


**CITY OF SAN LEANDRO
MEMORANDUM**

DATE: October 22, 2015

TO: Phillip Toste, Assistant Engineer

FROM: Elmer Penaranda, Senior Planner 

SUBJECT: City Planner's Report on Parcel Map; for a subdivision consisting of four parcels to accommodate detached single-family residences at an Unaddressed Parcel on Warren Avenue, Between 396 and 476 Warren Avenues; Alameda County Assessor's Parcel Number 77-572-10; John Ha, Treasureland Development LLC. (developer); SMP Engineers (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 referenced above.

BACKGROUND

On February 2, 2015 the City Council approved PLN2014-00044, a Planned Development to construct a subdivision consisting of four detached, two-story, single-family residences that would comprise between 1,493-1,630 square feet of living area each, which includes three bedrooms and three baths. Each unit would have an attached two-car garage. In addition to the City Council approval, the project also received positive recommendations for approval from the Library-Historical Commission and the Planning Commission in reviewing the project at their respective public meetings of October 21, 2014 and December 18, 2014.

The subject property is on the north side of Warren Avenue and is undeveloped. It encompasses 19,248 square feet. Adjacent properties to the east, south, west and north are developed with single-family homes with the exception of the adjacent property to the northeast which is developed with a four unit condominium. The subject property is just south of the City's Downtown and east of the East 14th Street South Area Corridor.

DETAILS OF PROPOSAL

The Parcel Map proposes to subdivide the single 120 feet wide and 160.4 feet deep lot, encompassing 19,248 square feet (0.44 acre), into four smaller parcels each containing a detached dwelling unit. The lot would be subdivided into four smaller parcels at 60 feet wide by 80.2 feet deep (4,812 square feet). Two units would be situated in a line along the western half and the other two, opposite, along the eastern edge. A centrally located driveway via Warren Avenue would serve access the four units that flank it (see Parcel Map). The driveway would access the two-car garages at the ground floor of each unit. The driveways and adjacent landscaped areas to the driveways, located in the Common Area, would be improvements maintained by the homeowners association.

On Parcels 1 and 3, the proposed homes along the Warren Avenue frontage would maintain a 20-foot front yard setback, the minimum requirement in the single-family neighborhoods. The setbacks of the homes from the east and west sides would be seven feet where the minimum required is five feet. The Parcel Map shows

five feet private storm drain easements along Parcels 1 and 3. On Parcels 2 and 4, the proposed homes along the rear of the subject site would be setback 18.5 feet where 15 feet is the minimum requirement.

All pertinent easements have been shown, including access easements, utility easements, sanitary easements and storm drain easements. Articles of and Bylaws for formation of a homeowners association and a Declaration of Covenants, Conditions and Restrictions (CC&Rs) were also submitted as part of the parcel map proposal. The Bylaws and CC&Rs appropriately identify the creation of a homeowners association and specify the pertinent duties and responsibilities of the association and its members. The homeowner's association will collect a monthly fee from the owner of each unit to pay for the cost of maintaining the exterior of the buildings, the landscaped grounds, and other site improvements such as the driveway areas and fencing.

STAFF ANALYSIS

The proposed parcel map adequately defines the property line boundaries. The map conforms to the planned development approval to divide the single lot into four parcels (PLN2014-00044). The developer has complied with the conditions of the planned development to create a Homeowners Association and to draft CC&Rs.

In addition, the future plans for building permits will comply with the various conditions of approval of the planned development including but not limited to the following:

1. Preparing construction documents demonstrating the quality of the exterior design.
2. Selecting and specifying the final colors and material board for the project.
3. Specifying final landscaping and irrigation plans.
4. Preparing final design details of the perimeter fencing and on-site lighting.

The proposed parcel map complies with the Subdivision Map Act and City's Subdivision Ordinance.

SUMMARY AND RECOMMENDATION

1. The Parcel Map is in conformance with the approved planned development to subdivide the single-lot into four parcels (PLN2014-00044).
2. The Parcel Map is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. The Parcel Map is in compliance with the Subdivision Map Act (California Government Code).
4. The Parcel Map is consistent with the objectives, goals and policies in the City of San Leandro's General Plan as previously determined in the planned development for approval PLN2014-00044 (see attached).

Subject to the comments above, Planning staff recommends that the Parcel Map be approved.

ATTACHMENT

Excerpt of General Plan Policies from the February 2, 2015 City Council Staff Report

Attachment to City Planner's Report on Parcel Map, Warren Avenue;

Excerpt of General Plan Policies from the February 2, 2015 City of San Leandro City Council Staff Report

Applicable General Plan Policies

The General Plan Land Use Map designates the subject property as Low Density Residential. This designation is intended for detached single-family homes and is characterized by lots with 5,000 square feet. This is the predominant residential development type in San Leandro and includes most neighborhoods developed between 1925 and 1990. Overall densities range from 3-6 units per gross acre (up to approximately nine (9) units per net acre). The proposed four units on the 0.44 net acre equals nine (9) units per net acre. In this case, the proposed development conforms to the density specified by the General Plan.

In addition, the proposal will attain the following General Plan policies, related to the supply and upkeep of the City's housing stock.

- **Policy 2.05 - Alterations, Additions and In-Fill** Ensure that alterations, additions and infill development are compatible with existing homes and maintain aesthetically pleasing neighborhoods.
- **Policy 3.01 - Mix of Unit Types** Encourage a mix of residential development types in the City, including single-family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit developments, and multi-family housing.
- **Policy 3.04 – Promotion of Infill** Encourage infill development on vacant or underused sites within residential areas.
- **Policy 53.03-C – In Lieu Fees for Affordable Housing** Implement City policy on the payment of in-lieu fees as an alternative to meeting the City inclusionary housing requirements on-site. While the City encourages inclusionary units to be provided on-site, this may not be feasible in all instances (for instance, when the project contains fewer than six units). Formal criteria for allowing in-lieu fees are established and a consistent formula for determining the fees has been adopted.

The proposal will provide an opportunity for ownership of four individual units. The new single-family dwellings will be an attractive improvement on the subject site. Moreover, with the necessary conditions relating to landscaping, fencing, building code compliance, property maintenance, and the creation of CC&Rs (Conditions, Covenants and Restrictions), would ensure the appearance of the property will be enhanced and maintained in an attractive and clean manner. The required in-lieu fee for affordable housing would benefit the City's Affordable Housing Trust Fund in providing and/or assisting in future inclusionary housing projects in the City.