



# Shoreline Development - Single Family Element PLN23-0026

Vesting Tentative Tract Map 8643

Project Planner: Kelly Beggs, Principal Consulting Planner

# Project Summary

- **Applicant:** Monarch Bay for Sale Residential LLC
- **Location:** 13800 Monarch Bay Dr (APNs 79A-590-7 and 79A-590-8)
- **Site Size:** 15.86 acres
- **Zoning:** RM-2000 (PD) Residential Multi-Family District, Planned Development Overlay
- **Proposal:** Vesting Tentative Tract Map (PLN23-0026) to establish 148 lots
- **VTTM 8643 would establish:**
  - 144 Residential Fee Simple Lots: (2,104 - 4,880 sf)
  - Two Condominium Lots
  - Two Common Lots



# Subdivision Process

## **Vesting Tentative Tract Map (VTTM):**

- An initial step in subdividing land into 5+ lots
- Shows proposed layout of a subdivision, lot details, infrastructure, and public utilities
- Locks in development regulations in effect at time of filing
- Does not permit demolition, grading, or construction

## **Final Map:**

- After VTTM is approved, applicant must submit and receive Council approval of a Final Map that aligns with the VTTM and meets all conditions of approval
- Once Final Map is approved, the subdivision can be officially recorded, and individual lots are created

# Staff Analysis

## **Required findings can be made as VTTM 8643 is:**

- Consistent with the San Leandro 2035 General Plan, as it includes affordable and market rate housing in a mix of unit types and would redevelop the San Leandro Shoreline
- Consistent with the San Leandro Subdivision Ordinance
- Consistent with all applicable provisions of the Zoning Code
- There is no basis to make any of the following denial findings as set forth in Section 66474 of the Subdivision Map Act:

## **The VTTM is consistent with the General Plan as specified in § 65451 of the Government Code and the following denial findings cannot be made:**

- That the design or improvement of the proposed subdivision is not consistent with applicable General and Specific plans
- That the site is not physically suitable for the type of development
- That the site is not physically suitable for the proposed density of development
- That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat

# Recent Actions and Recommendation

- **October 3, 2024:** Planning Commission adopted a Resolution recommending City Council Approval of VTTM 8643
- **November 18, 2024:** City Council adopted a Resolution finding that VTTM 8643 is consistent with the project analyzed in the 2022 Addendum to the San Leandro Shoreline Development Project EIR, which concluded that the proposed project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in the certified EIR (SCH# 2013072011); and determining that no further environmental review is required
- **Staff recommends that City Council adopt a Resolution:** Approving PLN23-0026, including VTTM 8643 to establish 148 lots that align with the approved plans entitled by the San Leandro City Council in December 2022 as a part of the Single-Family Element of the Shoreline Development Project