



CITY OF SAN LEANDRO
www.sanleandro.org/planning
JAN 18 2018
CITY CLERK'S OFFICE

PLANNING APPEAL APPLICATION TO CITY COUNCIL

City Clerk's Office | 835 East 14th Street, San Leandro, CA 94577 | (510) 577-3367

MUST BE SUBMITTED IN PERSON

General Information + Appeal Timing

Decisions of the Board of Zoning Adjustments, Planning Commission, or the Site Development Sub-Commission may be appealed to City Council and are filed with the City Clerk's Office.

This appeal application must be submitted within fifteen (15) calendar days of the decision, and within ten (10) calendar days of a Tentative Map approval. If the appeal period ends on a weekend or holiday, the time limit shall be extended to the next working day.

Appeal Application + Fees

Bring the following items to the City Clerk's Office:

1. Signed and completed Appeal Application (front side.)
2. Signed and completed Agreement for Payment of Appeal Fees (back side.)
3. Check payable to City of San Leandro or credit card (2.5% fee) to pay \$2,500-\$5,000 planning deposit (check with a Planner.)
4. Check payable to City of San Leandro or credit card (2.5% fee) to pay the separate \$534 city clerk fee

OFFICIAL USE ONLY

CITY OF SAN LEANDRO

By
JAN 18 2018

Date
CITY CLERK'S OFFICE

DEPOSIT PAID (attach copy of receipt)

FEE PAID (attach copy of receipt)

CC:
 Planning CAO

I wish to appeal the decision of the:

Board of Zoning Adjustments

Planning Commission

Site Development Sub-Commission

Project Address

1604 and 1642 San Leandro Boulevard

Project #

PLN 17-006-1

Date of Action

January 04, 2018

Approved
 Denied

Reasons for Appeal - List all grounds relied upon in making this appeal. (Attach additional sheets if necessary)

Please see attached sheet.

APPELLANT INFORMATION

Print Full Name

James W. Blaine

Applicant Concerned Resident Concerned Business Owner Other:

COMM. DEVEL. DEPT.

JAN 18 2018

SAN LEANDRO RECEIVED

Mailing Address

559 Parrott Street

Phone #

(510) 639-7261

Address

San Leandro CA 94577-4434

Email

JWPAB3-OTHER@YAHOO.COM

Signature of Appellant

Date

01/17/2018

Please be assured that I am in no way impugning the hard work of the Board of Zoning Authority. At one point during the presentation by Eden Housing, I was fully convinced that the proposed building was not going to be placed along my property line, as the presentation did not clearly demark the adjoining properties in the illustrations that were provided. The Zoning Board may also have been distracted also. Unfortunately I did not realize the exact location of the planned building until after I had already had my chance to speak.

My property at 559 Parrott, at 0.07 acres, is the smallest of all the properties within 500 feet of the proposed project site. In addition, my home is directly adjacent to the project. The present plan for the building will place a five-story/60 foot high building along the entire west boundary of my property (as well as part of my neighbors property at 1615 Carpentier). An empty lot will border the other end of the building, however that will be along the north side of the west end of that property, which will allow more access to the sun. Just a 15-foot high wall will be found along all other properties bordering this project.

The location of this building will place a disparate blockage of the sun onto my property. As the sun passes overhead at noon, it will soon pass behind the proposed building, as it transits from east to west (where the building will provide a 60 foot tall barrier to the sun) leaving my home in shadow for at least half the day. This is patently unfair, as adjoining properties will have access to more sun, due to their placement in conjunction to the building.

Aside from the reduction in my property value that I will experience, associated with having a five-story building right along my property line, I will also suffer expanded yearly electricity costs, having to light my home in the preternatural shadow caused by the building, and it will also have a negative impact on my and my neighbor's gardens (summer tomatoes, roses, fruit trees and much more too).

I fully appreciate the great need for affordable housing, however I too am a citizen of San Leandro, I too pay my taxes, and I also believe I should be allowed a decent home life. With the cutting off of my sun just after noon each day, the quality of my life will be greatly degraded and I beg the City Council to reconsider the shape of the foot print of the building proposed for this piece of property.

I am not an architect, but as a reasonable person, it seems the portion of the building along Parrott Street could be "stair cased", starting with just a 15 foot wall along my property, then at an appropriate interval the second floor set back, then the third floor and so on. Another idea might be a "C" shaped building going a ways along the border of the vacant property to the south, along San Leandro Avenue and maybe halfway down Parrott Steer. I am certain there are many other configurations that could be used that will spread the impact of sun blockage of the properties around the building in a more equitable fashion.

My thanks to the City Council for considering this appeal and I hope a more equitable placement of this building may be found.

COMM. DEVEL. DEPT.

JAN 18 2018

SAN LEANDRO
RECEIVED



AGREEMENT FOR PAYMENT OF PLANNING APPEAL FEES

835 East 14th Street, San Leandro, CA 94577 | (510) 577-3325 | planner@sanleandro.org

Project Address

1604 & 1642 San Leandro Blvd
Address

San Leandro CA 94577
City State Zip

Assessor's Parcel #

75-28-1-2 & 75-28-11-2

Project #

PLN 17 - 0061

Date of Action

Approved
 Denied

APPELLANT INFORMATION

Print Full Name

James W. Blaine III

Mailing Address

559 Parrott Street
Address

San Leandro CA 94577-4434
City State Zip

Phone #

(510) 639-7261

Email

JWPAB3-OTHER@YAHOO.COM

STAFF COMMENTS

CITY OF SAN LEANDRO
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I (We) hereby agree to pay all direct costs as listed in the City's adopted fee schedule for the review and processing of application(s) for the subject project, at such time as requested by the Community Development Director. Direct costs include, but are not limited to, hourly personnel charges plus a factor of 3.38 for benefits and administrative overhead; legal fees; communications via telephone or written correspondence with the appellant, property owner, architect, engineer, etc.; analysis and preparation of staff reports and findings; and attendance at public hearings. If applicable, I (we) also hereby agree to pay all contract costs for preparation of an environmental document in compliance with the California Environmental Quality Act.

A deposit is required along with this form. Future payments are due and payable within 30 days. At the completion of the appeal process, any unused balance will be returned to the appellant. Interest will accrue on all costs unpaid 30 days after billing at the maximum legal rate and the City is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts. Delinquent accounts may be sent to a collection agency.

Furthermore, I (we) hereby agree to hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceeding brought in any State or Federal Court challenging the City's actions with respect to my (our) project.

Signature of Appellant

01/17/2018
Date

COMM. DEVEL. DEPT.
JAN 18 2018
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