


**CITY OF SAN LEANDRO
MEMORANDUM**

DATE: June 17, 2016

TO: Phillip Toste, Associate Engineer

FROM: Elmer Penaranda, Senior Planner 

SUBJECT: City Planner's Report on Parcel Map 10493, a One Lot Subdivision for Condominium Purposes - Four Units; a property known as 875 Alvarado Street; Alameda County Assessor's Parcel Number 75-155-13; Dom Campaign, LLC (property owner); Michael J. Foster (civil engineer).

INTRODUCTION

Pursuant to Title VII, of Chapter 1 of the San Leandro Municipal Code, please accept this as the City Planner's Report on Parcel Map 10493 and Condominium Plans for 875 Alvarado Street.

BACKGROUND

The subject property, 875 Alvarado Street, received Site Plan Review (PLN15-0046) approval January 4, 2016 to construct four residential townhouse units. The site is 7,500 square feet, undeveloped, and zoned DA-4 Downtown Area District.

The multi-family residential building will be four-story. The units would be for individual ownership (condominiums). The building would be constructed on the northern portion of the site. The driveway court will be located on the south side. The proposed on-site parking provided will be for 10 vehicle spaces. This includes eight spaces for the four units with two-car garages, and two uncovered visitor parking spaces towards the rear of the property. The ratio of parking spaces provided equates to 2.5 spaces per unit.

Each townhouse will be four stories and include three bedrooms, two and one-half bathrooms ranging from 1,950- to 2,060-square feet of habitable space. The ground floor includes the front door to enter the unit, stairwell, two car garage, bike parking and storage for the solid waste and recyclable containers. The second floor includes living room, dining room, kitchen and half bathroom (powder room). Outside of the second floor dining room will be a deck. The third floor includes two bedrooms, one bathroom and a laundry closet for stacked washer and dryer. The fourth floor comprises the master bedroom and includes a bathroom and walk-in closet. Outside the master bedroom will be another deck.

The building is set back 10 feet from the front property line, consistent with the other buildings north on the block and with the former home that was demolished and removed from the subject property. The rear yard setback is 15 feet to allow common open space at the rear of the property. The setback from the northern side property line will be five feet and the setback from the southern side property line will be approximately 23 feet to the ground floor and 19.5 feet to the upper floors. The building

will cover approximately 2,620 square feet of the parcel, equaling coverage of 34.9 percent. The height of the building will be approximately 42 feet to the top of the parapet. The proposed building complies with the DA-4 District requirements.

Pursuant to City of San Leandro Zoning Code Section 2-642 A.6., Multi-Family Residential is a permitted use in the DA-4 District. Furthermore, the parcel having less than 20,000 square feet permits a density not to exceed 24 units per acre (one unit per 1,800 square feet of site area). Thus the proposed four units on the 7,500 square foot parcel is a permitted density.

DETAILS OF PROPOSAL

Parcel Map 10493 is a single lot subdivision. As shown on the accompanying Condominium Plan the single lot will contain four units, which may be owned and/or sold individually. The Plan shows the footprint and airspace the building would occupy on top of the single lot. The Plan also shows the common areas and the two guest parking spaces for the condominium development. In addition, there are four attached pages to the Plan that defines the four floors of each unit.

STAFF ANALYSIS

The Parcel Map and the Condominium Plan conforms to the Site Plan Review (PLN15-0046). Covenants, conditions and restrictions (CC&Rs) were drafted and referenced on the map. The CC&Rs provide for the maintenance of the lot, such as driveways, fencing, and landscaping.

SUMMARY AND RECOMMENDATION

1. Parcel Map 10493 is in conformance with the approved Site Plan Review approval to construct four units for the purpose of condominium for sale and ownership as four individual units on the single lot (PLN15-0046).
2. Parcel Map 10493 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 10493 is in compliance with the Subdivision Map Act (California Government Code).
4. Parcel Map 10493 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

Subject to the comments above, I recommend that Parcel Map 10493 be approved.