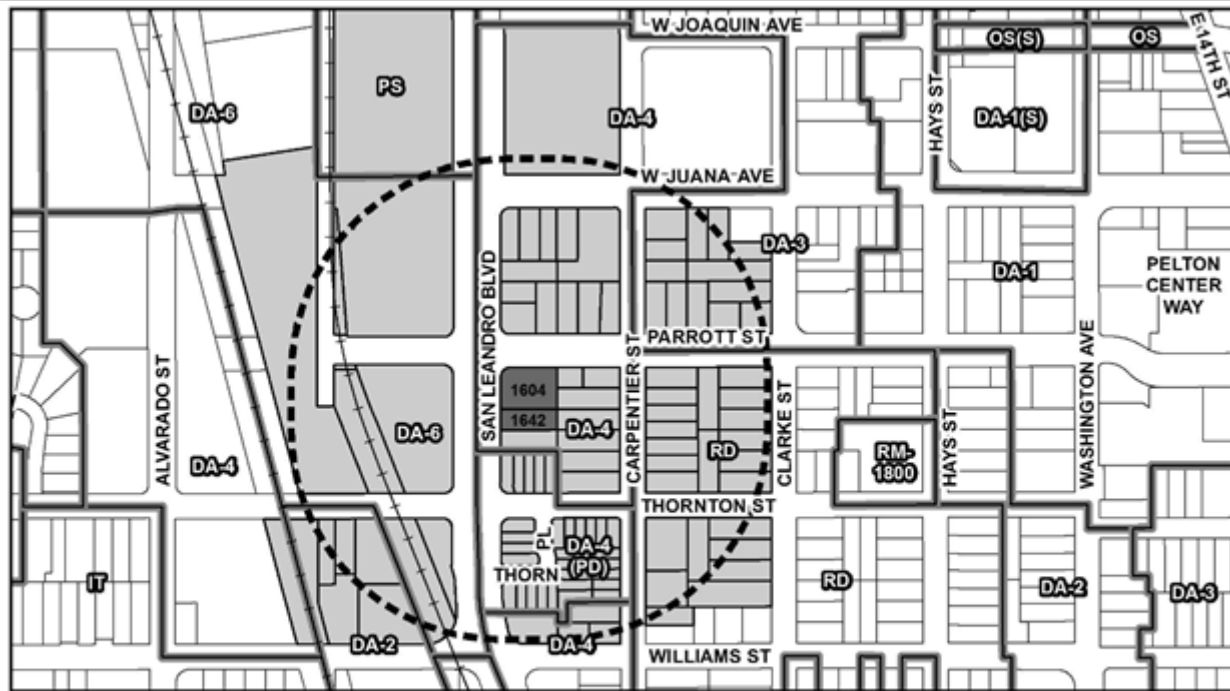
Introduction

- James W. Blaine, 559 Parrott Street (Appellant)
- Andrea Osgood, Eden Housing, Inc. (Applicant)
- Parrott Street Investors, LLC (Property Owner)
- Subject property is the southeast corner of San Leandro Boulevard and Parrott Street
- Site is 20,021 square feet (approximately 134- by 150-feet)
- It's in the Downtown Transit Oriented Development (TOD) Area
- Across the street from BART, AC Transit, and San Leandro LINKS Shuttle
- Project is for 62 multi-family residential units
- Four floors on a podium (five-story apartment building)

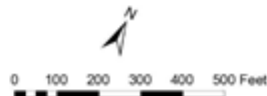
Appeal



- The Appellant owns and resides adjacent to the eastern edge of development site, 559 Parrott Street
- The proposed building would block sunlight on his property as the sun moves overhead from east to west
- The home would be in a shadow for at least half the day
- He states that this is unfair since the other adjacent properties will have greater access to sunlight due to their location in relation to the proposed building

Vicinity Map

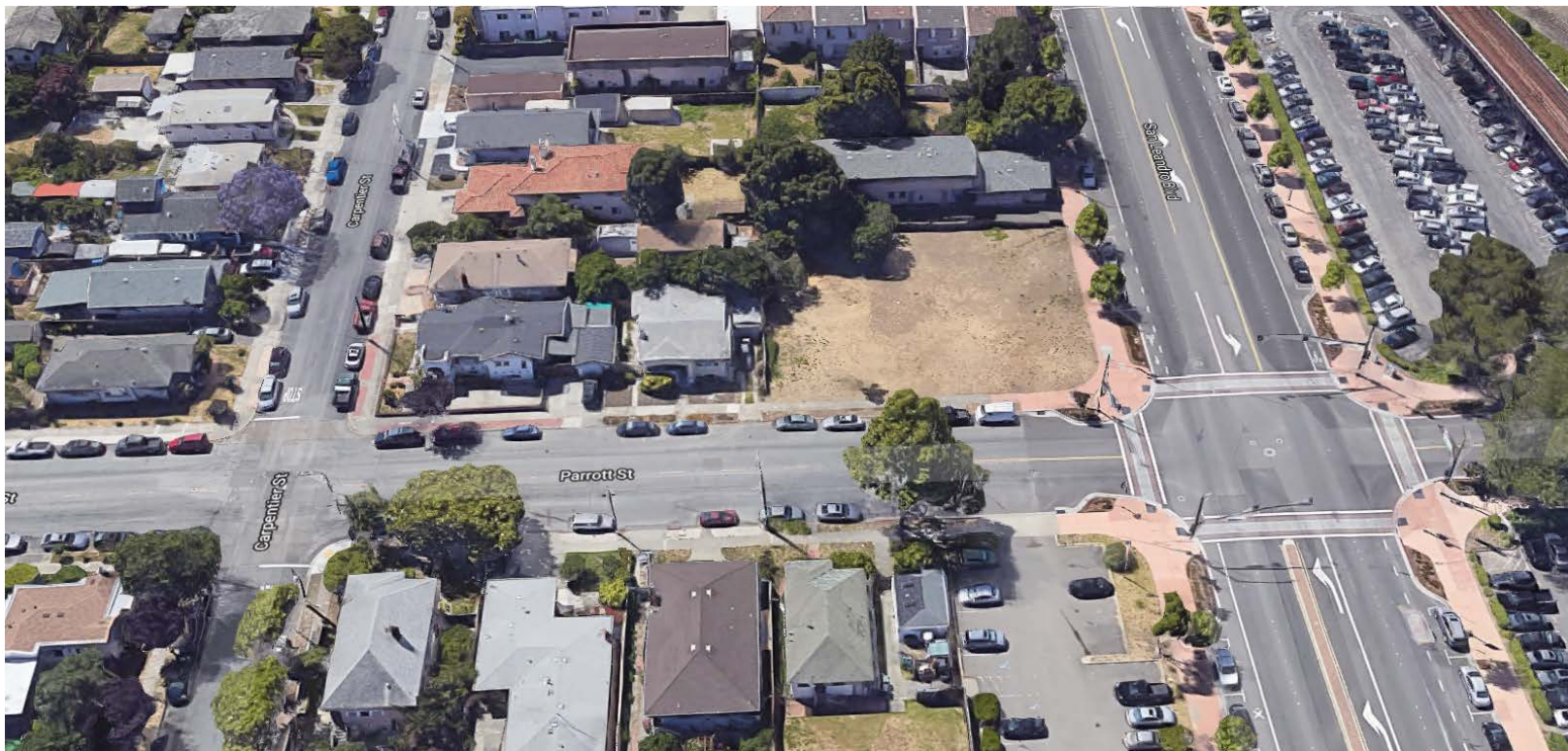


1604,1642 San Leandro Blvd
75-28-1-2, 75-28-11-2



-  Parcels within 500' of 1604,1642 San Leandro Blvd
-  500' buffer around 1604,1642 San Leandro Blvd

Birds-eye View



Existing Site Conditions



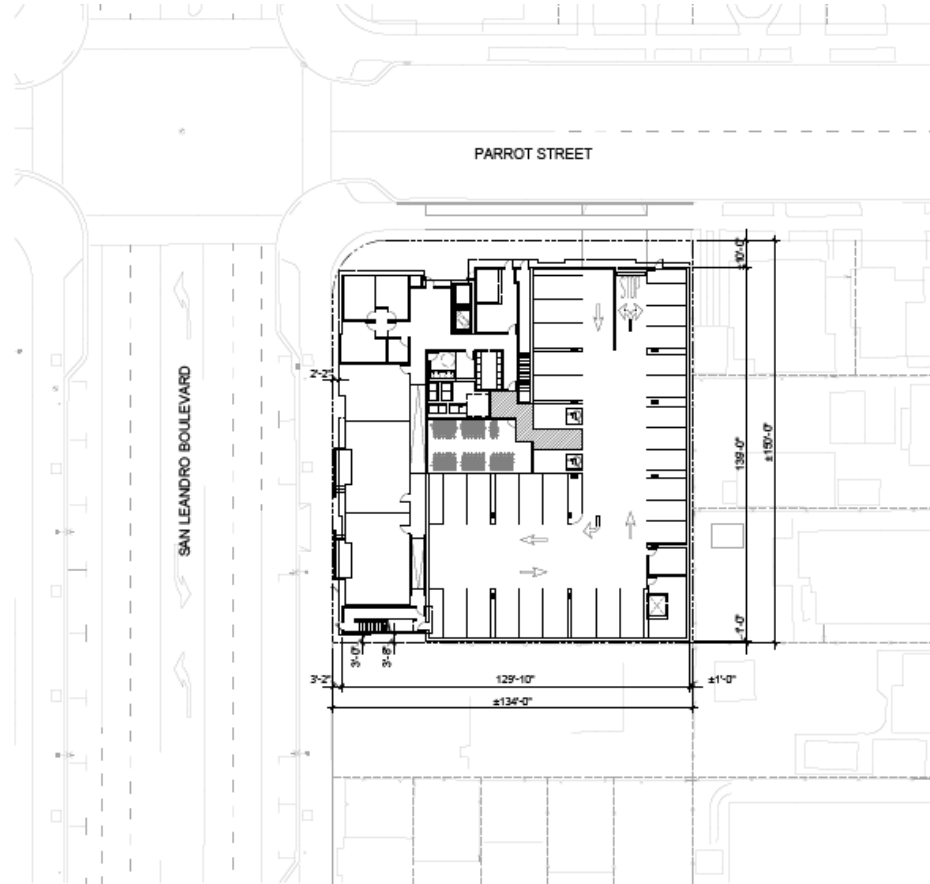
Corner Street View



Corner Perspective



Site Plan



East Elevation



1. Courtyard - East

Five Story Shadow Study



DECEMBER 9 AM



MARCH 9 AM



JUNE 9 AM



SEPTEMBER 9 AM



DECEMBER 12 PM



MARCH 12 PM



JUNE 12 PM



SEPTEMBER 12 PM



DECEMBER 3 PM



MARCH 3 PM



JUNE 3 PM



SEPTEMBER 3 PM

March Shadow



MARCH 9 AM



MARCH 12 PM



MARCH 3 PM

June Shadow



JUNE 9 AM



JUNE 12 PM



JUNE 3 PM

September Shadow



SEPTEMBER 9 AM



SEPTEMBER 12 PM



SEPTEMBER 3 PM

December Shadow



DECEMBER 9 AM



DECEMBER 12 PM



DECEMBER 3 PM

Analysis

- The building is designed so that the bulk of the structure was moved towards the street corner and away from the adjacent properties to the east and the south, reducing the impact of massing as much as feasible
- The proposed building setback from the Parrott Street right-of-way line maintains the prevailing condition along Parrott Street

Analysis

- The Project meets the vision and polices established by the Downtown TOD and codified zoning requirements for the BART and Downtown area
- Shadows cast by the Project on adjacent properties will not result in a nuisance condition or a condition that deprives the adjacent property owner from the enjoyment or use of the property

Staff Recommendation

Staff recommends that the City Council deny the appeal, per the proposed Resolution.

The proposed Resolution denies appellant's request to modify the Site Plan Review, PLN17-0061, for the 62-unit Affordable Housing building.

The Resolution affirms the BZA's approval of the Site Plan Review subject to conditions of approval.