

CITY OF SAN LEANDRO

MEMORANDUM

DATE: February 25, 2022

TO: Robert Magno, Associate Engineer

FROM: Binh Nguyen, Associate Planner

SUBJECT: City Planner's Report on Parcel Map 11257, a One Lot Subdivision to Create Two Condominium Units located at 3081 and 3089 Teagarden Boulevard; Alameda County Assessor's Parcel Number 077B-1201-027-15; Davis Street Community Center (Applicant).

INTRODUCTION

Pursuant to Title VII, of Chapter 1 of the San Leandro Municipal Code, please accept this City Planner's Report on Parcel Map 11257 at 3081 and 3089 Teagarden Boulevard.

BACKGROUND

The Zoning Enforcement Official approved a Non-Residential Condominium Conversion (PLN21-0035) at the subject property on February 4, 2022, this approval allows the existing industrial building to be subdivided into two (2) condominium units.

The project site is a 48,352 square foot lot that has a 21,488 square foot industrial building with two (2) existing tenant spaces. One of the spaces is occupied by the Davis Street Community Center (3081 Teagarden Blvd.) and the other tenant space is occupied by NUG, a cannabis dispensary (3089 Teagarden Blvd.). The property is located along the southeast side of Teagarden Boulevard, off of Alvarado Street and Fairway Drive.

The project will subdivide the 21,488 square foot building into two condominium units measuring 7,704 square feet (3089 Teagarden Blvd.) and 13,784 square feet (3081 Teagarden Blvd.) along the party wall that separates the two units. The property owner will retain possession of 3089 Teagarden Blvd. and the Davis Street Community Center will purchase the space that they are currently leasing at 3081 Teagarden.

While the property does meet setbacks, floor area ratio, and other applicable development standards of the IG, Industrial General, Zoning District, there are non-conforming conditions, namely, parking and landscaping. The deficiency in parking and landscaping

was acknowledged by the City Council in their approval of PLN17-0012, a Conditional Use to allow for cannabis dispensary use at 3089 Teagarden.

No exterior physical changes to the site were proposed or required as part of this application. The project is required to extend the party wall from the ceiling up to the roof and to install separate utility meter(s) for the for the common areas.

DETAILS OF PROPOSAL

As shown on the accompanying Condominium Plan the single lot will contain two (2) 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 parking space allocation for the condominium project.

STAFF ANALYSIS

The Parcel Map and the Condominium Plan conforms to the Non-Residential Condominium Conversion (PLN21-0035) as conditionally approved by the Zoning Enforcement Official. The Covenants, Conditions and Restrictions (CC&Rs) were drafted and provide for the maintenance of the lot. Approval of the Parcel Map entitles the property to be sold as individual units for ownership.

SUMMARY AND RECOMMENDATION

1. Parcel Map 11257 is in conformance with the approved Non-Residential Condominium Conversion approval two subdivide the property into two (2) condominium units for the purpose of condominium for sale and ownership as two individual units on the single lot (PLN21-0035).
2. Parcel Map 11257 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 11257 is in compliance with the Subdivision Map Act (California Government Code).
4. Parcel Map 11257 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 Parcel Map 11257 for 3081 and 3089 Teagarden Boulevard be approved.

Enclosure: PLN21-0035 - 3081-3089 Teagarden Street - Agreement to Conditions with Exhibits