

ELOYAN ARCHITECTS INC.

April 3, 2024

Project Planner (PLN 22-0006)
Community Development
City of San Leandro
835 E 14th Street
San Leandro, CA 94577

Re: REQUEST FOR CONCESSIONS & WAIVERS
Hillcrest Village at 13489 E 14th St (PLN22-0006)

To Whom It May Concern,

Pursuant to San Leandro’s Zoning Code Chapter 6.08, Eloyan Architects Inc. and Shoonya LLC wish to pursue concessions and waivers from the City’s development standards.

PROJECT DESCRIPTION:

The project is a 9-unit townhouse development on a vacant lot, consisting of Building A (6,401 sf) and Building B (5,935 sf), with five (5) 2-bedroom units and four (4) 3-bedroom units. The buildings are on either side of a drive aisle entering from 135th Ave. Parking includes total of 17 parking spaces: 14 resident and guest parking spaces in garages and 3 resident and guest parking space in carports.”

The construction of buildings A and B will be implemented in one phase.

PROJECT DATA:

LOCATION: 13489 EAST 14th STREET

SAN LEANDRO, CA 94577

APN: 77D-1405-1-1

LOT SIZE: 12,588 SQ.FT.

BUILDINGS 2

UNITS 9

CONSTRUCTION: TYPE V-A

ZONE/HEIGHT: SA-2

OCCUPANCY: R2

FIRE SPRINKLERS: Yes

CONTACTS:

OWNER:

Shoonya LLC
33837 6th Street,
Union City, CA 94587
E: realchris201@gmail.com
T: (505) 353-1173

ARCHITECT:

Eloyan Architects, Avik Eloyan
1032 Second st. #7, Lafayette, CA 94549
E: avik@eloyan.com
T: (773) 504-7486

Proposed dwelling Units table

UNIT	SF	BEDROOM	BATHROOM	NOTES
UNIT 1, BUILDING A	1,049.41	2	3	MODERATE INCOME HOUSEHOLD
UNIT 2, BUILDING A	1,319.48	3	3	MARKET RATE
UNIT 3, BUILDING A	1,116.18	2	2.5	MARKET RATE
UNIT 4, BUILDING A	1,216.32	2	2.5	MARKET RATE
UNIT 5, BUILDING A	1,126.76	2	2.5	MARKET RATE
UNIT 6, BUILDING B	1,370.29	2	2.5	MARKET RATE
UNIT 7, BUILDING B	1,342.95	3	2.5	MARKET RATE
UNIT 8, BUILDING B	1,406.62	3	2.5	MARKET RATE
UNIT 9, BUILDING B	1,391.19	3	2.5	MARKET RATE

TOTAL FLOOR AREA (Market Rate): 10,289.79

TOTAL BEDROOMS (Market Rate): 20

AVG SF (Market Rate): 1,286

The project contains nine **(9)** residential units, one **(1)** of which is dedicated as moderate income household, which is at least 10% of the housing units. San Leandro Zoning Code imposes specific development standards for multifamily residential projects. Pursuant to Section 65915(d)(2)(A) of the California Government Code, the Applicant is allowed one **(1)** concession and any number of waivers or modifications of development standards that may be required in order to physically accommodate the development at the densities that are permitted under state density bonus law. Therefore, please see below details on each concession and waiver being requested.

Concessions

1. Daylight Plane. ZC 2.08.308(F)(2))

The Applicant requests relief from providing a daylight plane at transition to the R district as it will reduce the number of bedrooms of each unit to one **(1)** at Building B.

Waivers

The following waivers are being requested as the development standards would physically preclude the site from developing at the density permitted under the San Leandro's Zoning Code and density bonus law.

1. Minimum Ground Floor Height (ZC.4.04.336(B)(2) of the Specific Plan): Residential ground floors shall have a minimum 10-foot floor-to-floor height. The Applicant requests relief from providing the 10-foot floor to floor on the ground level as this will raise the overall height of the building above 30' which would require 24' wide (instead of 20' wide) drive aisle between Buildings A and B. Complying with this development standard will preclude the project accommodating all of the proposed units, much less than the number of units allowed on the site.
2. Amenities (ZC.4.04.336(B)(4). Projects shall include at least four of the amenities indicated in this section. The scale/size of the project does not allow for most of the amenities to be incorporated in the project while maintaining the project feasibility. The Applicant is requesting a waiver for this standard and able to incorporate only two (2) of the prescribed eleven (11) amenities. This request qualifies as a waiver because complying with this development standard would mean limiting the number of units allowed on the site.

Should you have any questions on the project, please contact me at: 773-504-7486 / avik@eloyan.com

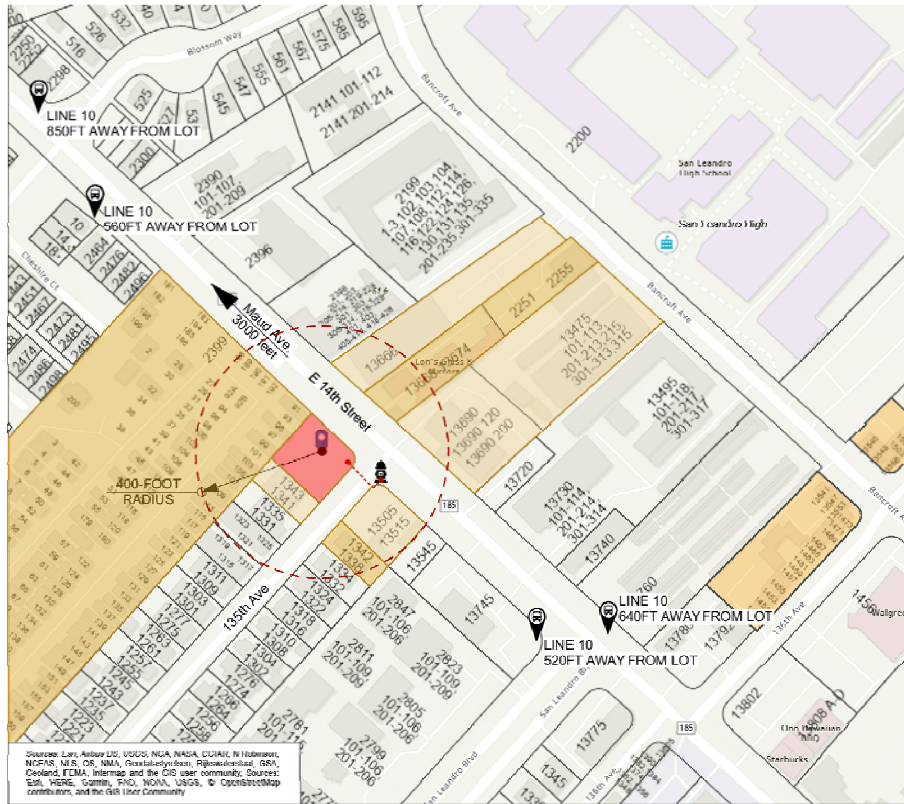
Sincerely,

Avik Eloyan
Eloyan Architects Inc.
&
Shoonya LLC.



Attachments: Fig 1 (Vicinity Map)
Fig 2 (Site Plan)

Fig 1 (Vicinity Map)



LINE 10 - E. 14th St. - MISSION

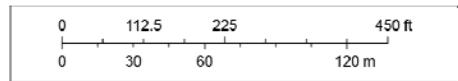


Fig 2 (Site Plan)

