City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577 - www.SanLeandro

DATE:	April 22, 2026
RE:	Parcel Map 11502
FROM:	Anne Wong, AICP, Associate Planner
SUBJECT:	City Planner's Report for Parcel Map 11502 (PRJ25-0003), to allow for the conversion of six commercial condominium units and one common interest parcel at 14760 Wicks Boulevard; Alameda County Assessor's Parcel Number 77B-851-38-2; Kier & Wright (applicant), SVI Wicks, LLC (Property Owner)

INTRODUCTION

The purpose of this memorandum is to document conformance of Parcel Map 11502 with the City's General Plan and applicable zoning regulations, in accordance with San Leandro Municipal Code Section 7-1-515.

BACKGROUND

Parcel Map 11502 would allow the conversion of six commercial condominium units and one common interest parcel at 14760 Wicks Boulevard.

The subject property is located on the east side of Wicks Boulevard in the Washington Manor – Bonaire neighborhood and borders the Marina Faire neighborhood. The property is zoned Industrial Park (IP) and has a General Plan Land Use Designation of Light Industrial. The 0.98-acre property is currently developed with one existing single-story office industrial building and associated parking and landscaping improvements. Parcel Map 11502 would allow for separate ownership of individual tenant spaces within the existing industrial building.

STAFF ANALYSIS

On May 6, 2025, the Zoning Enforcement Official (ZEO) approved an application for a Non-Residential Condominium Conversion (PLN24-0037), which authorized the creation of six commercial condominium parcels and one common interest parcel at the subject property, consistent with Parcel Map 11502. The approved planning entitlement verified and documented compliance with applicable code requirements, including those pertaining to:

- Zoning, Building, Mechanical and Fire Codes
- Parking Requirements
- Energy Conservation
- Fire Protection
- Utilities
- Building Refurbishing and Restoration
- Landscape Maintenance
- Trash Enclosures and Solid Waste Disposal

- Covenants, Conditions and Restrictions
- Contingency or Reserve Funds

As part of the approval of PLN24-0037, the ZEO found that the condominium conversion was consistent with the General Plan Land Use Map and applicable General Plan policies, including:

- Goal LU-7: Sustain dynamic innovation districts which place San Leandro on the leading edge of the Bay Area's manufacturing and technology economy.
- Policy LU-7.1: Leveraging Locational Assets. Build on the locational strengths and transportation features of San Leandro's industrial area to support the area's continued development as a major advanced manufacturing, technology, and office employment center.
- Policy LU-7.2: Adaptive Reuse. Encourage private reinvestment in vacant or underutilized industrial and commercial real estate to adapt such property to changing economic needs, including the creation of flex/office space and space for technology-driven businesses.
- Goal ED-1: Attract jobs and investment across all economic sectors.
- Policy ED-1.1: Leveraging San Leandro's Assets. Build on San Leandro's strengths, including its central location, transportation infrastructure, affordability, industrial land supply, and business-friendly environment.

SUMMARY

1. Parcel Map 11502 is in conformance with an approved Non-Residential Condominium Conversion (PLN24-0037) to allow the conversion of six commercial condominium parcels and one common interest parcel at 14760 Wicks Boulevard.
2. Parcel Map 11502 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 11502 is in compliance with the Subdivision Map Act (California Government Code § 66410 et seq.)
4. Parcel Map 11502 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.