


CITY OF SAN LEANDRO
MEMORANDUM

DATE: November 28, 2017

TO: Vibha Deshmukh, Associate Engineer
Michael Stella, Principal Engineer

FROM: Elmer Penaranda, Senior Planner 

SUBJECT: City Planner's Report on Parcel Map 10659; 100 Halcyon Drive; 100 Halcyon Owner, LLC (property owner), Kier & Wright Civil Engineers and Surveyors.

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 10659 referenced above.

BACKGROUND

The subject property encompasses 30.74 acres and is located near the corner of Washington Avenue and Halcyon Drive. A development project was entitled by the Board of Zoning Adjustments as a Conditional Use Permit and Site Plan Review, on August 3, 2017 (PLN17-0003). The approved project includes demolishing the existing structures on the site of the former Kraft Foods manufacturing facility at 100 Halcyon Drive and redeveloping the site into an industrial complex. The project is called the San Leandro Business Center and consists of three new buildings totaling 553,200 square feet. The Conditional Use Permit also included height exceptions for the 70 foot tall architectural screen for co-locating wireless telecommunication facilities on Building 1 where 57 feet is the maximum allowed (15 feet above the parapet) and for 43.5- to 46 feet tall southeastern corner portion on Building 2 where 25 feet is the maximum height being within 100 feet of a R Residential District building. Aside from the height exceptions, the typical height for the buildings are 43.5 feet to 44.5 feet tall. For visual interest to the rooflines, there are minor incremental increases at the corners of the building to 46.5 feet and 49 feet for the vertical architectural features. The BZA found these heights complied with Zoning Code Section 2-734 C. where the City may allow a maximum building height of fifty (50) feet in the IG District.

The entire site is zoned Industrial General with an Assembly Use Overlay (IG-AU District). The buildings would accommodate a range of industrial, research, warehouse and office uses (assembly uses such as club, lodge, or social hall are not intended uses in the buildings). The property owner proposes to subdivide the property into three parcels, creating one parcel for each building.

DETAILS OF PROPOSAL

Parcel Map 10659 proposes to subdivide the subject site into the following three parcels:

- Parcel 1, 6.5797 acres would contain Building 1 having a floor area of 121,643 square feet. This parcel would have approximately 350 feet of frontage along Washington Avenue.

- Parcel 2, 7.9321 acres (gross), 7.8570 acres (net) after public street dedication along the Halcyon Drive frontage, would contain Building 2 having a floor area of 136,760 square feet. This parcel would have approximately 390 feet of frontage along Halcyon Drive.
- Parcel 3, 16.0936 acres would contain Building 3 having a floor area of 295,000 square feet. It would be located east of Parcels 1 and 2, and have a flag-shape. The pole portion of the flag-shape lot would have a minimum width and frontage along Washington Avenue of 50 feet.

STAFF ANALYSIS

The project site is zoned IG-AU District (IG is the Base District that the project will comply to).

Parcel 1, Building 1

- The 6.5797 acre (286,612 square feet) site exceeds the minimum lot area of 5,000 square feet in the IG District.
- The minimum width of the parcel measuring approximately 570 feet exceeds the minimum width of 50 feet in the IG District.
- The front yard setback for Building 1 is 20 feet from the Washington Avenue right-of-way line and exceeds the minimum requirement of 10 feet in the IG District. The other building setbacks are 170 feet from the northern interior side property line, 26 feet from eastern rear property line and 180 feet from the interior south side property line and these comply with the IG District requirements which permits buildings with zero setbacks to the side and rear property lines.
- The 121,643 square feet footprint of Building 1 equals 42 percent coverage of the parcel and complies with the 75 percent maximum coverage and 1.0 maximum building floor area to site area ratio (FAR) in the IG District.

Parcel 2, Building 2

- The 7.8570 acres net (342,251 square feet), after the street dedication for street widening along Halcyon Drive, exceeds the minimum lot area of 5,000 square feet in the IG District.
- The minimum width of the parcel measuring 301 feet exceeds the minimum width of 50 feet in the IG District.
- The front yard setback for Building 2 is 33 feet from the widened Halcyon Drive right-of-way line and exceeds the minimum requirement of 10 feet in the IG District. The other building setbacks are 20 feet from the western interior side property line, 180 feet from the northern rear property line and 26 to 60 feet from the eastern interior side property line and these comply with the IG District requirements which permits buildings with zero setbacks to the side and rear property lines.
- The 136,760 square feet footprint of Building 2 equals 40 percent coverage of the parcel and complies with the 75 percent maximum coverage and 1.0 maximum FAR in the IG District.

Parcel 3, Building 3

- The 16.0936 acre (701,037 square feet) site exceeds the minimum lot area of 5,000 square feet in the IG District.
- The minimum width of the parcel measuring approximately 540 feet exceeds the minimum width of 50 feet in the IG District.

- Building 3 would be setback approximately 560 feet from Washington Avenue and Halcyon Drive; 68 to 75 feet from the north property line; 60 feet from the eastern property line shared with the non-operating Western Pacific Railroad right-of-way; 100 feet from the southeastern property line shared with Oleander Drive residents; and 115 feet from the southwestern property line shared with the Muscari Street residents. These setbacks comply with the minimum required setbacks in the IG District, which are 10 feet from the street frontages and zero from side or rear property lines.
- The 295,000 square feet footprint of Building 3 equals 42 percent coverage of the parcel and complies with the 75 percent maximum coverage and 1.0 maximum FAR in the IG District.

Ingress/Egress, Circulation and Parking

The site will be accessed via 40 foot wide driveways on Washington Avenue and Halcyon Drive. This design allows for ingress and egress that would not affect the operation and the traffic flow at the intersection of both streets.

The onsite circulation would be around the perimeter of the site and through the center (spine) roadway that straddles the shared property lines of the eastern edges of Parcels 1 and 2, and the western edge of Parcel 3. The onsite circulation is designed to accommodate both cars and large trucks. There are car parking fields on Parcel 1 north of Building 1 near Washington Avenue, on Parcel 2 south of Building 2 near Halcyon Drive, on Parcel 3 south of Building 3 and around its north and east edges. The truck and trailer parking spaces are located on the property line shared by Parcels 1 and 2 (between the truck loading docks between Buildings 1 and 2), and on the western edge of Parcel 3 (opposite the truck docks on Building 3).

The approved Conditional Use Permit (CUP) and Site Plan Review (SPR) provided two site plan parking variations ranging from 667 parking spaces (519 automobile spaces plus 148 semi-truck trailer spaces (Plan 1, see attached Sheet A1.0) to 764 parking spaces (689 automobile spaces plus 75 semi-truck trailer spaces (Plan 2, see attached Sheet A1.0ALT). Plan 2 has 170 more automobile spaces in lieu of 73 semi-truck spaces between Buildings 1 and 2, in the event that a labor intensive use occupies the property. These amounts do not include the 96 spaces at the loading docks of the three new buildings. Based on the site plans, the project could provide up to 689 parking spaces, which exceeds the City minimum requirement of 644 to 682 spaces based on the future industrial and office usage of the buildings. The Parcel Map shows an Emergency Vehicle Access Easement (EVAE) which would also provide the Reciprocal Access Easements through the three parcels in order to provide access to the buildings, the loading docks, and the reciprocal parking areas.

Unified Management of the Three Parcels

The Conditional Use Permit was approved with specific conditions of approval regarding the maintenance of the property. It was required to be well maintained and kept free of litter, debris and weeds at all times. Graffiti is to be promptly removed from building walls, soundwalls and signs. All fences and walls on the site are to be structurally sound and well maintained at all times. All landscaping improvements are to be maintained in a weed-free and healthy growing condition at all times. A requirement of the Parcel Map will be that Covenants, Conditions, and Restrictions (CC&Rs) or a Joint Maintenance Obligations Agreement be attached to it to ensure that the three parcels be maintained by single, unified management for the large project site.

SUMMARY AND RECOMMENDATION

The proposed parcel map adequately defines the property line boundaries. The map conforms to the IG Base District requirements to subdivide the subject property into three parcels, as previously described. In addition, the Map upholds the Conditional Use Permit and Site Plan Review project approval.

Staff recommends the four following findings:

1. Parcel Map 10659 is in conformance with the Zoning Code to divide the subject property into three parcels.
2. Parcel Map 10659 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 10659 is in compliance with the Subdivision Map Act (California Government Code).
4. Parcel Map 10659 is consistent with the objectives, goals and policies in the City of San Leandro's General Plan.

Subject to the comments above, staff recommends that Parcel Map 10659 be approved.

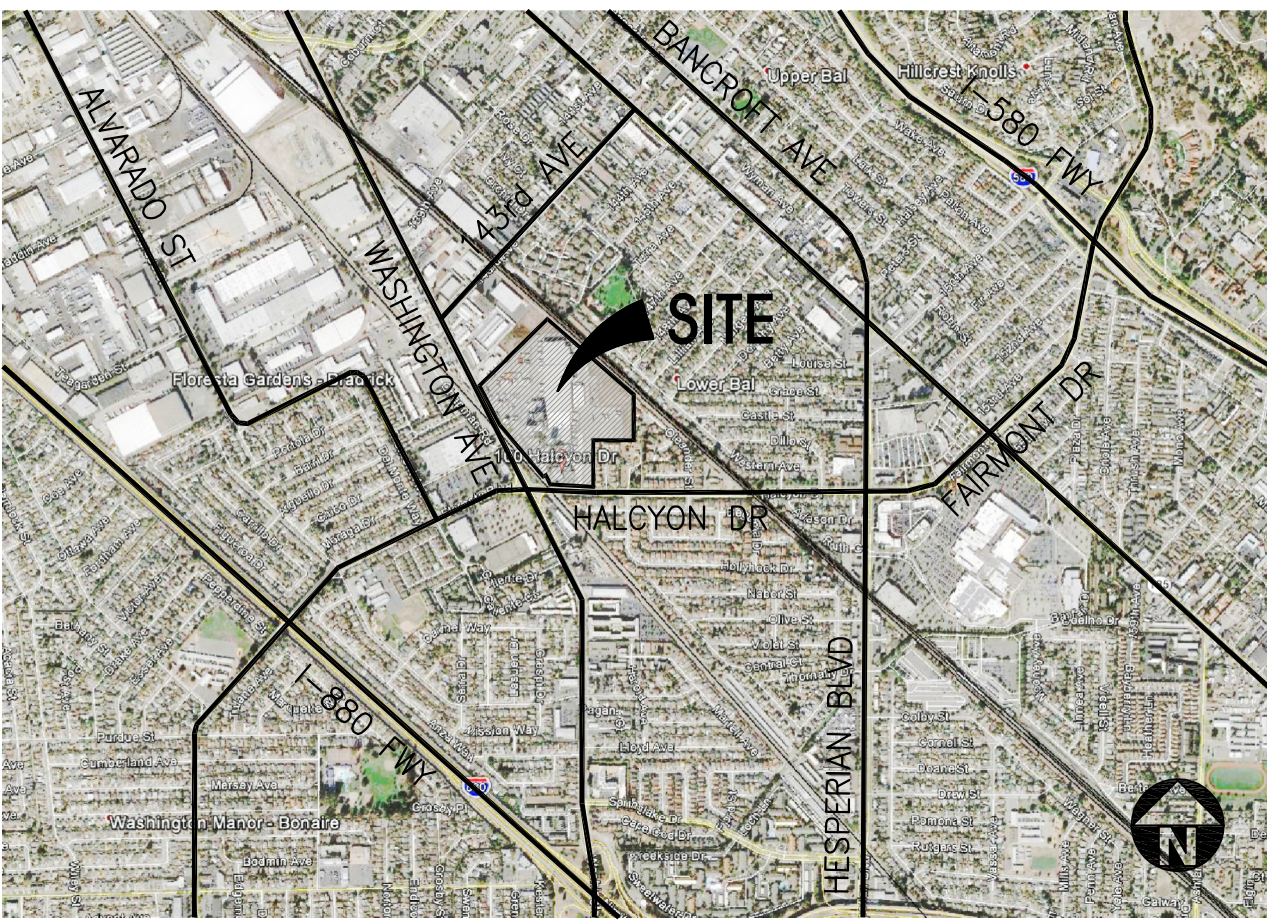
ATTACHMENTS

Aerial Plan and City Zoning Map, Sheet A0.0
Site Plan 1, Sheet A1.0
Site Plan 2, Sheet A1.0ALT

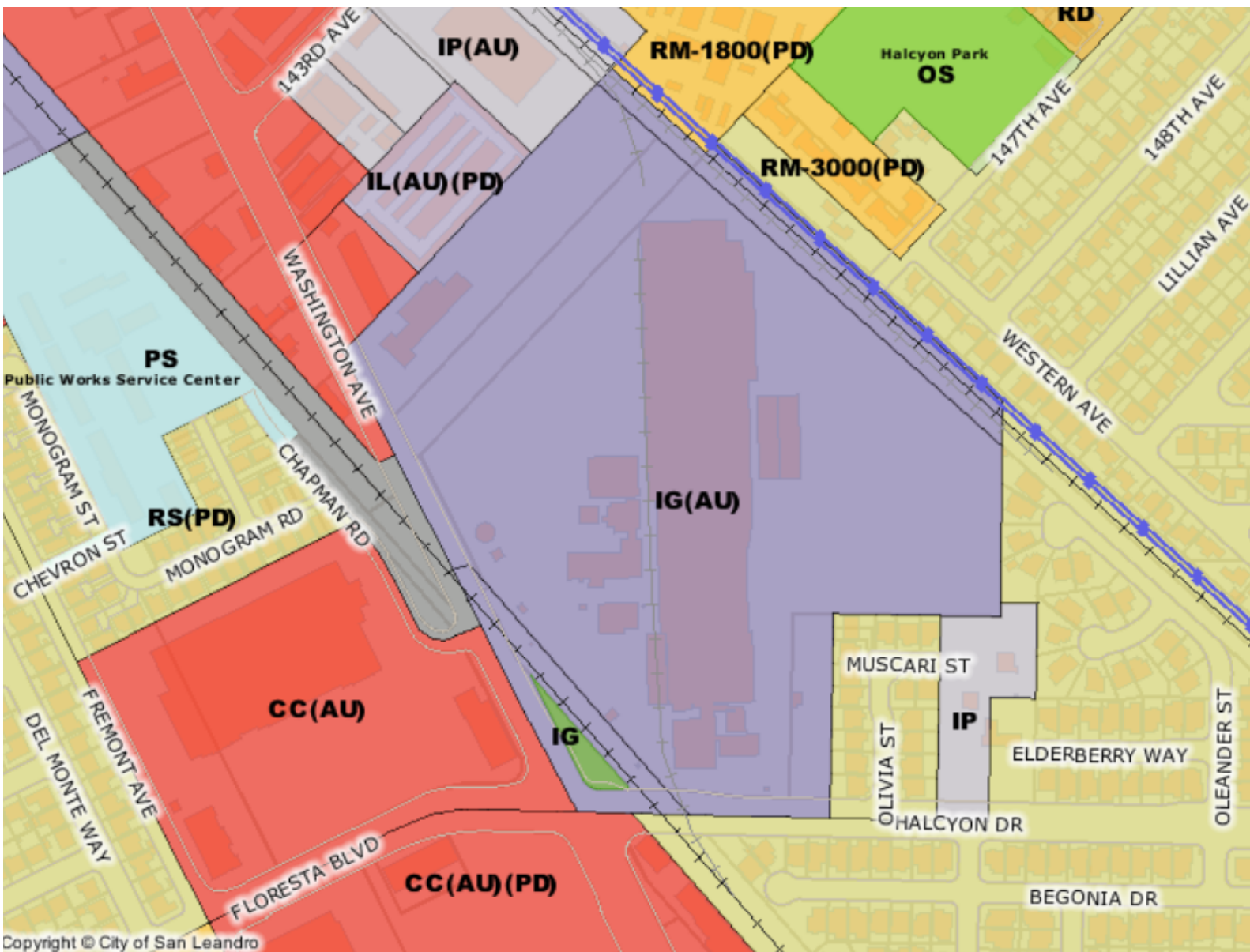


SITE PLAN
scale: 1" = 50'-0"
0 100' 300' 500'
TRUE NORTH

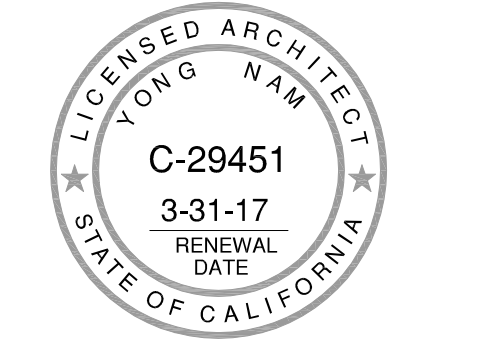
VICINITY MAP



CITY ZONING MAP



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fax: 949-863-0851
email: hpa@hparchs.com



Trammell Crow Company
Development Management Company
101 California Street, 22nd floor
San Francisco, CA

Project:
San Leandro
Business Center
100 Halcyon Dr
San Leandro, CA

Consultants:
Civil: K & W
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: GREEN DESIGN
Fire Protection: -
Soils Engineer: -

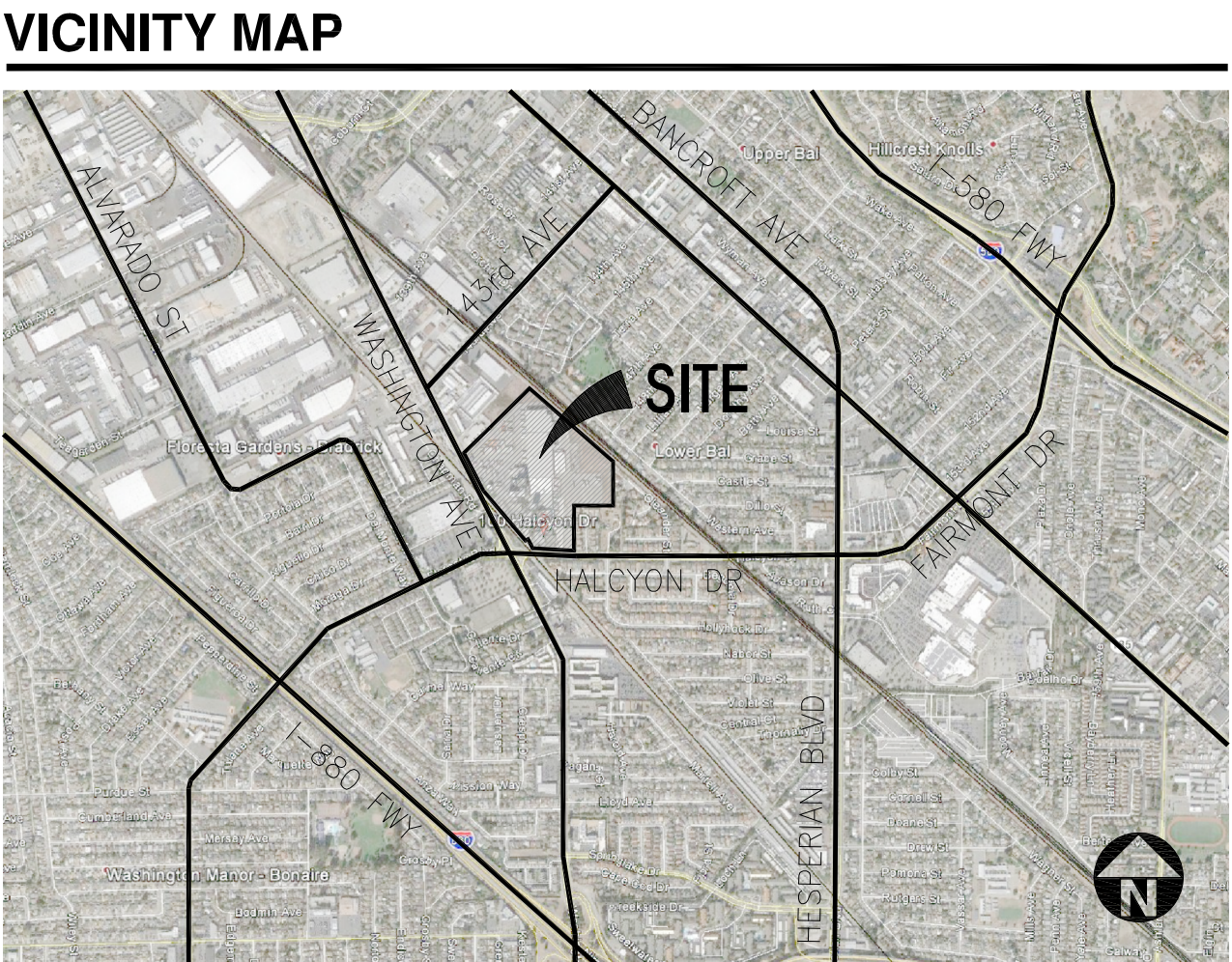
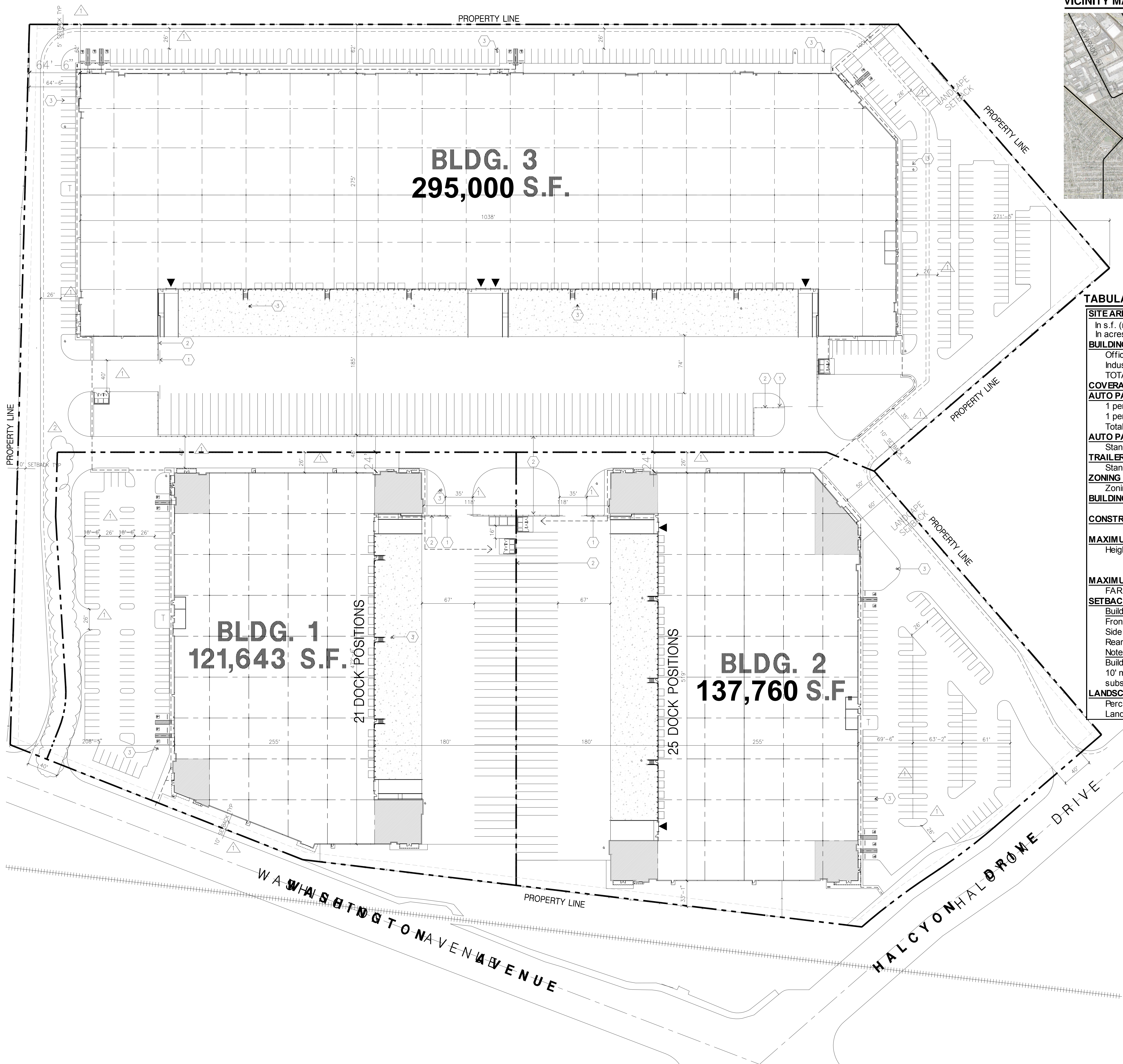
Title: MAP

Project Number: 16025
Drawn by: JL
Date: 3/3/2017

Revision:
CITY COMMENTS

Sheet:

A0.0



TABULATION

SITE AREA	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
In s.f. (net)	286,612	342,251	701,037	1,329,900 sf
In acres (net)	6.5797	7.8570	16.0936	30.53 ac
<u>BUILDING AREA</u>				
Office	8,000	10,000	20,000	38,000 sf
Industrial	113,643	126,760	275,000	514,674 sf
TOTAL	121,643	136,760	295,000	553,200 sf
COVERAGE	42.0%	40.0%	42.0%	41.5%
<u>AUTO PARKING REQUIRED</u>				
1 per 300 sf for office	27	34	67	128 stalls
1 per 1,000 s.f.	114	128	274	516 stalls
Total	141	162	341	644 stalls
<u>AUTO PARKING PROVIDED</u>				
Standard (9'x18.5' & 8.5'x18.5')	99	138	282	519 stalls
<u>TRAILER PARKING PROVIDED</u>				
Standard (10' x 53')	34	39	75	148 stalls
<u>ZONING ORDINANCE FOR CITY</u>				
Zoning Designation - Industrial General District IG (AU)				
<u>BUILDING OCCUPANCY</u>				
B/S1				
<u>CONSTRUCTION TYPE</u>				
III-B				
<u>MAXIMUM BUILDING HEIGHT ALLOWED</u>				
Height: 35'				
25' - within 100' of an R District				
50' max. (35' within 100' of IP) - may be approve by zoning enforcement official				
<u>MAXIMUM FLOOR AREA RATIO</u>				
FAR - 100 %				
<u>SETBACKS</u>				
Building	Landscape			
Front - 10'	Front -10'			
Side - 10' (Corner)	Side - 10'			
Rear - 0'	Rear - 5'			
Note:				
Buildings over 40' tall, minimum required yard is 20'.				
10' may be approved with site plan approval and substantial landscaping.				
<u>LANDSCAPE REQUIREMENT</u>				
Percentage - 4% (minimum)				
Landscape Island - 6'				

SITE PLAN KEYNOTES

- 1 GATE
 - 2 FENCE
 - 3 FIRE HYDRANT
- SEE 1-A1.1, 2-A1.1, & 3-A1.1 FOR ADD. INFO

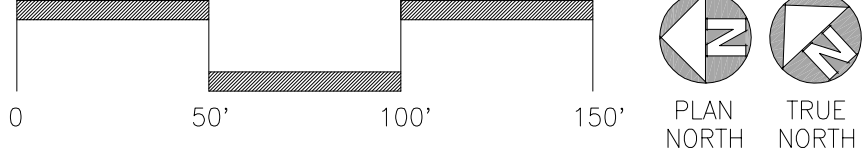
SITE PLAN GENERAL NOTES

1. LIST OF DEFERRED SUBMITTALS:
- A. HIGH-PILED COMBUSTIBLE STORAGE
 - B. FIRE PUMPS
 - C. FIRE SPRINKLER SYSTEMS
 - D. FIRE SERVICE UNDERGROUND
 - E. FIRE ALARM

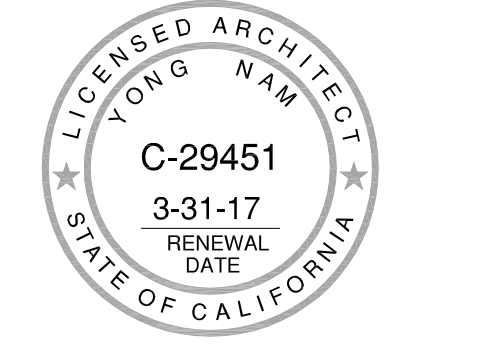
MASTER SITE PLAN

scale: 1" = 50'-0"

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tel: 949-863-1770
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email: hpa@hparchs.com



Trammell Crow Company

Development Management Company
101 California Street, 22nd floor
San Francisco, CA

Project:
San Leandro
Business Center

100 Halcyon Dr
San Leandro, CA

Consultants:

- Civil: K & W
- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscape: GREEN DESIGN
- Fire Protection: -
- Soils Engineer: -

Title: Overall Site Plan

Project Number: 16025

Drawn by: JL

Date: 5/16/2017

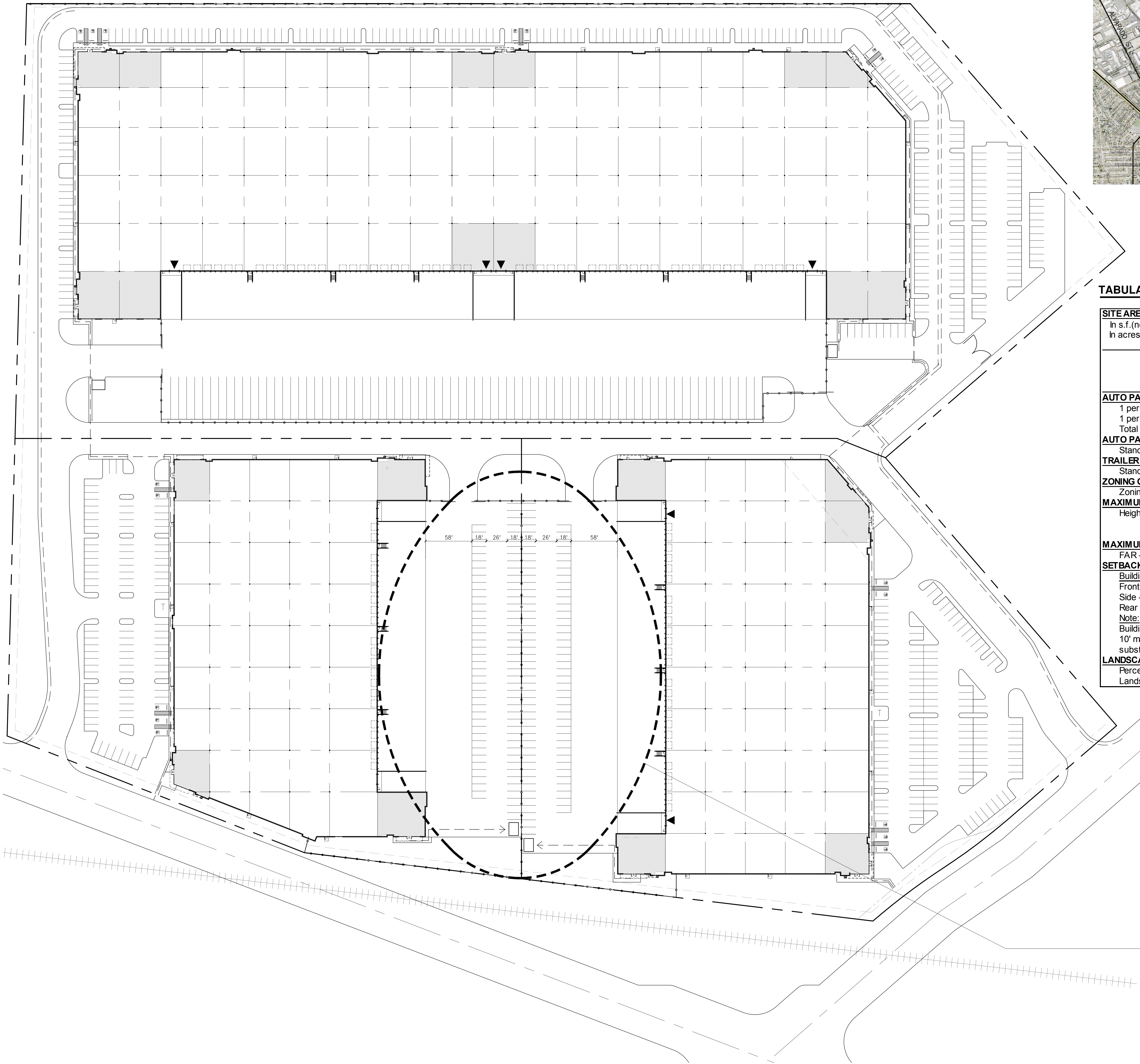
Revision:

CITY COMMENTS

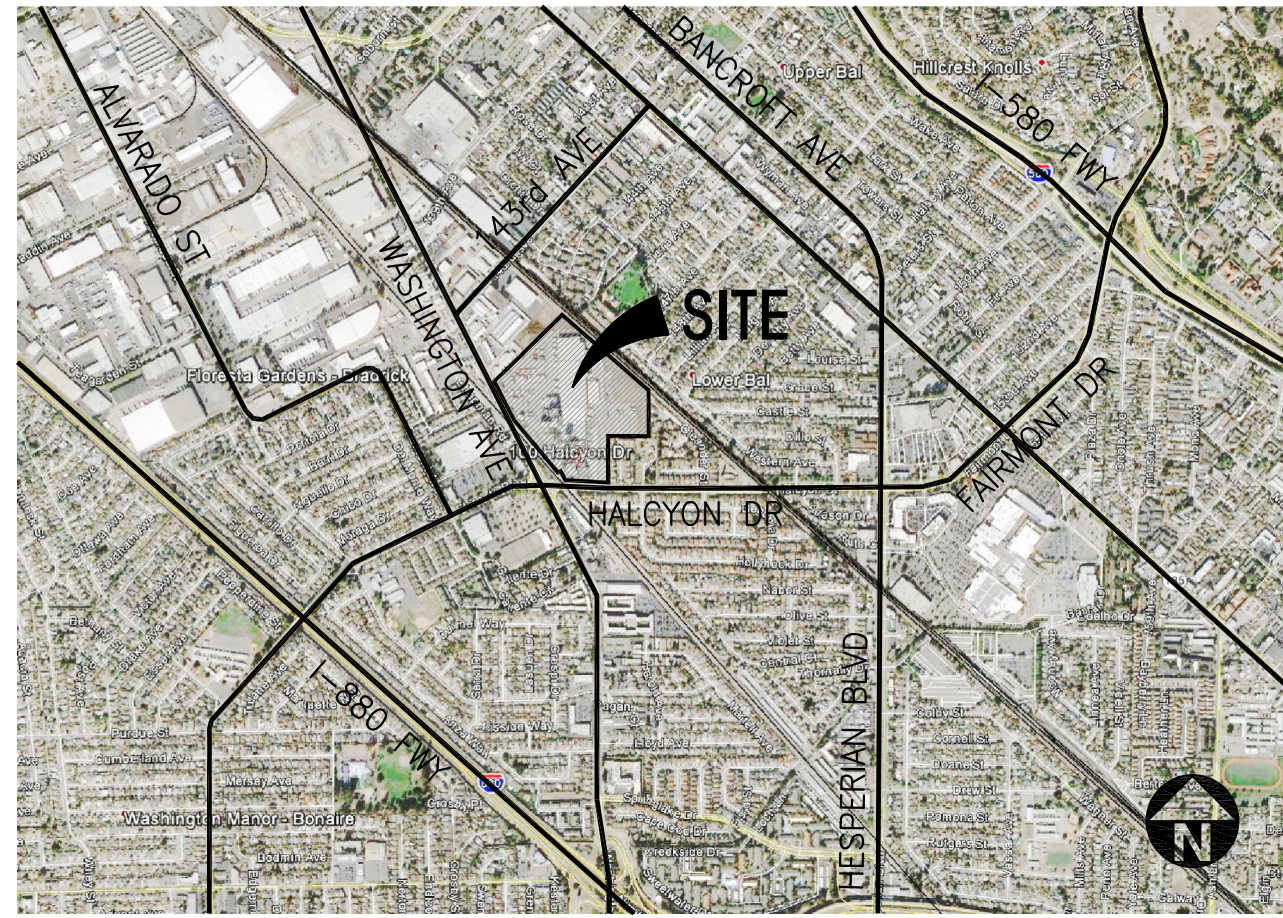
PROPERTY LINE ADJUSTMENT

Sheet:

A1.0



VICINITY MAP



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Total	141	161	342	644 stalls

AUTO PARKING PROVIDED				
Standard (9'x18.5')	181	226	282	689 stalls

TRAILER PARKING PROVIDED				
Standard (10' x 53')			75	75 stalls

ZONING ORDINANCE FOR CITY
Zoning Designation - Industrial General District IG (AU)

MAXIMUM BUILDING HEIGHT ALLOWED
Height: 35'
25' - within 100' of an R District
50' max. (35' within 100' of IP) - may be approve by zoning enforcement official

MAXIMUM FLOOR AREA RATIO
FAR - 100 %

SETBACKS		Landscape
Building		
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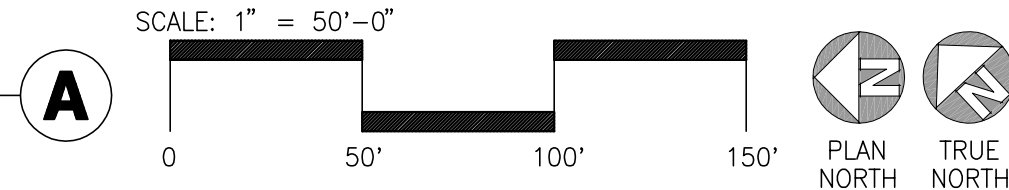
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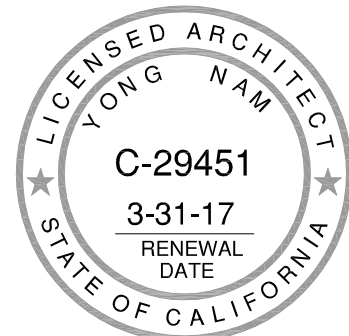
MODIFIED AREA FOR HIGH DENSITY STANDARD PARKING LAYOUT

MASTER SITE PLAN

scale: 1" = 50'-0"



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Consultants:

Civil:	K & W
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	GREEN DESIGN
Fire Protection:	-
Soils Engineer:	-

Title: Overall Site Plan

Project Number: 16025

Drawn by: JL

Date: 1/12/2017

Revision:

Sheet:

A1.0 ALT