

**CITY OF SAN LEANDRO
MEMORANDUM**

DATE: June 16, 2020

TO: Phillip Toste, Associate Engineer

FROM: Andrew Mogensen, AICP
Planning Manager

SUBJECT: City Planner's Report on Tract Map 8513, a One Lot Subdivision for Condominium Purposes - Six Units; located at 342 Marina Boulevard; Alameda County Assessor's Parcel Number 75-82-10; G.K. Wong, GKW Architects, Inc. (applicant) c/o property owner.

INTRODUCTION

Pursuant to Title VII, of Chapter 1 of the San Leandro Municipal Code, please accept this City Planner's Report on Tract Map 8513 at 342 Marina Blvd.

BACKGROUND

The City Council approved a Planned Development Project at 342 Marina Blvd. under Resolution 2018-128 on October 15, 2018, consisting of a Rezoning, Planned Development, Site Plan Review, and Vesting Tentative Map to develop a six-unit, three-story residential townhouse condominium development (PLN17-0049). The project was deemed categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Article 19, Categorical Exemptions, Section 15303(b).

The project site is a 12,000 square foot property with a single-family home zoned RM-1800 located along the north side of Marina Boulevard across the street from the Boys' and Girls' Club. The San Leandro BART Station on Davis Street and San Leandro Boulevard is approximately a half-mile away.

The project will redevelop the existing large-lot single family home with two, three-story, three-unit condominium buildings intended for individual ownership. The proposed layout consists of three attached condo units facing an interior 24-foot wide motor court, opposite the three other attached condo units. A single centrally located driveway via Marina Boulevard would provide access to the six units' individual 2-car garages and three uncovered guest parking spaces.

The multi-family residential Planned Development condominium project complies with the development standards established in the City Council's approval and the RM-1800 Zoning District. The Planned Development designation was necessary in order to develop two separate multi-family condominium buildings on a single common lot. The project otherwise complies with all other development standards of the underlying RM-1800 zoning district,

including density, height, parking, lot coverage and setbacks.

The condominium units will maintain a 15-foot front setback from the front Marina Boulevard right-of-way/property line, with the exception of the covered front porches on Units 1 and 4 where they maintain a 10-foot front setback. The three western units maintain an 11 foot, six inch setback from the west property line and the three eastern units have an eight foot, six inch setback from the east property line. The layout and setbacks provide private yard space behind each of the units. The rear of the east building is set back 26 feet from the northern property line and the west building is set back farther, at 33 feet from the northern rear property line. The approved setbacks provide common usable yard space for residents, visitor parking including an ADA-accessible parking space, and adequate space for a vehicle to turn around at the end of the motor court.

DETAILS OF PROPOSAL

The map conforms to the proposed Planned Development described in this report. As shown on the accompanying Condominium Plan the single lot will contain six units, which may be owned and/or sold individually. The Plan shows the footprint and airspace the two buildings will occupy on top of the single lot. The Plan also shows the common areas and covered parking spaces for the condominium development.

STAFF ANALYSIS

The Tract Map and the Condominium Plan conforms to Conditional Use Permit and Site Plan Review (PLN17-0049). Covenants, conditions and restrictions (CC&Rs) were drafted and provide for the maintenance of the lot. 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

1. Tract Map 8513 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 six individual units on the single lot (PLN17-0049).
2. Tract Map 8513 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Tract Map 8513 is in compliance with the Subdivision Map Act (California Government Code).
4. Tract Map 8513 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

Subject to the comments above, it is recommended that Tract Map 8513 for 342 Marina Blvd. be approved.