

Modification of Planned Development and Site Plan Review to construct a Mixed-use Residential Building 701 Parrott Street, San Leandro Tech Campus PLN16-0067

CITY COUNCIL

JULY 17, 2017

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
- Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride
- Maintain and enhance San Leandro's infrastructure

Introduction

- Sunny Tong and Donovan Cole, Westlake Development Partners, LLC
- Jonathan Cohen and Tak Katsuura, TCA Architects
- Jim Toby and Johnny Chiu, Lea & Braze Civil Engineers

2014 SLTC Approval

The City approved a Planned Development, Site Plan Review and Development Agreement for the vacant 7 acre site with 340,000 to 500,000 San Leandro Technology Campus (SLTC), an 850 space parking garage, public art and open space/plaza.

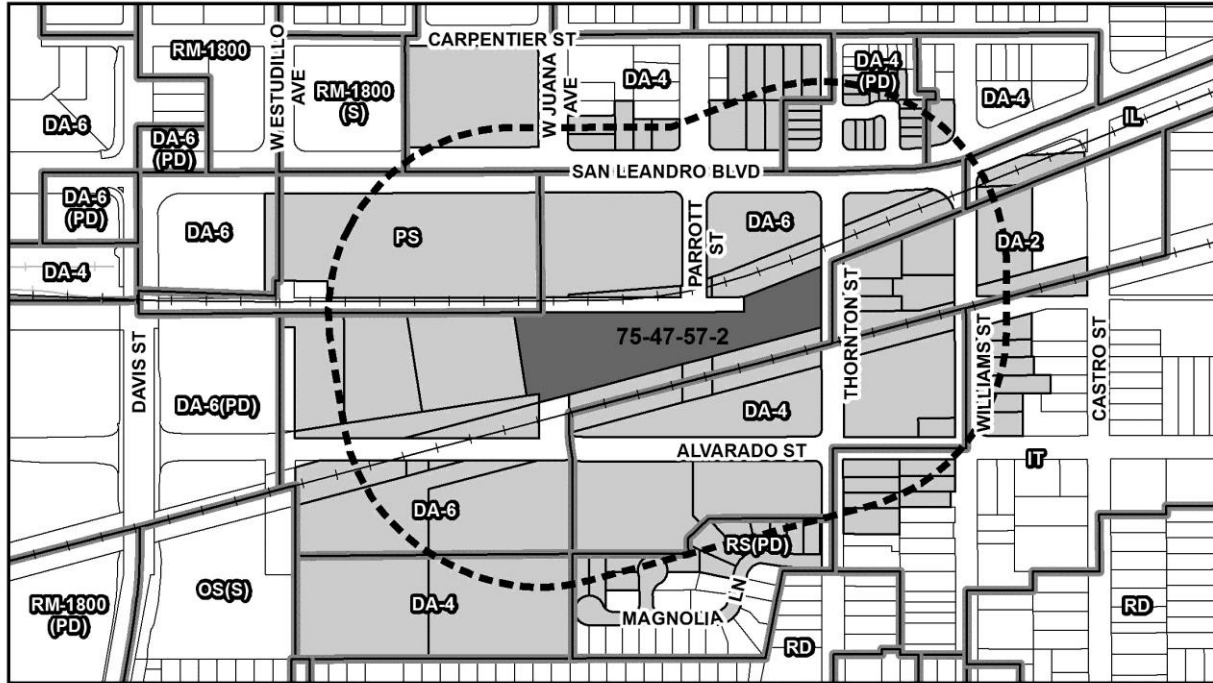
The Planned Development conditioned that future residential or housing in the project would require Planning Commission and City Council approval to modify the Planned Development and Site Plan Review.

Proposal

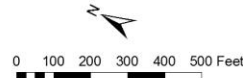
To permit construction of a seven-story mixed-use residential building on the southern portion of the San Leandro Technology Campus (SLTC), including:



- 13,000 square feet of office on the ground floor ; and
- 197 units of multi-family residences on the 3.13-acre southern portion of the San Leandro Technology Campus (SLTC)

Vicinity Map



San Leandro Tech Campus
75-47-57-2

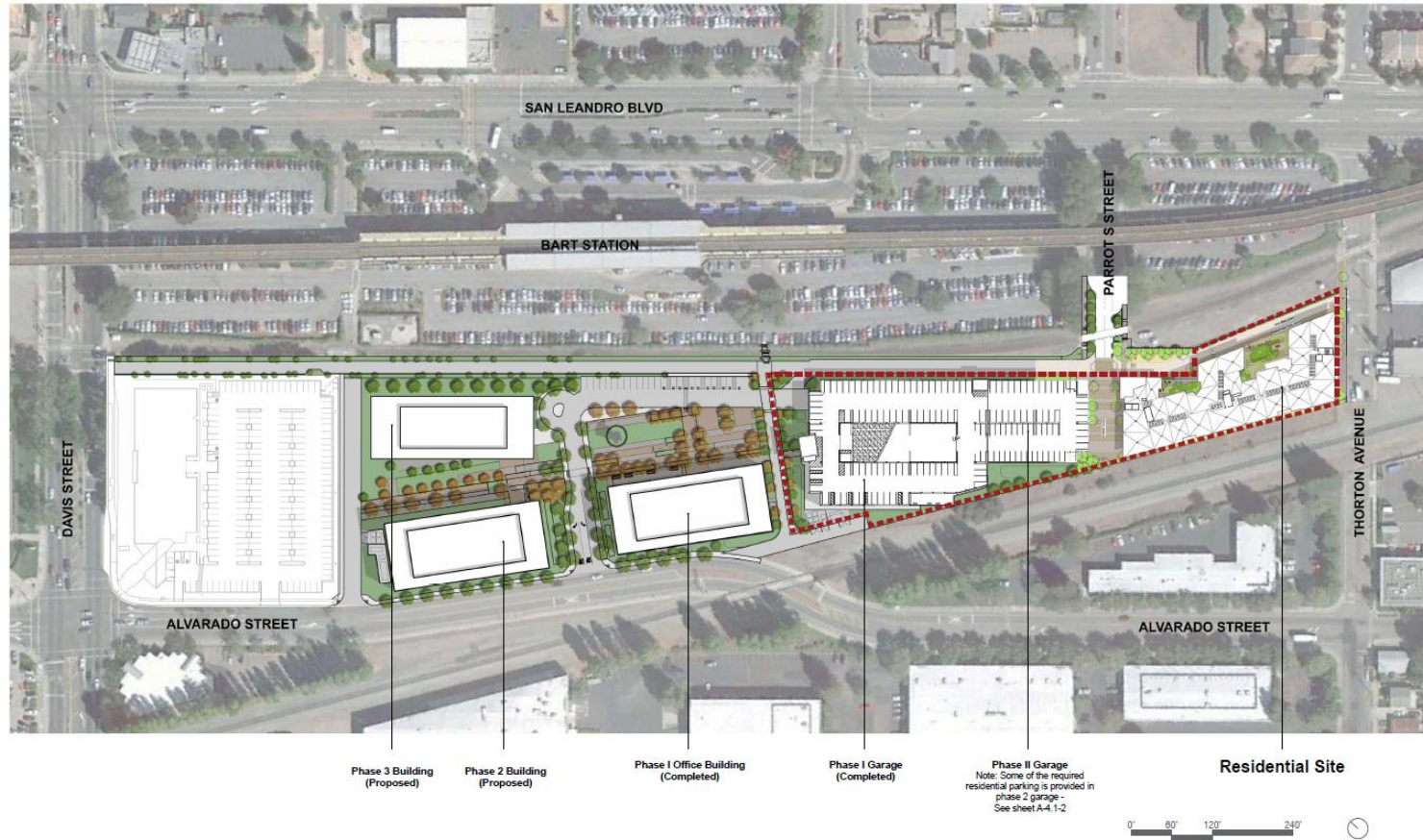


-  Parcels within 500' of 75-47-57-2
-  500' buffer around 75-47-57-2

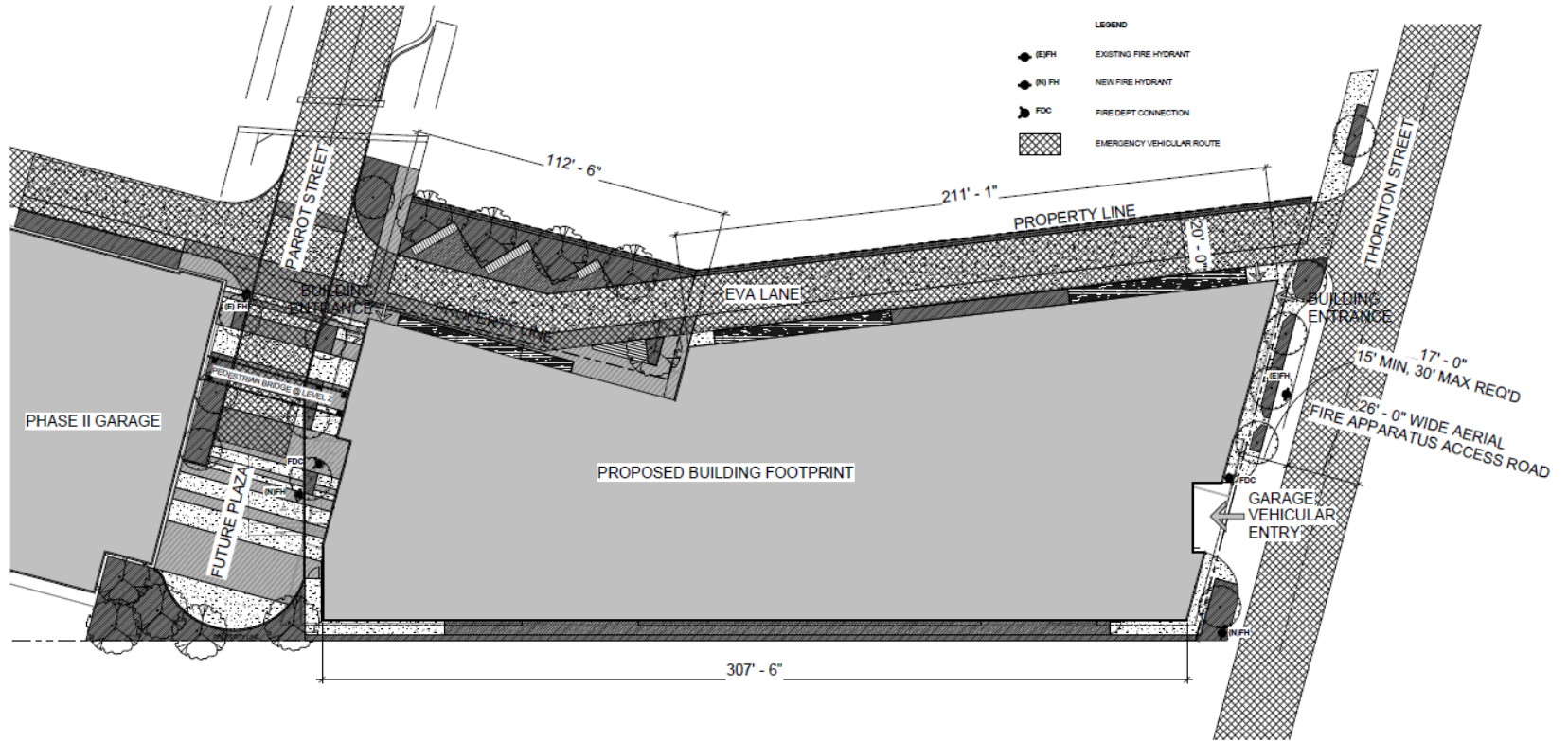
Existing Site Conditions



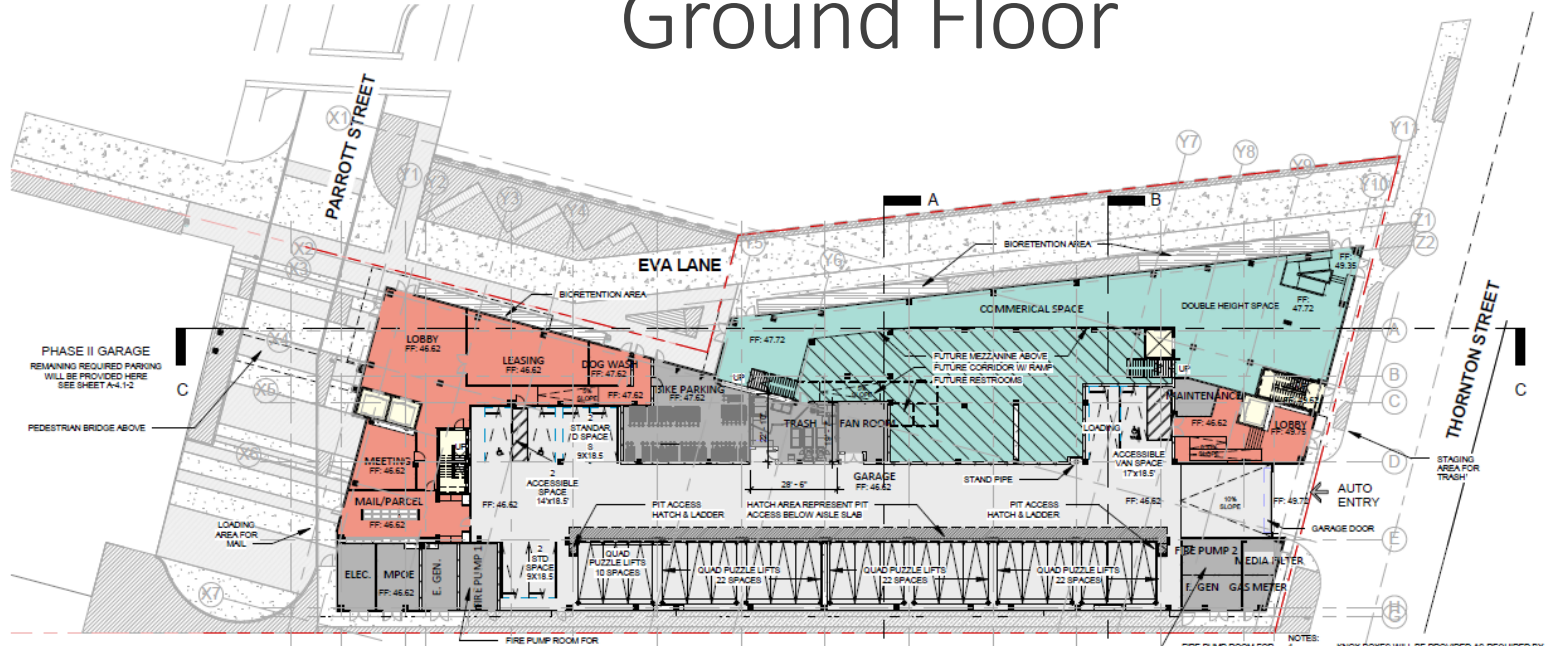
SLTC Site Plan



Mixed Use Residential Site Plan



Ground Floor

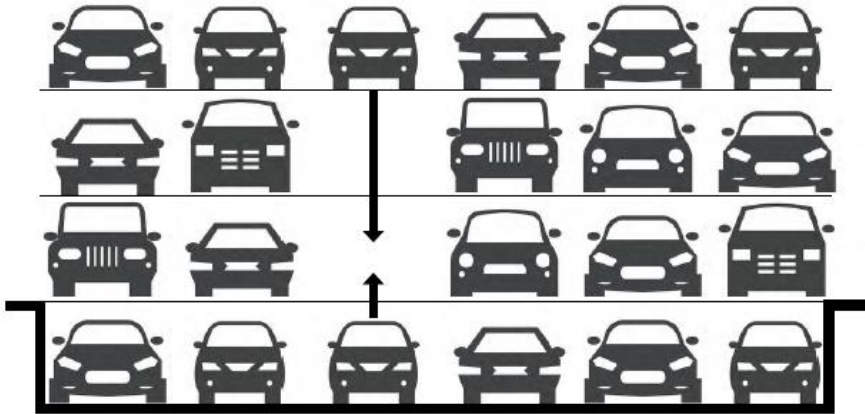


- Amenity
- Studio
- One Bedroom
- Two Bedroom
- Community Space
- Circulation
- Service
- Garage

GRADE PLANE = 49.48+49.33+49.52+49.54 = 48.00
 LOWEST POINT OF FIRE ACCESS = 46.52

NOTES:
 1. KNICK BOXES WILL BE PROVIDED AS REQUIRED BY FIRE DEPT. LOCATIONS TO BE FINALIZED PRIOR TO BUILDING PERMIT APPROVAL.
 2. PUZZLE LIFTS SHALL HAVE FIRE SPRINKLER DESIGN AS FOLLOWS:
 a. Overhead uprights required near the garage ceiling.
 b. Sidelights to be positioned at the front and back of each stall on each level.
 c. Design density of 30 gpm/1500 ± ft, with overhead sprinklers and all sidewall sprinklers flowing simultaneously within that area.

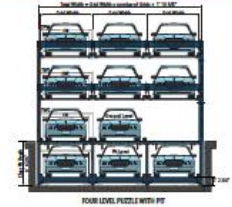
Quad Puzzle Lifts



These 2 rows shift left and right to create space for the upper 2 levels to come down or the bottom level to come up

6 SPACES TURN IN TO 22 SPACES

FOUR LEVEL PUZZLE **city lift**
2222 Broadway, Suite 100, Oakland, CA 94612 844-288-0126 cityliftparking.com



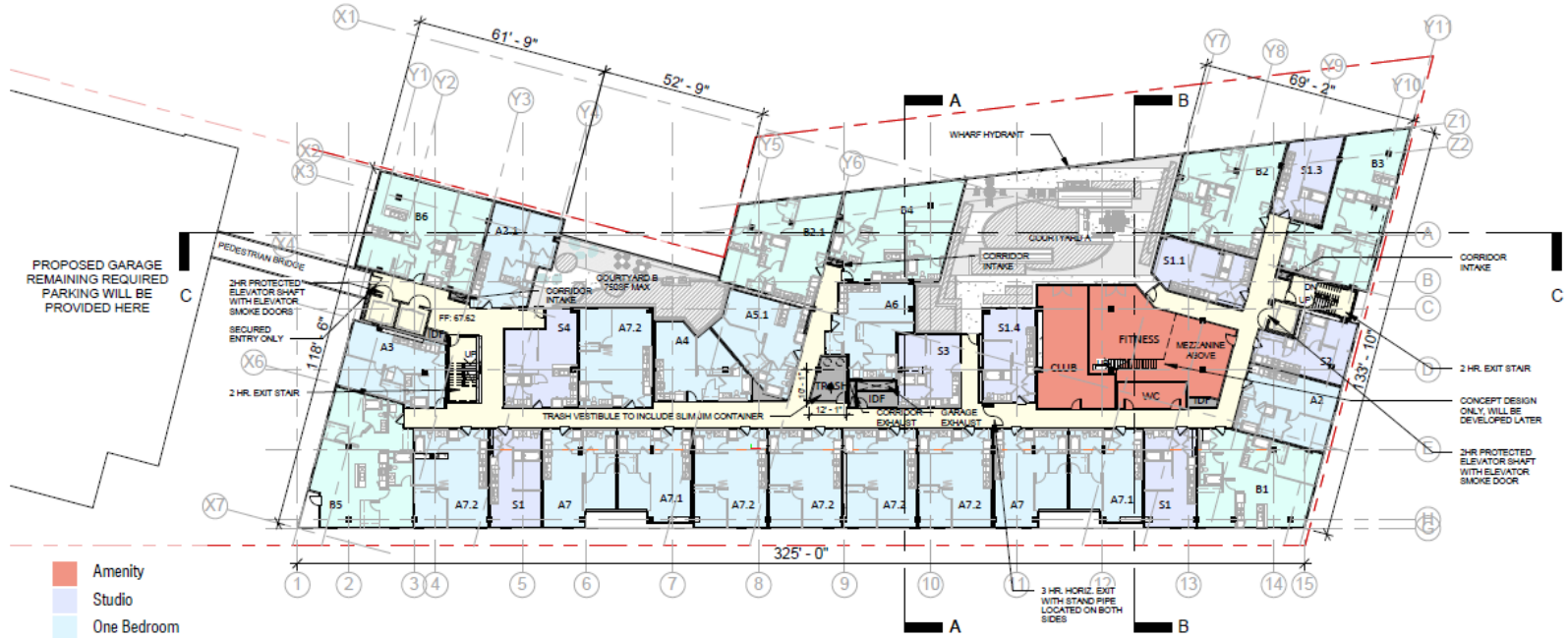
Standard Four Level Puzzle Specifications

Vehicle Dimensions	Length	Width	Height	Clearance	Total		Clear		Clearance		PS (Height)
					Length	Width	Height	Clearance	Clearance	Clearance	
Mid-Size (S)	15' 0"	6' 2 1/2"	6' 1 1/2"	10"	16' 0"	6' 2 1/2"	6' 1 1/2"	10' 0"	10' 0"	10' 0"	6' 6 1/2"
Full-Size (S)	16' 4 1/2"	6' 2 1/2"	6' 2 1/2"	10"	17' 0"	6' 2 1/2"	6' 2 1/2"	10' 0"	10' 0"	10' 0"	6' 6 1/2"
SUV	17' 3/4"	6' 2 1/2"	6' 2 1/2"	10"	18' 0"	6' 2 1/2"	6' 2 1/2"	10' 0"	10' 0"	10' 0"	6' 6 1/2"

Vehicle Characteristics	Standard Components per Parking Space	Vehicle Components per Parking Space	Other Components	Clear Widths		Clear Widths		Clear Widths		Clear Widths
				Clear Widths	Upper 8' Vertical Level	Clear Widths	Upper 8' Vertical Level	Clear Widths	Upper 8' Vertical Level	
MS	1.24	1.24	2.1	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"
CS	1.24	1.24	2.1	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"
ES	1.24	1.24	2.1	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"	6' 2 1/2"

Custom, tandem, and electric vehicle charging options are available. Please consult with your CityLift design team about which options are best for your project. Lifts with pit design require a pit installed for safety purposes. *Clearance height to ground is 5' 10" to 6' 0" to clear under.

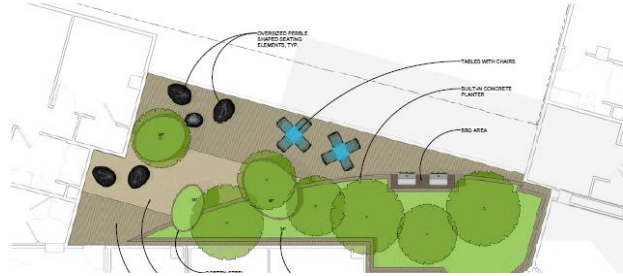
Level 2



The Club will be a lounge like space where residents can gather for private events. Typically include a kitchen/bar, televisions, seating, games and work stations.

Podium Courtyards

LEVEL 2 NORTH COURTYARD



LEVEL 2 SOUTH COURTYARD



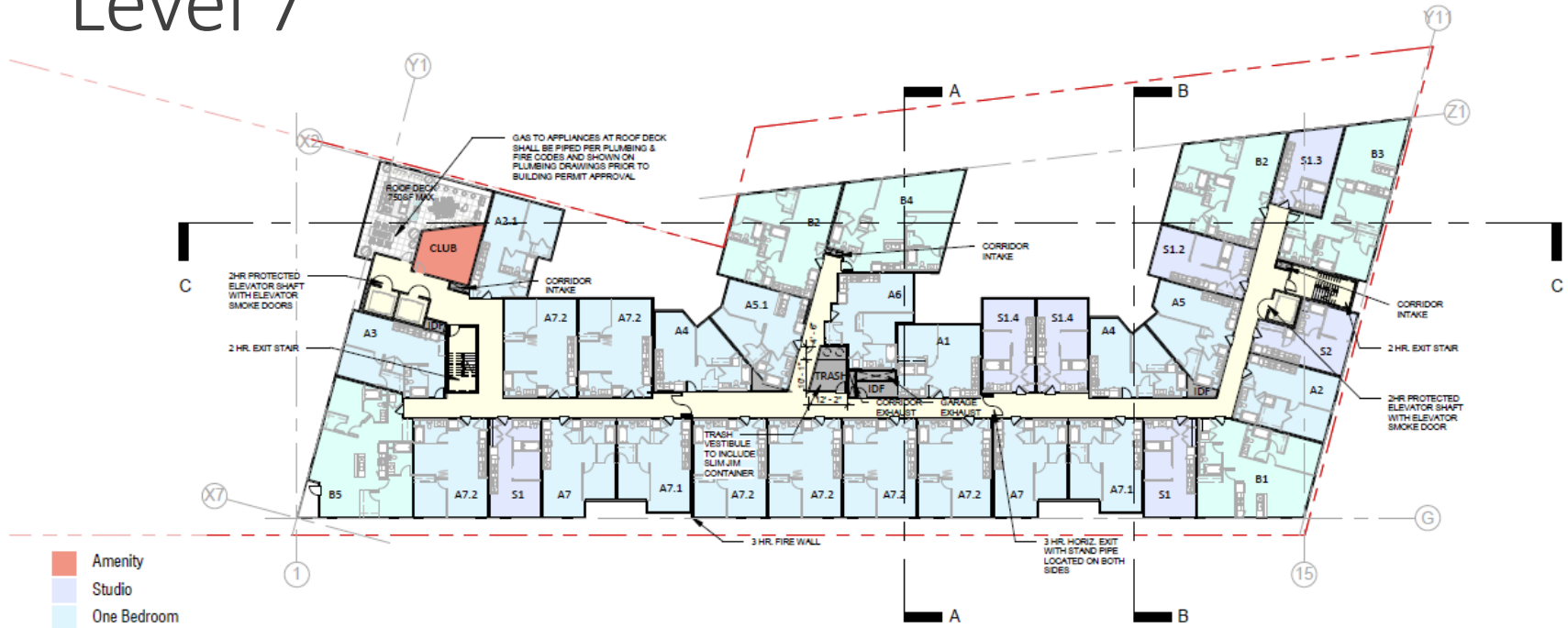
Level 3



Levels 4 to 6



Level 7



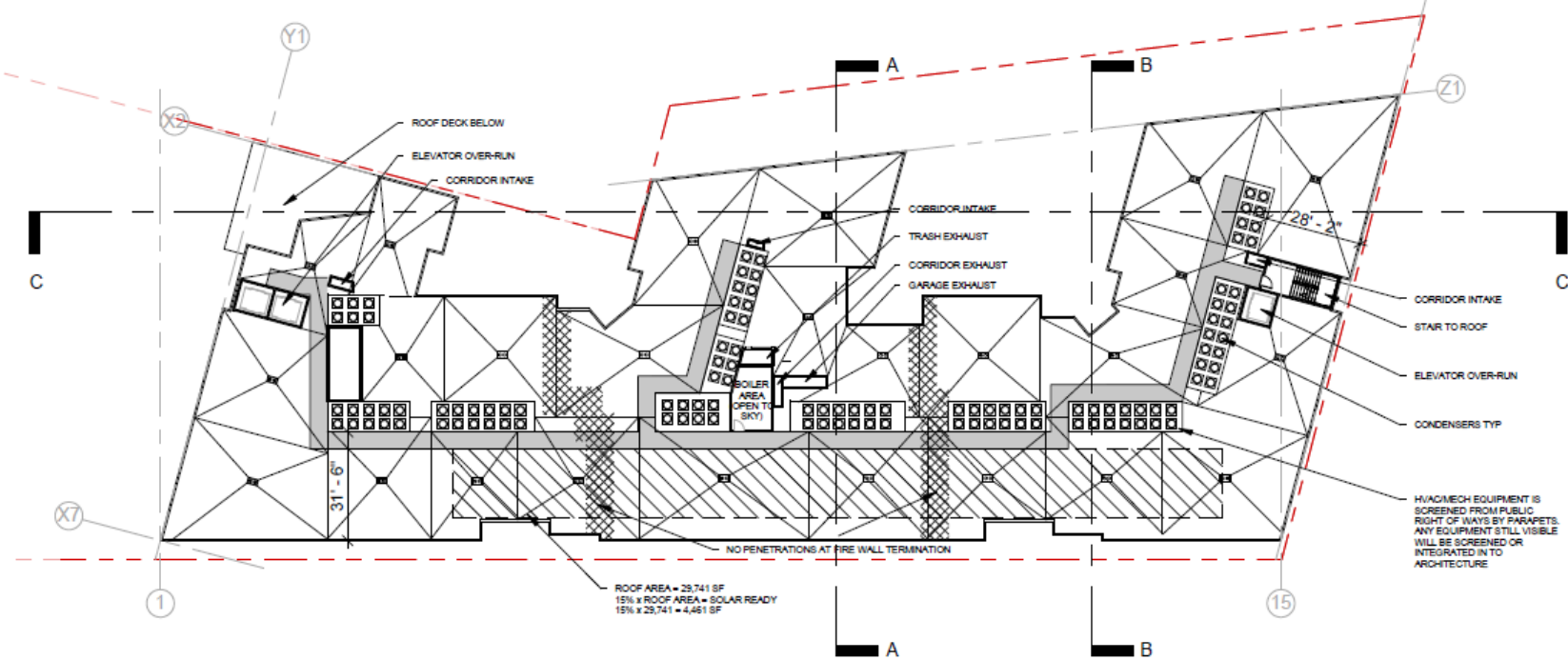
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Roof Deck on Level 7



Roof Plan



Exterior Materials



1.

Cementitious Panel



2.

Plaster



3.

Cement Plank Siding



4.

Aluminum Window Wall



5.

Aluminum Window



6.

Vinyl Window



7.

Glass Rail



8.

Metal Awning



9.

Storefront System



10.

Green Wall

Northeast Corner (Parrott)



Southeast Corner (Thornton)



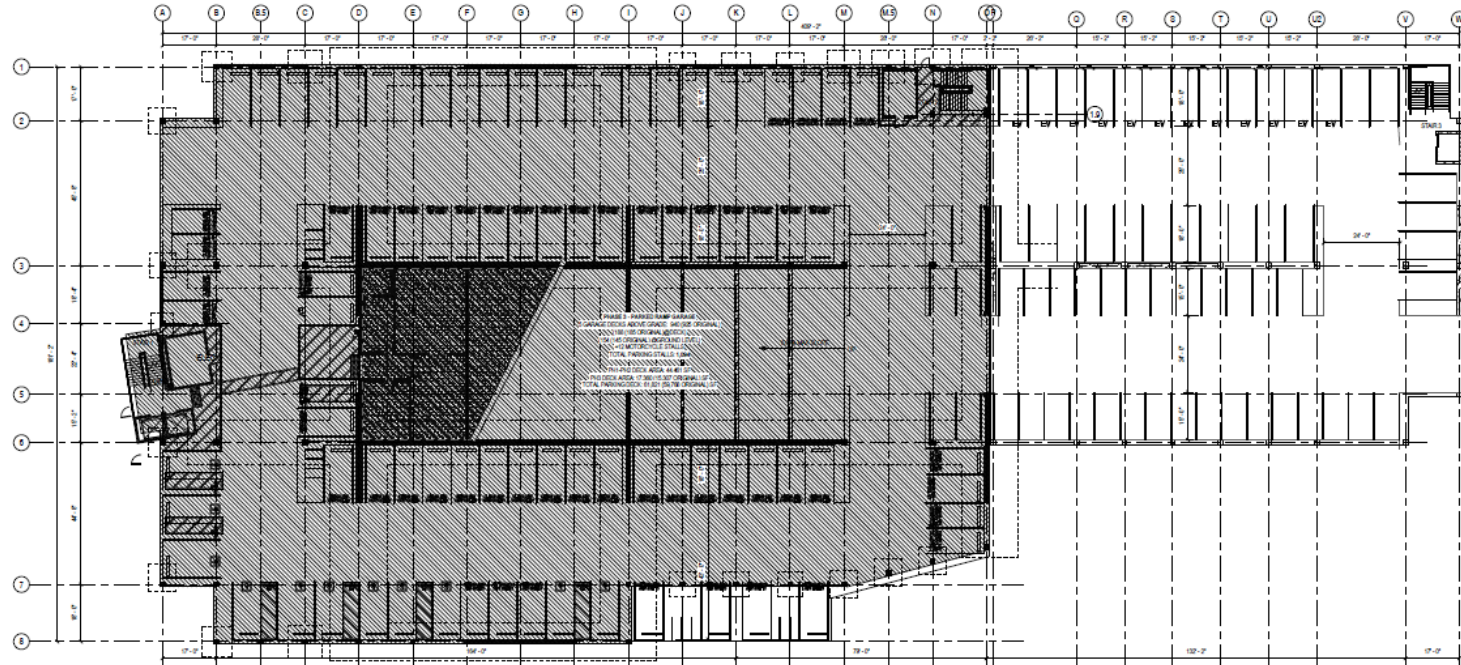
Northwest Corner (Parrott)



Parking Structure

EXISTING

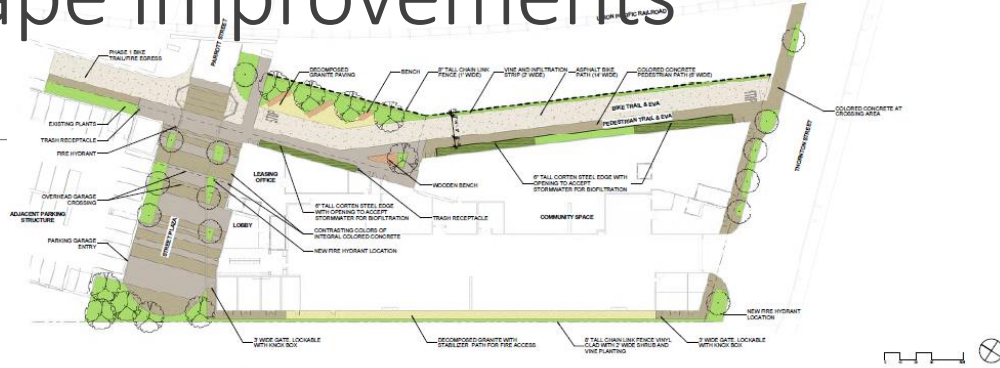
PHASE 2
(To be Built Concurrent with Residential Building)



Required commercial parking will be dispersed through out the garage
Required Residential Parking will be on level 3-4 in phase 2

26 Spaces
118 Spaces
1 Accessible Space
56 Compact Spaces
61 Regular Spaces

Landscape Improvements



STREET LEVEL LANDSCAPE ELEMENTS



PLANTING - UNDERSTORY



PARROTT STREET TREE:
ACER RUBRUM 'RED SUNSET'
(RED MARLE)



THORNTON STREET TREE:
ACER RUBRUM 'RED SUNSET'
(RED MARLE)



ACCENT TREE:
NYSSA SYLVATICA
(TUPELO)



ENTRY PLAZA PAVING: TWO TONES OF COLORED CONCRETE



FENCE AT PERIMETER:
UPPER AND SPRIN
EDGES, 6" TALL VINYL
GLAD CHAIN LINK



BENCH: PRE-CAST CONCRETE WITH IPE WOOD SLAT TOP



BIKE RACKS & TRASH RECEPTACLES



BIKE RACKS & TRASH RECEPTACLES

Staff Analysis

Consistent with 2035 General Plan - Transit-Oriented Development
Mixed Use and DA-6 Downtown Area-6 Zoning

Provides a mix of high-intensity land uses that capitalizes on proximity
to the San Leandro BART station

Maximizes the potential for transit-oriented infill development

Meets nearly 2 dozen GP goals, polices and actions

Compliance DA-6

The 63 units per acre meets the minimum density of 60 units per acre

The setbacks along the frontages don't exceed 10 feet – the sides can be zero however there's 7 feet along the west and 4 to 28 along the east

DA-6 was codified to consider heights exceeding 75 feet, especially at this location of the SLTC, thus the 88.5 and 95 feet is appropriate

FAR is 1.62 which is less than the 5.0 maximum FAR

The 229 parking spaces satisfies the 223 required

Recommendation

The Planning Commission and staff recommend that the City Council approve the proposed project through the attached Resolution that makes the following actions:

- Adoption of findings that the proposed project is consistent with the assumptions for the project site as presented in the Downtown TOD Strategy EIR and that the proposed project does not result in any new or significant impacts or increase the severity of any significant impacts identified in the Environmental Impact Report prepared for the TOD Strategy. As a result, no further environmental analysis is required;
- Adoption of the recommended Findings of Fact to approve Planned Development and Site Plan Review, PLN16-0067; and
- Adoption of the Resolution Recommending Approval of the Planned Development and Site Plan Review, PLN16-0067, subject to the Recommended Conditions of Approval.