

**CITY OF SAN LEANDRO  
MEMORANDUM**

**DATE:** January 16, 2019

**TO:** Vibha Deshmukh, Associate Engineer

**FROM:** Anjana Mepani, Senior Planner

**SUBJECT:** City Planner's Report on Parcel Map 10850, a One Lot Subdivision for Condominium Purposes - Three Units; a property known as 84 Oakes Boulevard.; Alameda County Assessor's Parcel Number 76-420-3; RongKang Wang (property owner).

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**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 10850 and Condominium Plans for 84 Oakes Boulevard.

**BACKGROUND**

The subject property, 84 Oakes Boulevard, received Conditional Use Permit and Site Plan Review (PLN17-0002) approval on November 2, 2017 for a multi-family residential project where two new residential units with covered parking are proposed behind an existing single family residence. The site is 9,600 square feet and zoned RM-1800 Residential Multi-Family District.

The applicant is proposing a multi-family residential project at 84 Oakes Boulevard. Two new residential units will be added behind an existing single-family residence. The units would be for individual ownership (condominiums). The proposal is two stories in height with units above parking. A total of seven covered parking spaces will also be added to the site. Four of the parking spaces will be within garages and the remaining three will be within carports.

The existing single family house on the site will be slightly modified to allow for driveway access to the rear of the property. For the new units, the middle unit is to be located above the proposed garage and the carports and will be approximately 1,337 square feet with two bedrooms and two bathrooms. The rear unit will be approximately 1,317 square feet and will have three bedrooms and two bathrooms.

The proposed garage for the single family residence will be approximately 433 square feet. The carport parking for the middle unit and guest parking will be approximately 305 square feet. The rear unit garage will be approximately 435 square feet. Next to the garages and carport spaces, within enclosed spaces, will be storage spaces for the units and trash/recycling container areas.

The proposed multi-family residential project complies with all the RM-1800 District requirements for minimum front yard, side yard, and rear yard setbacks. The proposed height of approximately 24.5 feet will also comply with the height requirement which is less than 50 foot maximum allowed. The resulting total lot coverage will be approximately 45% where 70% is the maximum allowed in the RM-1800 District. Seven off-street parking satisfies the off-street parking requirement of 6.75 parking spaces and driveway access will be provided on the property.

Pursuant to City of San Leandro Zoning Code Section 2-510.A.5, Multi-Family Residential is a permitted use in the RM-1800 District. A total of three units will be located at the site, which is lower than the 5 units the base density allows for the RM-1800 District. The proposed multi-family residential use as proposed is in accordance with the objectives of the Zoning Code, which are to preserve the character and quality of residential neighborhoods and to foster convenient, harmonious, and workable relationships among land uses.

## **DETAILS OF PROPOSAL**

Parcel Map 10850 is a single lot subdivision. As shown on the accompanying Condominium Plan the single lot will contain three units, which may be owned and/or sold individually. The Plan shows the footprint and airspace the building would occupy on top of the single lot. The Plan also shows the common areas and covered parking spaces for the condominium development.

## **STAFF ANALYSIS**

The Parcel Map and the Condominium Plan conforms to Conditional Use Permit and Site Plan Review (PLN17-0002). Covenants, conditions and restrictions (CC&Rs) were drafted and referenced on the map. The CC&Rs provide for the maintenance of the lot.

## **SUMMARY AND RECOMMENDATION**

1. Parcel Map 10850 is in conformance with the approved Conditional Use Permit and Site Plan Review approval for multi-family residential project for the purpose of condominium for sale and ownership as three individual units on the single lot (PLN17-0002).
2. Parcel Map 10850 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 10850 is in compliance with the Subdivision Map Act (California Government Code).
4. Parcel Map 10850 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

Subject to the comments above, it is recommended that Parcel Map 10850 for 84 Oakes Boulevard be approved.