

# MapleLane Residential Development

39 – Townhome Style Condominiums

903 Manor Blvd.

San Leandro, CA 94579

City of San Leandro Project Number: PLN19-0037



**Proposed By**  
ERC SC, LLC.

## **903 Manor Blvd. - MapleLane**

### **PROJECT SCOPE & SUMMARY**

*Our proposed residential community, known as MapleLane, is located at 903 Manor Blvd. on a site that is approximately 2.3 gross acres (APN 80H-1541-36); and is located within the Washington Manor neighborhood 1/4 mile to the West of Interstate 880. Our residential community has been designed to front towards Manor Blvd., falls within the upper second quartile of the zoning density and takes into consideration the surrounding uses which include a commercial and retail shopping center, a three-story apartment building and single-family homes.*

*MapleLane, fittingly named as a nod to the past, will convert the existing use and parking lot into thirty-nine, three story townhome-style condominiums providing current and future residents of San Leandro with a for sale housing opportunity.*

*It has been recognized time and again that the Bay Area housing crisis is real and is felt by all seeking housing. To illustrate this point, the City of San Leandro's 2018 Economic Development Update noted that there were 435 housing units that were created between 2007 and 2018. In that same timeframe the City of San Leandro added nearly 11,600 new jobs since 2010 alone. Any new housing that is built lessens the strain on the existing housing and affordability crunch.*

*The project is applying for a Conditional Use Permit, Site Plan Review, Tentative Map and General Plan Amendment (NC to GC.)*

*Below, you will find a project summary that details the various components of the proposed community. We look forward to working with all stakeholders during the approval process.*

#### **1. Zoning, General Plan Designations**

*The General Plan designation for the property is Neighborhood Commercial (NC) and the zoning is Community Commercial (CC). Under the CC zoning residential uses are allowed (1 – 24 units per acre). MapleLane, would consist of thirty-nine townhome-style condominiums yielding 17.3 units per gross acre.*

#### **2. Multifamily For-Sale Product**

*MapleLane, will provide approximately 70,437 sq. ft. of new for sale market rate housing to the City. The community will also have six for sale Below Market Rate (BMR's) units as well as four units that will be built with those in mind that require special accommodations regarding wheelchair and other accessibility requirements; both the BMR and Accessible units are in compliance with City standards. As currently planned MapleLane will consist of the following:*

- *12 - 1,605 sq. ft. 2-bed, 2.5 bath units (two of which will be BMR's)*
- *9 - 1,762 sq. ft. 4-bed, 3.5 bath units (four of which will be BMR's)*
- *5 - 1,795 sq. ft. 4-bed, 3.5 bath units (two of which will be accessible)*
- *11 - 2,008 sq. ft. 4-bed, 3.5 bath units*
- *2 - 2,128 sq. ft. 4-bed, 3.0 bath units (both will be accessible)*

### **3. Streets, Access and Parking**

*We have met with multiple agencies throughout our pre-application process. Through those meetings with City staff, EBMUD, Alameda County Fire Department, Oro Loma Sanitary District and Waste Management, consensus was reached on a variety of topics depending on the agency's jurisdictional authority. Below you will find a summary of what decisions and recommendations were made that have been incorporated into the site plan.*

- *Project access – residents and visitors will enter and exit at one point into the new community off of Manor Blvd. This street is currently referred to as “Street A”.*
- *Internal streets and parking – all internal streets will be privately owned and maintained by a Home Owners Association. All parking within the community will be for the sole benefit of the residents and guests of MapleLane. As designed, our community will comply with City parking regulations which require either 2.25 or 2.5 parking spaces for each 2- or 3-bedroom unit respectively. Total parking required within the community per City regulations are 95 spaces which have been provided per in the breakdown below.*
  - a. *Parking*
    - i. *Private Parking – 2-car garage for each unit (78 spaces)*
    - ii. *On-Street Parking – 14 on-street parking spaces, including 1 van accessible*
    - iii. *On-Street Parking – 3 Electric vehicle spaces or 220V outlets.*
- *Fire access – Fire access has been reviewed and confirmed by Alameda County Fire and our current site plan provides adequate fire apparatus access and reach to all buildings. Fire ingress and egress are further facilitated by utilizing hammer-head (T-intersections) turnarounds near the rear of the project by Lot 33 and “Street B” and again at “Court A” and lots 7-14. Further fire access has also been planned through the loop of “Street B”.*
- *Refuse / Recycling Collection access – Waste Management has confirmed that there is adequate turnaround space available within the community to service individual collection by unit which therefore eliminates the need for a centralized collection facility like a covered dumpster enclosure.*

### **4. Common Open & Common Gathering spaces, Neighborhood Landscape**

*Over 20% or nearly a half-acre of MapleLane will consist of landscaping which includes common area landscaping, a central common gathering space and pedestrian paseos. The common area gathering space will have amenities installed like bistro tables which will be partly encompassed by an 8' tall welded wire fence with planter boxes. From these planter boxes ivy or jasmine like vines will be planted which as they grow up the fence will create separation from the rest of the community and provide a sense of being in a private setting albeit outside.*

*In addition, there are two tree lined pedestrian paseos between buildings “C” and “D” and within building “E” which will create serene and inviting entries to the home's front doors. All remaining open space will be planted with trees along all adjacent property lines to enhance the setback buffer zones from the surrounding uses.*

### **5. Fencing, Privacy and Daylight Plan**

*Along the Western edge of the property an 8 ft. CMU brick wall bordering the commercial center and MapleLane will be installed as a buffer between the existing commercial use and the proposed residential use. The Northern and Western borders will be defined by an 8 ft. tall*

*wooden fence replacing the current residential rear yard fences and would allow for a logical transition from MapleLane’s residential use to that of the neighboring homes. Privacy of our community’s Northern neighbors was taken into consideration and we have proposed that the landscaped area between “Building F” and those neighbors be planted exclusively with evergreen trees allowing for a natural and green buffer zone year-round. In addition to the natural green privacy screen, we have made sure that MapleLane complies with City’s Daylight Plane regulations, the result of which is a twenty-four-foot set back as illustrated on sheet A1.1 of the Site Plan Review submittal package.*

**6. Monumentation and Frontage to Manor Blvd**

*An entry monument, along with supporting retaining wall and landscaping, will be installed along the Western edge of the site’s entry. The materials used in the monument’s construction will complement the style and contemporary architectural theme being proposed for the Townhomes themselves. The monument will be approximately 4’ feet in height, will have LED backlit 12” stainless steel lettering and will wrap around at a 90-degree angle on the Western Side of the entry to the community for added effect. Additionally, the project’s frontage to Manor Blvd will be enhanced by new landscaping as well as an updated pedestrian crossing and sidewalk where applicable.*

**7. Architectural Imagery, Floorplan Overview and Included Features of the Homes**

*The building elevations are a contemporary interpretation of traditional gabled and hipped roof forms. The elevations have a language of tight eaves, playful entries, and crisp detailing, combined with a modern color palette, responding to the City’s desire for this area. The site layout, responding to city guidelines, establishes a setback to the adjacent neighbors respectful of their views and access to daylight. The buildings’ design includes articulation of individual unit entries, as well as sculpting the massing of the buildings, to create a more pedestrian scaled environment.*

*The floor plans have been designed with bedrooms on the first and third floors, delivering housing opportunities for multi-generational households or for those that want to age-in-place. Primary living spaces such as kitchens and great rooms are be located on the second-story. The second-story living area for each plan will have the ability to open up into a private open space balcony that will allow the new residents a greater sense of space as well as increased natural lighting.*

*This all electric community will be built with Solar Photovoltaic Systems installed on the roofs of the buildings and will help to offset the electric usage of the community. This community will feature our “Home is Connected<sup>SM</sup>” smart home package as standard, enabling MapleLane’s future homeowners to be fully connected to and integrate with the Internet of Things (IOT), and if available will be connected to Lit San Leandro Network.*

**8. A development plan, indicating all phasing of construction**

*See Attachment A for an illustration of the proposed development plan. Demolition of the existing onsite structure would occur first, followed by grading activities. Backbone infrastructure is anticipated to be installed consistent with the phasing shown on Attachment A. The model complex is proposed along Manor Boulevard (Building B). Construction of production is anticipated to occur in five phases. Phase 1 would include Building C.*

Phase 2 would include Building D. Phase 3 would include Building E. Phase 4 would include Building F with Phase 5 including Building A.

## **9. Grading and Utility Plan**

- *Pad grades have been elevated as much of the site falls within the 100-year flood plain. To remove the site from the flood plain the entire site, on average, will be raised approximately two feet. However, it should be noted that there are locations with the site that will up to 4' of fill. This is needed to mitigate flood concern (by raising above the base flood elevations for the pads) and for providing the required cover for utilities.*
- *Domestic Water service will be provided by EBMUD via a Main Line Extension which will access the site within "Street A" and will branch off to the Eastern edges of each building; water services will be private up to and including the point of connections for the homes and will be privately maintained by the HOA to the entrance of each residential unit at the garage.*
- *The three fire hydrants required per Alameda County Fire regulations will be supplied with water by EBMUD. Fire sprinklers for each townhome will branch off the point of connection and will shadow the domestic water supply for each unit and will enter each unit via the garage.*
- *Per the Oro Loma Sanitary District, the sewer service is planned to extend out of the project site and connect to an existing sewer main in Manor Blvd, this sewer extension will be maintained by the HOA per the Oro Loma Sewer Districts regulations.*
- *Stormwater treatment will consist of numerous low impact development treatment areas such as bioretention and Silva Cell areas. Street runoff will drain directly to treatment areas via curb openings and thru curb drains. Paseo and roof areas will be hard piped to the treatment areas. Once treated onsite runoff will drain from the community through an existing fifteen-inch storm drain.*
- *Hydromodification for this project will not be required since the proposed impervious area for the site is less than the existing impervious.*
- *Being an all-electric community, PG&E electric services will enter the community via "street A" and will loop around to meter cabinets in the Western ends of each building.*
- *Cable and Internet services will follow a similar path to that of PG&E's electric service.*
- *Photovoltaic (Solar) Systems will be installed on the roofs of each building and will connect to the grid in the electrical closets at the Western end of each building.*

## **10. Affordable Housing / BMR / Residential For-Sale Ownership**

*MapleLane will construct six on-site affordable units (4 moderate-income, 2 low income-income households) in accordance with the City's 15% affordable housing requirement.*

## **11. Design Criteria per City Ordinance 2-698**

*Per city ordinance any project subject to the Site Plan Review process, which MapleLane is, must include 7 amenities from a City determined list. Below are the 7 items that will be included in our MapleLane community.*

- *Private areas that are not private balconies*
- *Electric vehicle charging stations or 220V outlets*
- *Use of three or more colors*
- *Use of three or more materials on the façade*

- *Bicycle lockers*
- *Indoor and outdoor furniture where applicable*
- *Façade or corner modulation of minimum eighteen-inch depth (Bay windows or corner features)*

**12. Public Outreach**

*It is our intention to reach out to the owners of the commercial center as well as the surrounding neighborhood and host a public forum, after receiving initial feed back from staff regarding the Conditional Use Permit, Site Plan Review, Tentative Map and General Plan Amendment (NC to GC) submittals.*

**13. Traffic Comparison of Existing and Proposed Use**

*In our research of traffic conditions along Manor Blvd. we engaged a third-party consultant to compare the exiting commercial use with MapleLane’s proposed residential use. In their trip generation analysis, it was found that the proposed residential use would generate a net decrease in overall daily trips.*

**14. Homeowners Association (HOA)**

*As mentioned above, an HOA will be established to maintain the interior private streets, common gathering space, other common areas including paseos, entry monumentation, bioretention areas as well as the exterior of the buildings and roofs and solar panel systems.*

**15. General Plan Conformance**

*There are many goals and objectives within the General Plan that the proposed MapleLane development would adhere to. They are as follows:*

*(Please note the following: LU=Land Use, ED=Economic Development)*

- *GOAL LU-2 – Preserve and enhance the distinct identities of San Leandro neighborhoods*
- *Policy LU-2.8 – Alterations, Additions, and Infill. Ensure that alterations, additions and infill development are compatible with existing homes and maintain aesthetically pleasing neighborhoods.*
- *GOAL LU-3 – Provide housing opportunities and improve economic access to housing for all segments of the community.*
- *Policy LU-3.1 – Mix of Unit Types. Encourage a mix of residential development types in the city, including single family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit developments, garden apartments and medium to high density multi-family housing.*
- *Policy LU-3.4 – Promotion of Infill. Encourage infill development on vacant or underused sites within residential and commercial areas.*
- *Policy LU-3.10 – Market-Rate Housing. Encourage the provision of a significant amount of market-rate ownership and rental housing as part of an effort to maintain and diversify the city’s economic base.*
- *Policy ED-5.2 – Housing Production. Substantially increase the production of a variety of housing types meeting the needs of persons at all income levels.*

## **16. Housing Plan Element Conformance**

*Below are a set of Housing Plan Element goals, plans, actions and policies, that as currently proposed, MapleLane is consistent with.*

- *GOAL 3 – New Housing Opportunities. Provide housing opportunities and improve economic access to housing for all segments of the community.*
- *Policy 3.02 – Mix of Price Ranges. Encourage a mix of price ranges to provide housing choices for San Leandro residents of all incomes and ages. Opportunities to include affordable units and market rate units within the same development projects should be pursued.*
- *GOAL 53 – Affordable Housing Development. Increase the supply of ownership and rental housing in San Leandro affordable to extremely low, very low, low, and moderate-income households.*
- *Action 53.03-C – Affordable Housing Trust Fund. Maintain a local affordable housing trust fund that is capitalized with in-lieu fees from the inclusionary housing program and condo conversion fees. The fund should be used to leverage affordable housing development in San Leandro*

## **17. Existing Site Description**

*The site currently hosts a bowling alley consisting of one building which is approximately 28,687 sq. ft. that is set on the back half of the parcel. The remaining front half of the parcel is currently a large parking lot.*

## **18. Surrounding Property Description**

*Surrounding the site is a commercial and retail shopping center, a three-story apartment building and single-family homes.*

**19. Photos of Existing Conditions**

*South Eastern portion of the subject site looking South across Manor Blvd.*



*Southerly boundary of the subject site looking South across Manor Blvd towards Fleming Street.*



*South Western boundary of the subject site looking North into the subject site along property line between the subject site and the neighboring commercial center.*



*South Western boundary of the subject site looking North East into the subject site.*



*South Western boundary of the subject site looking East along the property line with the subject site to the left and Manor Blvd. to the right.*



# MapleLane

Construction Phasing

