

City of San Leandro
Community Development Department
Planning Services Division
Memorandum

DATE: July 29, 2021

RE: Vesting Tract Map 8519

FROM: Andrew Mogensen, AICP, Planning Manager

SUBJECT: City Planner's Report on Tract 8519, a Vesting Tract Map for condominium purposes for 7 parcels with 39 residential townhome condominium units located at 903 Manor Blvd; Alameda County Assessor's Parcel Number 080H-1541-036-00; ERC SC, LLC., applicant and property owner.

INTRODUCTION

Pursuant to Title VII, of Chapter 1 of the San Leandro Municipal Code, please accept this City Planner's Report on Vesting Tract Map 8519 at 903 Manor Blvd.

BACKGROUND

On September 8th, 2020, the City Council approved the Maplelane Planned Development Project (PLN19-0037) consisting of a 39-unit, three-story residential townhome condominium development on a 2.3 acre site located at 903 Manor Boulevard in the Washington Manor neighborhood. City Council's approval included adoption of a Mitigated Negative Declaration in accord with the California Environmental Quality Act (CEQA) and Vesting Tentative Tract Map No. 8519 to subdivide the property into 7 parcels with 39 residential townhome condominium units.

The townhome condominium development is intended for individual ownership consisting of 39 units dispersed among six buildings. Approval of the final map is not necessary prior to project construction, but is required to enable individual condominium ownership.

The Planned Development approval granted the project an exception to the open space minimum requirements provided in the Zoning Code. The CC Commercial Community zoning district requires 200 square feet of useable open space per unit for exclusive use by the residents and their guests. The proposed project is providing 107.5 square feet of open space per unit with balconies/decks and common area open space. The project met all other CC Commercial Community zoning district development regulations.

LOCATION AND SETTING

The subject property is located in the Washington Manor neighborhood and zoned CC

Commercial Community. The 2.3 acre property was formerly the location of the Manor Bowl commercial bowling center, demolished earlier this year in preparation for the Maplelane residential project. The property is located in the middle of a block that contains both single family homes and commercial businesses. Adjacent to the property to the west is a neighborhood commercial shopping center with approximately 20 tenant spaces (zoned CC Commercial Community). Adjacent to the property towards the northwest is a 28-unit three story apartment complex (zoned RM-1800 Residential Multi-Family - 24 dwellings per gross acre). Adjacent to the north and east of the property are single family homes (zoned RS Residential Single-Family). Across the street from the property are single family homes and 5 townhomes (zoned RS Residential Single-Family and RM-3000(PD) Residential Multi-Family - 14.5 dwellings per gross acre Planned Development).

PROJECT DETAILS

The Planned Development project is currently in the process of constructing six townhome condominium buildings totaling 39 units. The units will range in size from approximately 1,703 square feet to 2,254 square feet in floor area. Six of the units were designated affordable as per the City's Inclusionary Housing Requirements (Zoning Code Chapter 6.04). The total lot coverage for the buildings is 32% of the lot and the total floor area ratio is 0.74. The project's density is 17 units per acre. All of the proposed buildings are three stories tall and the roof height has been reduced a few feet in accord with the City Council's prior direction. The project's architecture will have a contemporary style, with changes in plane, rooflines, and balconies/decks. The buildings have shades of neutral colors as primary colors, with contrasting color provided for accents. Proposed materials include horizontal lap siding, stucco, metal garage doors, and concrete tile roof.

Driveway access to the site will be through the existing driveway location on the eastern side of the property. Three streets will provide access and circulation on-site. The project complies with the parking requirements of the Zoning Code. A total of 17 guest parking spaces will be provided on site. Three of the guest parking spaces will have EV charging capabilities. In addition, there are two on-street parking spaces proposed directly in front of the development on Manor Boulevard.

New landscaping will be planted along the frontage and all common areas with new trees, shrubs, vines, grass/sedge, and ground cover. The total landscaped area will be 10,672 square feet, approximately 10.7% of the site. The project provides two street trees and proposes adding 111 new trees to the site. A stormwater treatment/bioretention area of 2,628 square feet will be constructed. New walls and fencing are currently being constructed along the perimeter of the site in accord with the Site Development Plan approval.

Vesting Map 8519

The City Council previously approved Vesting Tentative Tract Map No. 8519 for condominium purposes on September 8, 2020. Land divisions of five or more units first requires approval of a Tentative Map (processed by the Community Development Department) and later a Final Map (to be brought forward at a later date by the Engineering Department). The purpose of a tentative map is to show what currently

exists and what is proposed on and adjacent to the property to be subdivided. A vesting designation on a tract map confers the applicant with the right to proceed with the development in substantial compliance with the development standards in effect at the time of approval. Once approved and recorded, the final condominium map will subdivide the property into 7 parcels with 39 residential townhome condominium units.

ENVIRONMENTAL REVIEW

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, the City prepared an Initial Study (preliminary environmental analysis) and Mitigated Negative Declaration (IS-MND) of environmental impact with a Mitigation Monitoring and Reporting Program for the Project, which were adopted by the City Council on September 8, 2020. A copy of the Initial Study - Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are posted online at: <https://www.sanleandro.org/depts/cd/plan/polplanstudiesceqa/default.asp>.

STAFF ANALYSIS

The map conforms to the proposed Planned Development described in this report. As shown on the accompanying Tract Map, the single parcel will contain four numbered lots (residential units) and three lettered lots (road access) for a total of 7 parcels with 39 residential townhome condominium units that may be owned and/or sold individually. The Plan shows the footprint and airspace of the buildings that will occupy on top of the single lot. The Plan also shows the common areas and uncovered visitor parking spaces for the condominium development.

The Tract Map and the Condominium Plan conforms to the Conditional Use Permit and Site Plan Review (PLN19-0037). Covenants, conditions and restrictions (CC&Rs) were drafted and provide for the maintenance of the property. Approval of the final map entitles the property to be sold as individual units for ownership and is not required for project development.

SUMMARY AND RECOMMENDATION

Subject to the comments below, it is recommended that Tract Map 8519 for 903 Manor Blvd. be approved.

1. Tract Map 8519 is in conformance with the approved Planned Development and Site Plan Review approval for multi-family residential project for the purpose of condominium for sale and ownership as 39 individual units on the four numbered lots (PLN19-0037).
2. Tract Map 8519 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Tract Map 8519 is in compliance with the Subdivision Map Act (California Government Code).
4. Tract Map 8519 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.