


# CITY OF SAN LEANDRO

## MEMORANDUM

**DATE:** May 29, 2018

**TO:** Phillip Toste, Associate Engineer

**FROM:** Elmer Penaranda, Senior Planner 

**SUBJECT:** City Planner's Report on Parcel Map 10843; Creekside Plaza, San Leandro Boulevard, north of Davis Street; Creekside Partners Parking, LLC; BFK Engineering

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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 10843, referenced above.

### BACKGROUND

The subject area for Parcel Map 10843 is a 3.86 acre portion of the existing Creekside Plaza office campus (Creekside) at the northeast corner of Davis Street and San Leandro Boulevard, diagonally across the street from the Downtown San Leandro BART Station. The cumulative area of the Creekside campus is 6.41 acres.

The City Council and the City of San Leandro Redevelopment Agency with a Disposition and Development Agreement (DDA) between the Agency and the Developer approved Creekside on July 17, 2000. Creekside is developed with three office buildings and a parking structure. The first building, 1100 San Leandro Boulevard and the first phase of the parking structure was completed in 2002; the second building, 1000 San Leandro Boulevard was completed in 2005; and the third building, 500 Davis Street and the second phase of the parking structure was completed by 2010. The site is zoned DA-6 Downtown Area 6 District.

### DETAILS OF PROPOSAL

The Parcel Map proposes to subdivide the subject site comprising 3.86 acres into the following two parcels:

#### Parcel 1

Parcel 1 would be 3.260 acres on the eastern edge of the site, adjacent to the San Leandro Creek. It would have street frontage on Carpentier Street via Davis Street. This parcel is already improved with off-street parking including a two-level, "L-shaped" parking structure.

#### Parcel 2

Parcel 2 would be 0.747 acres (35,539 square feet) on the western edge of the site fronting San Leandro Boulevard and its northern edge is adjacent to the creek. This parcel creates a lot for future development.

### STAFF ANALYSIS

The two parcels conform to the DA-6 District zoning requirements. Both exceed the minimum area of 10,000 square feet and the minimum lot width of 100 feet in the DA-6 District (Zoning Code Section 2-678).

Parcel 1 includes the “L-shaped” parking structure that complies with the DA-6 District requirements. The structure maintains 40-feet from the Carpentier Street property line. It has setbacks of approximately 40- and 50-feet from the interior property line shared with the Creek, where the DA-District permits side property lines to zero-feet (Z.C. Section 2-680 A.). Note: Z.C. Section 2-680 F.2., in the DA-6 District permits front yard and rear yard setbacks are to be consistent with the prevailing conditions on each block. These requirements are not pertinent to Parcel 1 and the existing parking structure. The parking structure has a footprint of approximately 55,000 square feet and has a lot coverage of 39 percent, where 100 percent is permitted in the DA-6 District (Z.C. Section 2-684). The parking structure has a varying height of approximately 18- to 20-feet which complies with the maximum height of 75 feet that is permitted in the DA-6 District (Z.C. Section 2-682).

Parcel 2, applying DA-6 zoning requirements as noted in the previous paragraph, could permit a building with a front setback consistent with the prevailing conditions which is approximately 10 feet for the adjacent office building to the south, 1000 San Leandro Boulevard, and approximately six feet from the rear property line. Although zero setbacks are permitted for the side setbacks, it would be unlikely along the north side in order to maintain the signalized vehicular access and unlikely to the south side to comply with Building and Fire Codes. The building can be up to 75 feet tall. Note: Z.C. Section 2-686 B.2., in the DA-6 District permits a maximum 4.0 Floor to Site Area Ratio (FAR). This will be reviewed by the City at the time of any permitting for a future building.

Creekside, cumulatively, includes 228,293 square feet of floor area in the three office buildings and 712 off-street parking spaces. This equates to 3.1 spaces per 1,000 square feet of office building floor area. This exceeds the minimum requirement of 2.0 spaces per 1,000 square feet for office use (Z.C. Section 4-1704).

The proposed parcel map adequately defines the proposed parcel boundaries. The map conforms to the DA-6 Downtown Area zoning requirements. It provides opportunity to develop additional office space on Parcel 2. This is consistent with the General Plan Transit-Oriented Mixed Use, wherein the purpose of this designation is to provide for high-intensity land use that capitalizes on proximity to the San Leandro BART station. Office development comparable to the existing Creekside would be satisfactorily consistent with the General Plan.

## **SUMMARY AND RECOMMENDATION**

1. Parcel Map 10843 is in conformance with the Zoning Code to divide the subject property into two parcels.
2. Parcel Map 10843 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 10843 is in compliance with the Subdivision Map Act (California Government Code).
4. Parcel Map 10843 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 10843 be approved.