

**City of San Leandro
Community Development Department
Planning Services Division
Memorandum**

DATE: July 7, 2023

RE: Vesting Tract Map 8592

FROM: Anne Wong, AICP, Associate Planner

SUBJECT: City Planner's Report for G22-0006 on Tract 8592, a Vesting Tract Map to subdivide one parcel into 18 lots and three parcels for two private courts and one privately owned open space accessible to the public located at 2824 Halcyon Drive; Alameda County Assessor's Parcel Number 77C-1240-5; Chris Zaballos, D.R. Horton (applicant), Douglas Storm, Douglas Storm Trust UDT (Property Owner)

INTRODUCTION

Pursuant to Title VII, of Chapter 1 of the San Leandro Municipal Code, please accept this City Planner's Report on Vesting Tract Map 8592 at 2824 Halcyon Drive.

BACKGROUND

On May 2nd, 2022, the City Council approved the Poppy Lane Planned Development Project (PLN21-0005) to subdivide the single parcel into 18 lots and three parcels, and construct 18-single family residences with associated circulation and landscape installations on a 2.4-acre site located at 2824 Halcyon Drive in the Washington Square neighborhood. City Council's approval included an Infill Environmental Checklist in accord with the California Environmental Quality Act (CEQA) and Vesting Tentative Tract Map No. 8592 to subdivide one parcel into 18 lots and three parcels for two private courts and one privately owned open space accessible to the public.

The single-family home development is intended for individual ownership consisting of 18 single-family. Approval of the final map is not necessary prior to project construction, but is required to enable individual ownership.

The Planned Development approval granted the project an exception to the minimum lot area, minimum lot width, and minimum front yard requirements of the RS Residential Single-Family zoning district. The RS zoning district requires a minimum lot area of 5,000 square feet and 6,000 square feet for corner lots, a minimum lot width of 50 feet and 60 feet for corner lots, and a minimum front yard setback of 20 feet. The proposed Planned Development would accommodate a reduced lot size as low as 3,028 square feet for an interior lot and a corner lot of 4,038 square feet. The Planned Development would also feature a reduced lot width of 40 feet for interior lots and 50 feet for corner lots, and a minimum front yard setback of 18 feet. Aside from these three reductions, the project otherwise meets all other RS Residential Single-Family zoning district development regulations.

LOCATION AND SETTING

The subject property is a remnant parcel located on the north side of Halcyon Drive in the Washington Square neighborhood, situated between two established neighborhoods. The

property has a split zoning where the western portion of the site is zoned Industrial Park (IP) and the eastern portion is zoned Residential Single-Family (RS). The 2.4-acre property is currently developed with two existing single-family residential buildings and two associated accessory structures, a private road that provides access to the buildings onsite, and six-foot precast walls around portions of the site's perimeter. The site is generally flat, with existing trees and ruderal grassland vegetation throughout the site.

The project site is located in the middle of the block and is adjoined by existing single-family residences to the east and west. To the north is a portion of the San Leandro Business Park. The southern boundary of the project site borders Halcyon Drive, a major arterial thoroughfare, and additional single-family residences beyond. The subject property was previously under different ownership and unavailable at the time the adjacent residential subdivisions were developed. The adjacent connecting residential streets were previously designed and constructed to accommodate the future development of this property.

PROJECT DETAILS

The Planned Development project involves a Zoning Map Amendment, Site Plan Review, and Tentative Map to subdivide one parcel into 18 lots and three parcels for two private courts and one privately owned open space accessible to the public and construct 18 single-family residences. The proposed zoning map amendment would rezone the parcel from having a split zoning of IP Industrial Park/ RS Residential Single-Family to RS(PD) Residential Single-Family with a Planned Development Overlay District.

The project involves the demolition of two existing residential dwellings and two accessory structures to enable the construction of 18 single-family residences with associated infrastructure, circulation and landscaping improvements. The project will create a new public street with an S-shaped curve that connects the existing Muscari Street to the northwest of the project and Elderberry Way to the southeast of the project. The project will also create two private courts that vehicles would drive into to access five single-family residences. The courts are located at the southwest and northeast of the project site. On the southeast corner of the project site would be a 4,877 square foot privately-owned open space area for residents' and public's passive use.

The lots range in size from approximately 3,028 to 4,799 square feet and the homes range in size from approximately 1,678 to 2,065 square feet. The lot coverages range from 29 to 39% and the floor area ratios from 0.31 to 0.43. Of the 18 homes, two homes will be affordable to moderate-income households and one will be affordable to a low-income household. A total of three homes will be designated for affordable housing as per the City's Inclusionary Housing requirements (Zoning Code Chapter 6.04). The density is proposed at 7.5 units per acre. All of the proposed buildings are two stories and have a height ranging from 24'-6" to 28'-8".

Building Design / Architecture

The development proposes a contemporary architectural style with varying wall plane, roof lines, multiple colors, materials, and finishes. The building elevations propose different arrangements of similar and complementary colors and materials, including concrete slate tile roofing, concrete shake tile roofing, corner and gable board and battens, stucco, and stone.

The proposed residential structures follow two architectural styles, Farmhouse and Craftsman, which a variety of articulation, colors, materials, and design features that create visual interest. There are four color scheme packages proposed. The Farmhouse design includes a Shasta Blend roof, Low Gloss White gutters and downspouts, Accessible Beige stucco and garage door, Roman Column trims and Peppercorn front door. The alternative Farmhouse design includes a Manteca

Blend roof, Low Gloss White gutters and downspouts, Dover White stucco and garage door, Felted Wood trims, and Forestwood front door. The first Craftsman design includes a Pewter Bronze Blend roof, bronze gutters and downspouts, Monticello Old Country Ledge stone finish, Caramel mortar stone, Artisan Tan stucco and garage door, Status Bronze trims, Portobello gable boards and battens, and garage door trim, and Shade-Gown front door. The second Craftsman design includes a Flintridge Gray roof, Royal Brown gutters and downspouts, Monarch Old Country Ledge manufactured stone, Khaki mortar stone, Stone Lion stucco and garage door, French Roast trims, Tree Branch gable boards and battens, and garage door trim, and Van Dyke Brown front door.

The residential development has a wall and fence plan which include a variety of fence designs and colors that include wood fence, wood fence with lattice and wood gate with lattice. The fence heights comply with the zoning code. The fence height and design combined with the residential building setbacks and landscaping encourage pedestrian use of the sidewalk and design compatibility with the surrounding neighborhood. Portions of the existing precast wall that currently separate the project from the San Leandro Business Park, Halcyon Drive, and adjacent residential homes would remain.

Floor Plan

The residential structures would follow three main floor plans (Plans 1, 2, and 3). Each of the plans include a different variation. Plan 1 is 1,678 square feet and consists of 4 bedrooms, 2.5 bathrooms, a 2-car garage. Other features provided are a porch, foyer, great room, kitchen with dining area and pantry, and a half bathroom on the 641 square-foot first floor and bedrooms, full bathrooms, and laundry room on the 1,037 square-foot second floor. Plan 2 is 2,065 square feet and consists of 4 bedrooms, 3 bathrooms, and a 2-car garage. Other features provided are a covered entry, great room, kitchen with dining area, full bathroom, and bedroom on the 942 square-foot first floor and bedrooms, full bathrooms, laundry room, and loft on the 1,123 square-foot second floor. Plan 3 is 2,318 square feet and consists of 4 bedrooms, 3 bathrooms, and a 2-car garage. Other features provided are a porch, den, great room, kitchen with dining area and pantry and full bathroom on the 999 square-foot first floor and bedrooms, full bathrooms, and laundry room on the 1,319 square-foot second floor.

Each of the residential structures would have its own driveway connected directly to a new public street that connects Elderberry Way to Muscari Street or to the new southwestern court or new northeastern court that both connect to the public street connecting Elderberry Way to Muscari Street. Waste, recycling, and compost bins will be stored and screened behind the fence gate at the side yard of each residence.

Parking and Circulation

Vehicular access to the site would be provided via one new public street through the project site. The new public street would run through the project site and connect two existing streets, Muscari Street to the northwest and Elderberry Way to the southeast of the site. Connecting the two existing streets would eliminate the dead ends at Muscari Street and Elderberry Way which is critical for fire access per the Alameda County Fire Department Letter dated 3/23/2021 regarding fire access attached to the Staff Report. Two courts, one located at the southwestern corner and the other located at the northeastern corner of the project site, would feed into the new public street connecting it to Muscari Street and Elderberry Way. The project would include a total of 82 parking spaces on site. Of the 82 spaces on site, there would be 36 garage spaces, 36 driveway spaces, and 10 on-site street parking spaces. Pedestrian access would be available via sidewalks that would be constructed along both sides of the one new public street connecting Muscari Street and Elderberry Way.

Landscaping

The project would include a total landscaped area of 19,600 square feet, or approximately 19 percent of the site. Landscaping would include front yards, planter strips, and the shared passive use open space area located at the southeastern corner of the project site. This shared open space area would also act as a drainage management area and contain underground storage boxes which would be part of the larger drainage management and bioretention system occurring on the project site. The landscaped and bioretention areas located throughout the project site. Approximately 0.78 acre of the site is comprised of mixed ornamental woodland trees that would be removed as part of the project (figus, redwood, Mexican fan palm, Himalayan cedar, acacia, lemon, southern magnolia, pine, tree of heaven, loquat, and willow). There are 18 new street trees (London plane trees) proposed along the new public street as well as a variety of accent trees along the perimeters of the southwestern and northeastern courts connecting to the new public street that would connect Muscari Street and Elderberry Way, and in the front yards of proposed residences.

On-Site Amenities

On the southeast corner of the project site would be a 4,877 square foot private landscaped open space area for residents' use. On the northern end of this open space area would be a communal mailbox station for the project's occupants. The public street connecting Muscari Street and Elderberry Way provides 10 on-street parking spaces.

Vesting Map 8592

The City Council previously approved Vesting Tentative Tract Map No. 8592 for subdividing the parcel into 18 single-family residential lots and three parcels for the open space area and two courts. Land division into five or more lots requires a Tentative Map (Community Development Department) and a Final Map (Engineering Department). The purpose of a tentative map is to show what currently exists and what is proposed on and adjacent to the property to be subdivided. A vesting tentative tract map designation confers the applicant with the right to proceed with the development in substantial compliance with the development standards in effect at the time of approval. Once approved and recorded, the final map will subdivide the property into 18 lots and three parcels for two private courts and one privately owned open space accessible to the public.

ENVIRONMENTAL REVIEW

Pursuant to Section 15183.3 and appendices M and N of the California Environmental Quality Act (CEQA) Guidelines, the City prepared an Infill Environmental Checklist and finds that the proposed project qualifies as an Infill Project that would result in new specific effects. However, these effects would be substantially mitigated under uniformly applicable development policies and thus, no further environmental review is required. Checklist document is available online at: <https://www.sanleandro.org/DocumentCenter/View/6803/PLN21-0005-2824-Halcyon-Dr-Environmental-Infill-Consistency-Checklist>.

STAFF ANALYSIS

The map conforms to the proposed Planned Development described in this report. As shown on the accompanying Tract Map, the single parcel will contain 18 numbered lots (residential lots) and three lettered parcels (for two private courts and one privately owned open space accessible to the public) for a total of 21 parcels with 18 single-family dwelling units that may be owned and/or sold individually. The Plan shows the footprint of the buildings that will occupy on top of the lots. The Plan also shows the two private courts and one privately owned open space accessible to the public.

The Tract Map conforms to the Zoning Map Amendment, Planned Development and Site Plan Review (PLN21-0005). Covenants, conditions and restrictions (CC&Rs) were drafted and provide for the maintenance of the site. Approval of the final map entitles the property to be sold as individual lots for ownership and is not required for project development.

SUMMARY AND RECOMMENDATION

Subject to the comments below, it is recommended that Tract Map 8592 for 2824 Halcyon Drive be approved.

1. Tract Map 8592 is in conformance with the approved Zoning Map Amendment, Planned Development and Site Plan Review (PLN21-0005) for the 18 single-family residential project for the purpose of ownership as 18 individual lots (PLN21-0005).
2. Tract Map 8592 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Tract Map 8592 is in compliance with the Subdivision Map Act (California Government Code).
4. Tract Map 8592 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.