

**San Leandro Mews**  
**1650 San Leandro Blvd**  
***Comprehensive Project/Supporting Statement***

San Leandro Mews will be a six-unit urban infill project to be newly constructed on a vacant 6,708sf lot. The units will be constructed as townhouses with party walls. The eventual form of ownership will be condominium.

The project will be in scale with the existing neighborhood context, being essentially residential wood frame construction with stucco exteriors and wood trim and decks. Parking will be in individual garages in the units. Common open space is provided at the rear of the project; additionally there is private open space for unit six at the rear and private open space in the form of upstairs decks for units 2-5.

There is a small flex/office space in the front of the project, which is intended to serve one or more of the unit owners—that is, the intent is to not rent out the space to a tenant who is not an owner or related to an owner. The intended use is light office; walk-in trade or employees will not be permitted; however, client visits by appointment may occur.

Amenities to support the project application include:

1. Rooftop photovoltaic panels
2. CalStone pavers (driveway)
3. Fountain
4. Common landscaped open space
5. Use of three (3) or more colors
6. Use of three (3) or more material treatments on the façade
7. Practical and usable furniture in the common open space
8. Bay windows in articulated front elevation