

# 903 Manor Boulevard

PLN19-0037

Proposal: 39-Unit Residential Multi-Family/Townhome Development  
Applicant: ERC SC, LLC

# City Council Goals

- Place San Leandro on a firm foundation for long-term fiscal sustainability
- Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation
- Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride

# State Laws

## Housing Accountability Act

Limits cities' ability to deny or reduce density for housing projects that meet objective standards

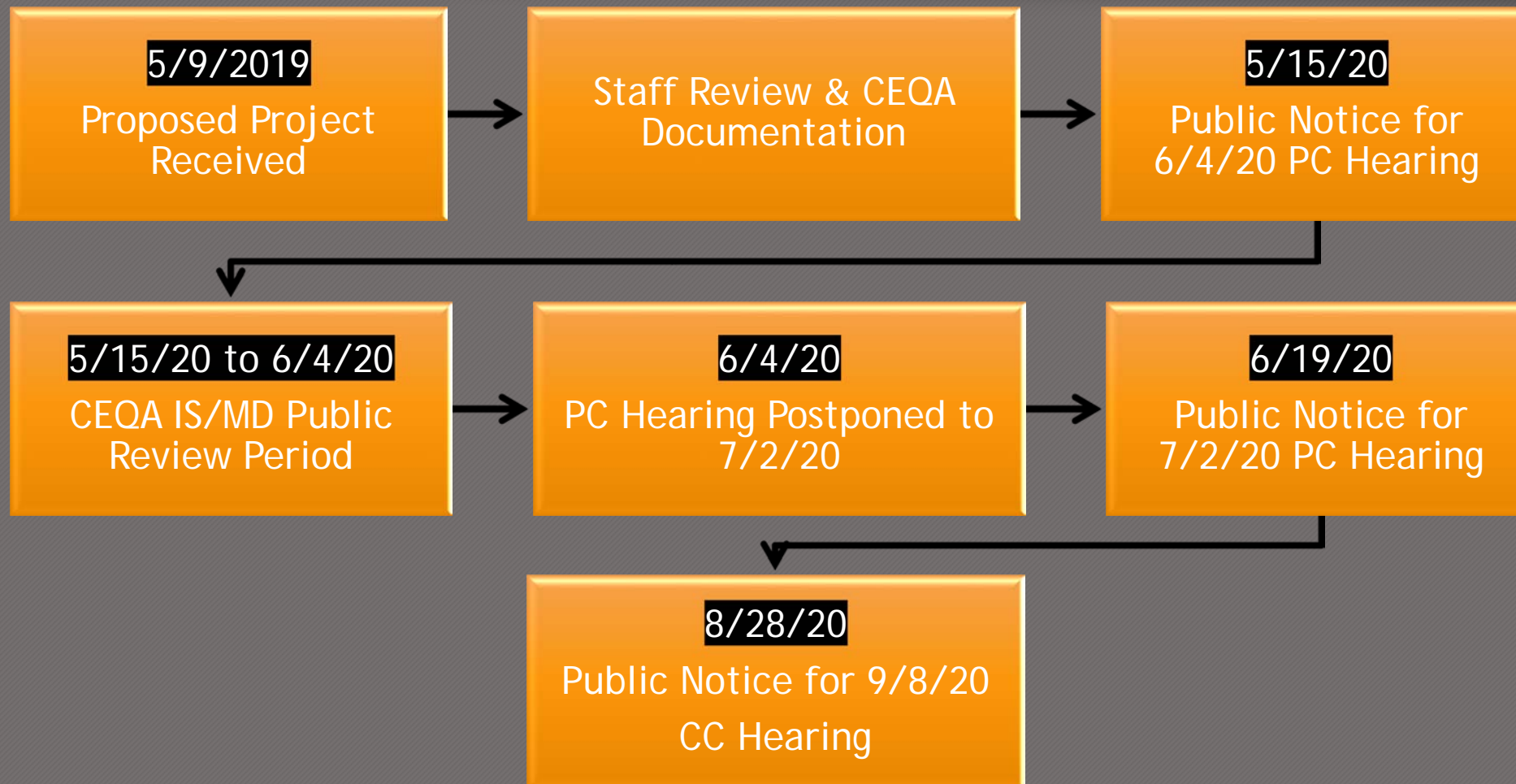
## SB 35 Streamlining

Streamlines review and approval of eligible affordable housing projects through ministerial approval process

## Housing Crisis Act (SB 330)

- Limits cities' ability to regulate "housing developments"
  - Residential
  - Mixed-use with 2/3 or more of square footage for residential
- Multi-layered changes aimed at early disclosure of objective requirements and a streamlined process

# Project Timeline



# Entitlements

## General Plan Map Amendment:

CN Neighborhood Commercial to CG General Commercial to align the General Plan land use designation with the corresponding CC Zoning Code designation

## Zoning Map Amendment:

Rezone from CC Commercial Community to CC(PD) Commercial Community Planned Development Overlay District

## Planned Development:

Procedure for development of larger land parcels to reduce or eliminate the rigidity, delays, and inequities that would result from application of zoning standards designed for small parcels

## Site Plan Review:

Required for any multi-family residential development that requests a Planned Development approval

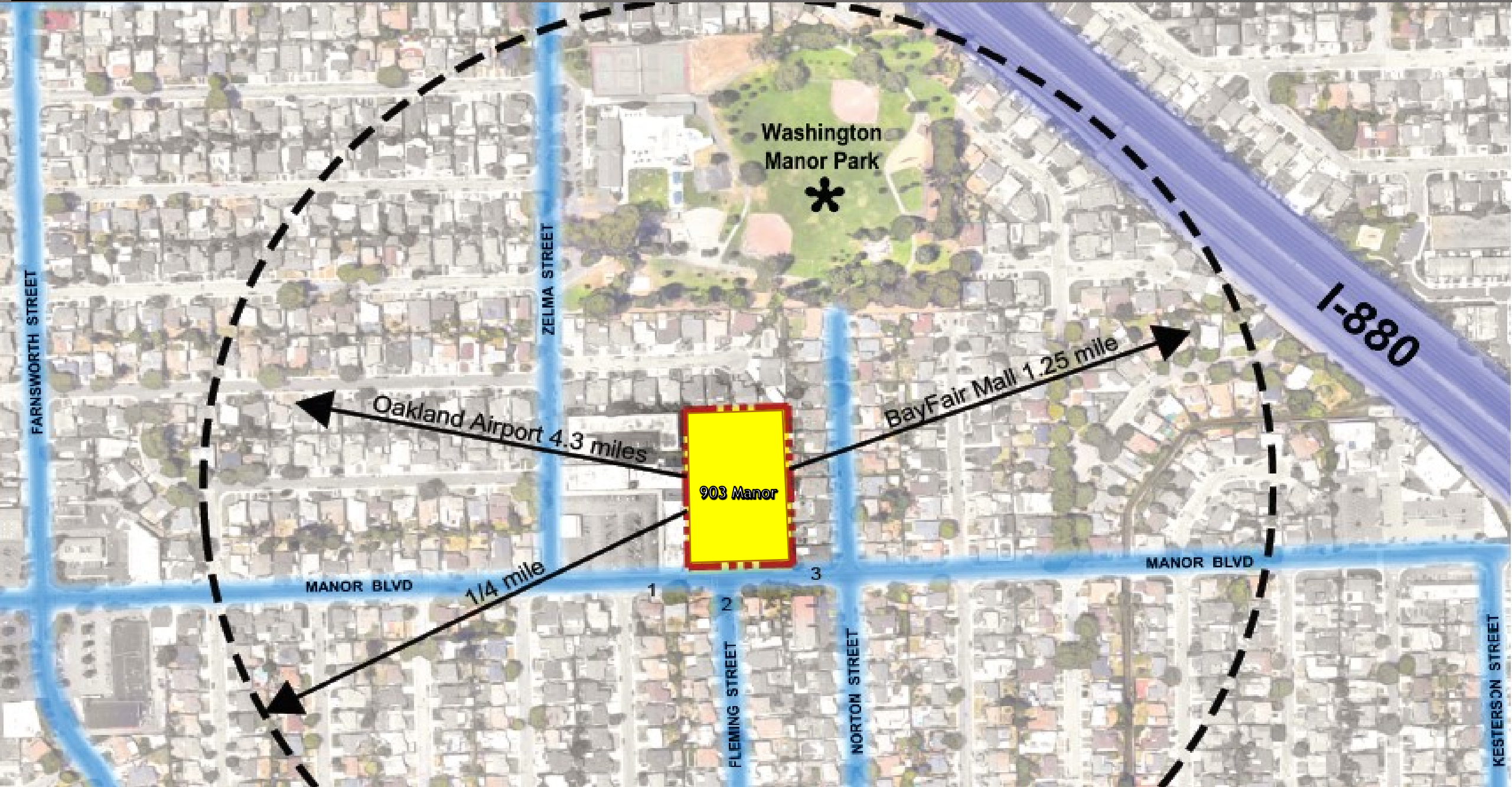
## Tentative Map:

Vesting Tentative Tract Map 8519 to split the parcel into 7 lots and subdivide the property into 39 residential townhome condominium units

## Site & Project Details

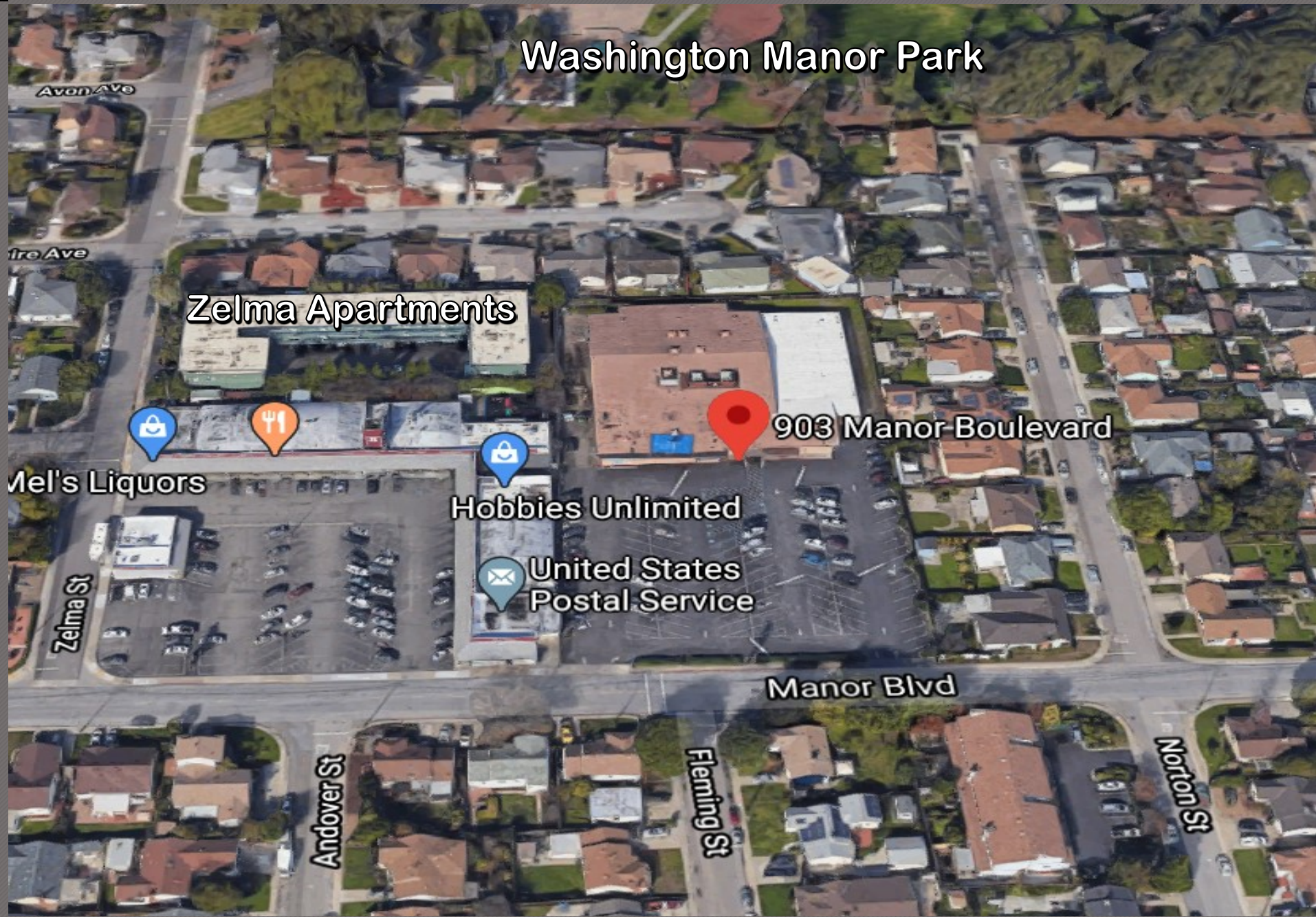
- 903 Manor Boulevard
- Commercial bowling center (1960)
- 2.3 acre site
- CC Commercial Community Zoning District
- Washington Manor Neighborhood

# Location



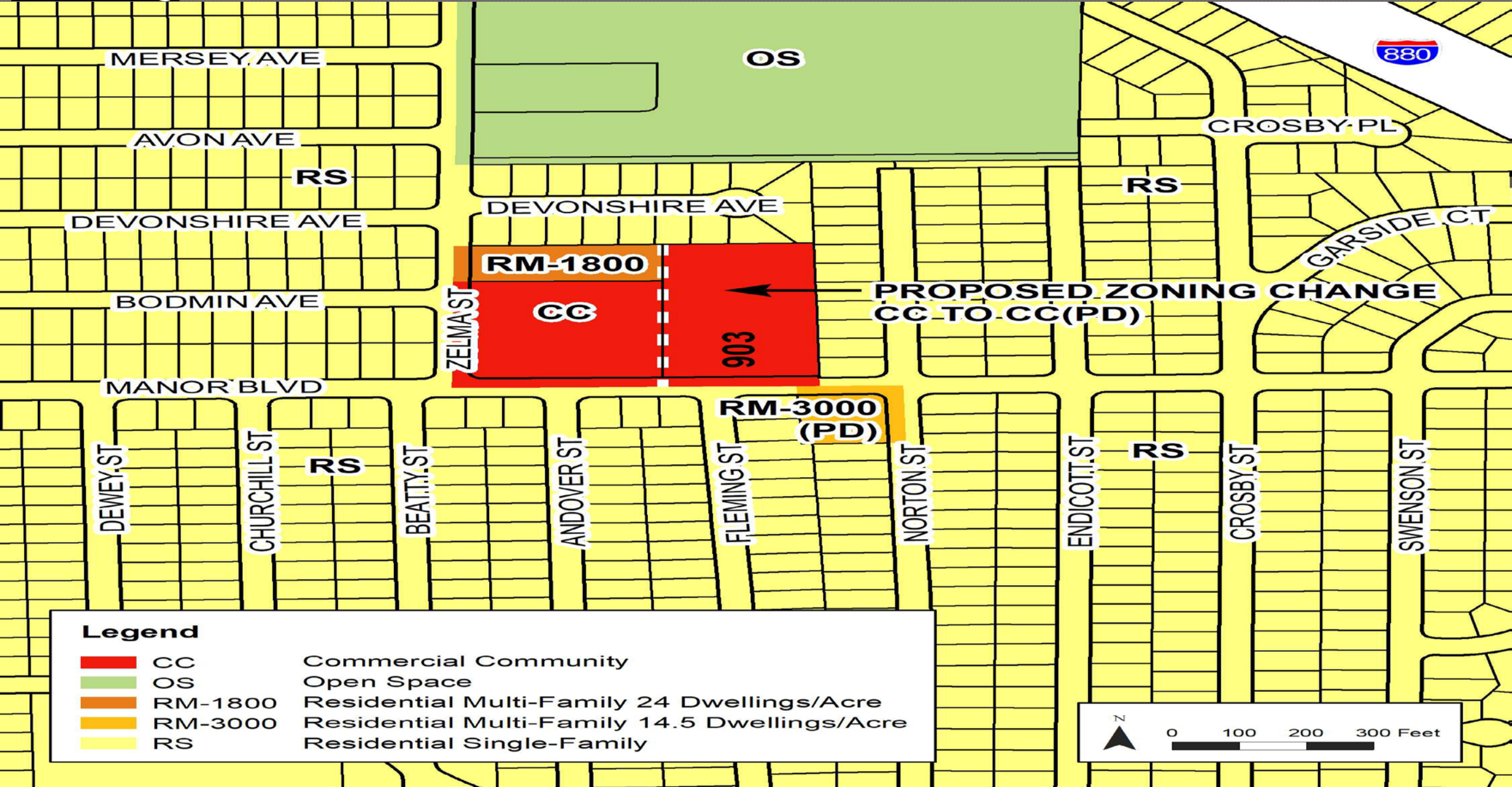


# Aerial

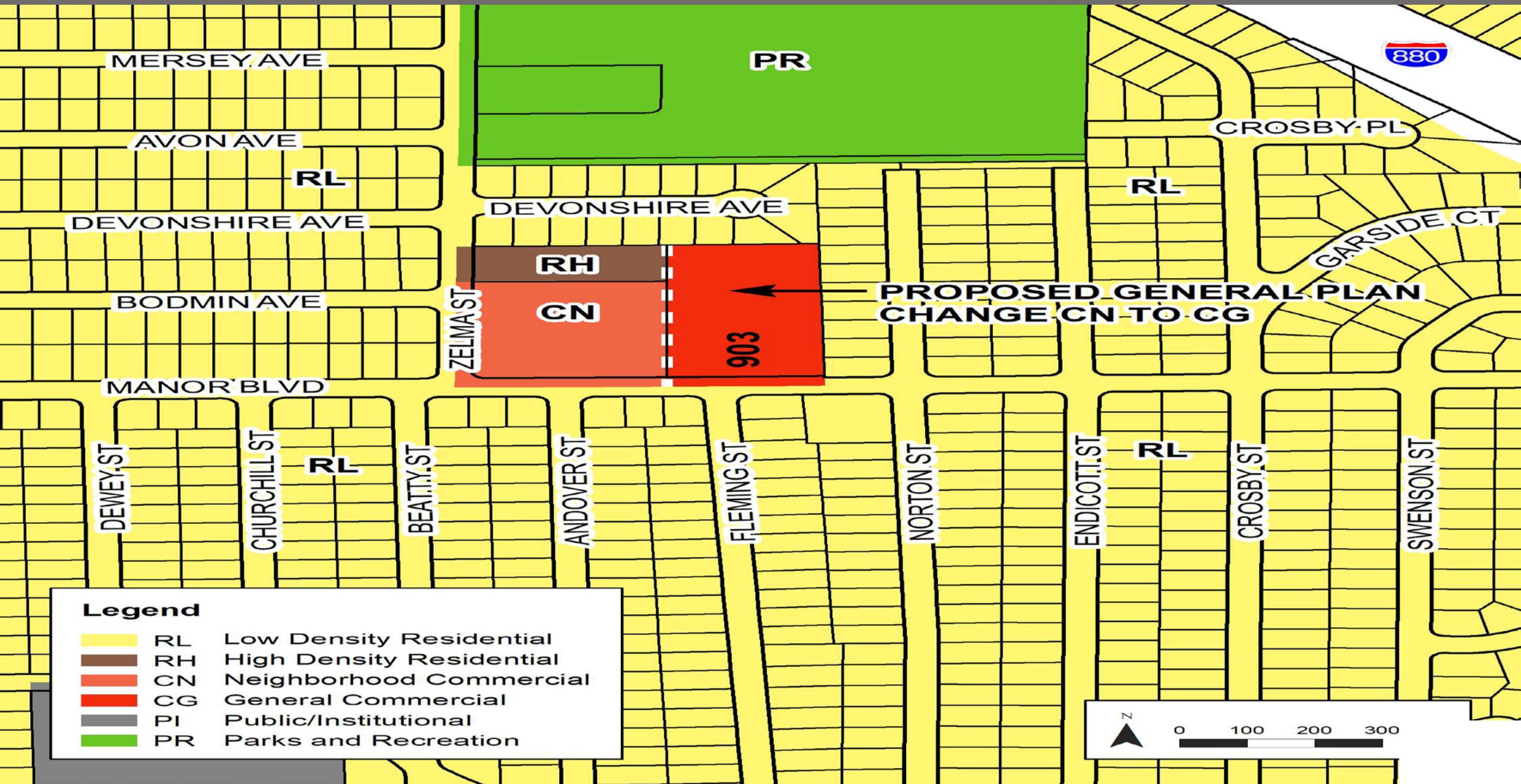




# Zoning



# General Plan



# Proposal 903 Manor Blvd.

- Demolish Manor Bowl
- Construct 6 townhome condominium buildings totaling 39 units
- Units size from approximately 1,703 sq. ft. to 2,254 sq. ft.
- 12 two-bedroom units (31%) and 27 four-bedroom units (69%) with average floor area of 1,808 sq. ft.
- 6 units to be affordable per Inclusionary Housing Requirement
- 4 units to be ADA accessible



# Compliance with CC Zoning District Standards

Standard	Requirements	Provided	Complies?
Density	24du/ac	17 du/ac	✓
Floor Area Ratio	1.0	0.74	✓
Height	50' max	37' - 6"	✓
Lot Coverage	50% max	32%	✓
Landscape	10% min	10.7%	✓
Parking	78 covered, 16.5 uncovered	78 covered, 17 uncovered spaces	✓
Open Space (per unit)	200 s.f.	107.5 s.f.	PD Requested

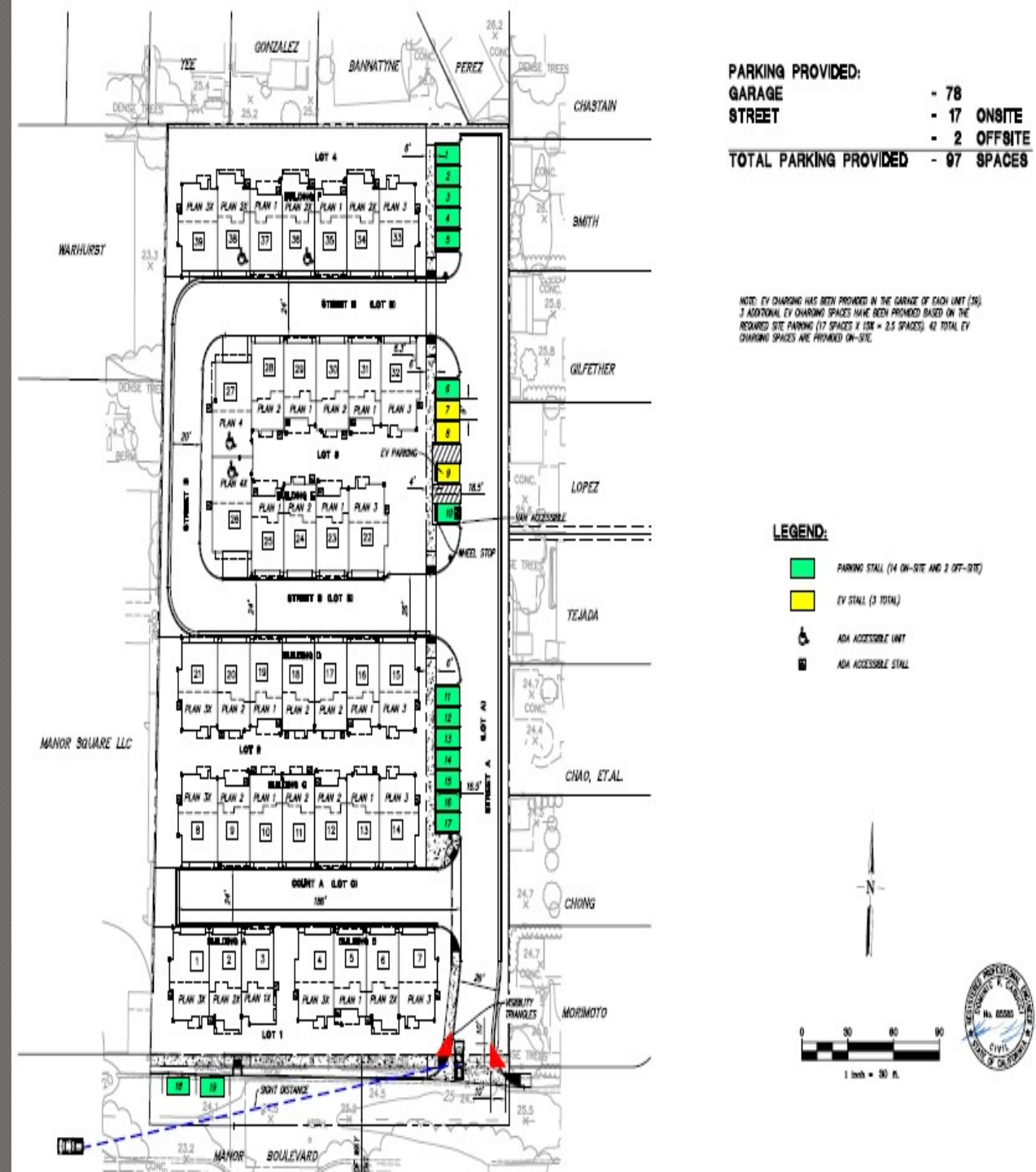


# Proposal 903 Manor Blvd.

- Landscaping:
  - Along frontage, sides, and through property with 111 trees, shrubs, vines, grass/sedge, and ground cover
- Fencing:
  - Condition of approval to replace the proposed wood fencing with a masonry wall along perimeter
- On-Site Amenities:
  - 699 sq. ft. common open space at the middle of the project site; To have chairs and tables
  - 48" wide trail to link from Manor Blvd. to middle interior of property
  - Four bike lockers

# Circulation/Parking/Garages

- Using existing eastern driveway
- 3 streets for circulation
- 78 garage parking spaces
  - 2 parking spaces per unit with EV
- 17 guest parking spaces
  - 3 with EV charging stalls
- 2 parking spaces on Manor Blvd.
- Total of 97 parking spaces
- Garages will have space for waste, recycling, and compost bins



# Traffic

- Estimated proposed project trip generation and existing trip generation for Manor Bowl based on Institute of Transportation Engineers Trip Generation Manual, 10th Edition

Manor Bowl	Proposal
440 Daily Trips	368 Daily Trips
44 AM Trips	29 AM Trips
39 PM Trips	39 PM Trips

- AC Transit operates Route 34 & S at the corner of Farnsworth St. & Manor Blvd.
- Future Class III Bicycle Route planned for Manor Blvd.

# Housing

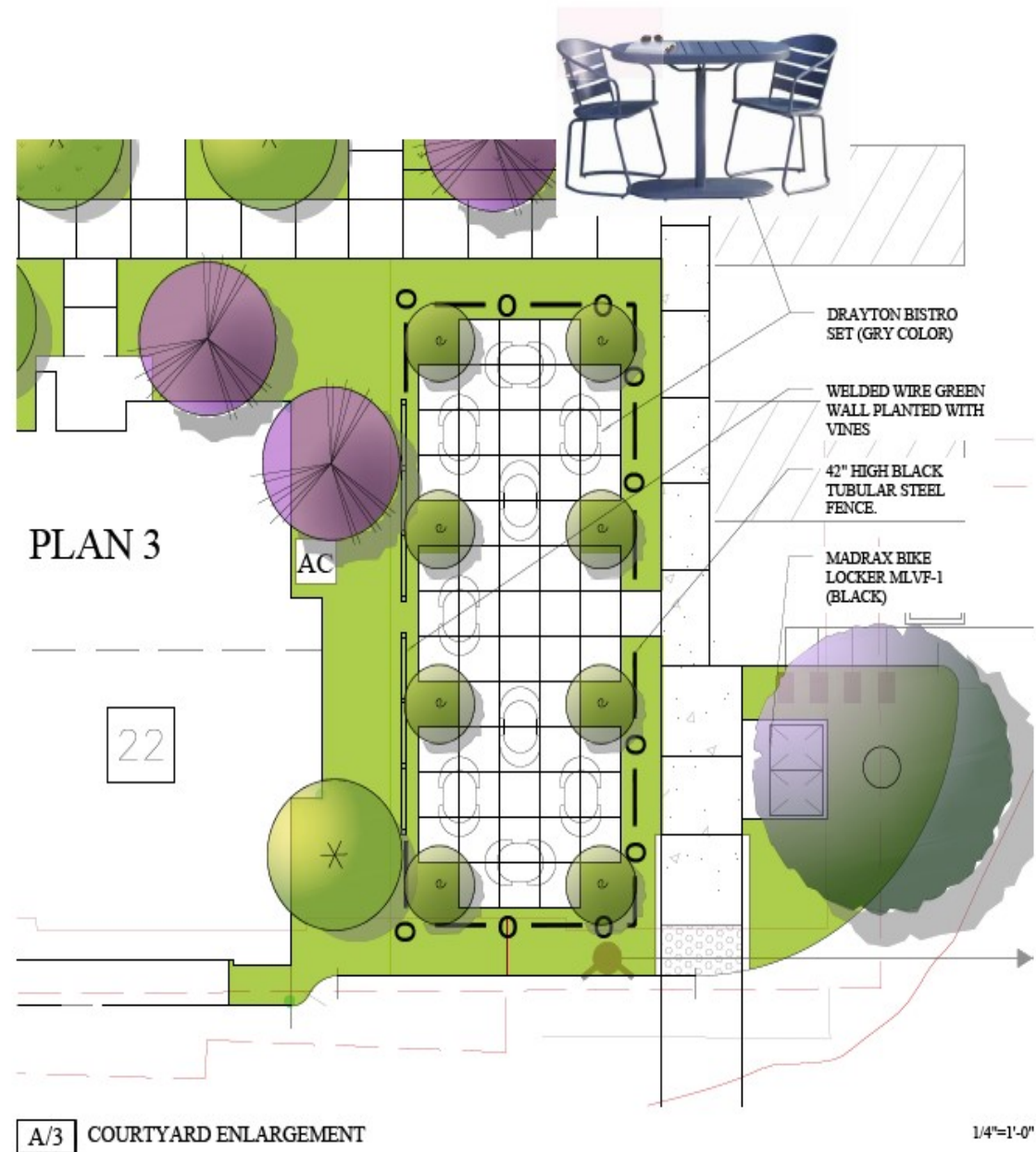
- Proposed project meets requirements for Inclusionary Housing by designating 6 units as affordable
- One unit in Buildings A and C and two units in Buildings D and E would be affordable
- None of the units are clustered together in a single building
- Applicant conditioned to execute an instrument or agreement restricting the sale of the owner-occupied inclusionary units (Zoning Code Section 6.04.144)



# Site Plan



# Landscape Plan

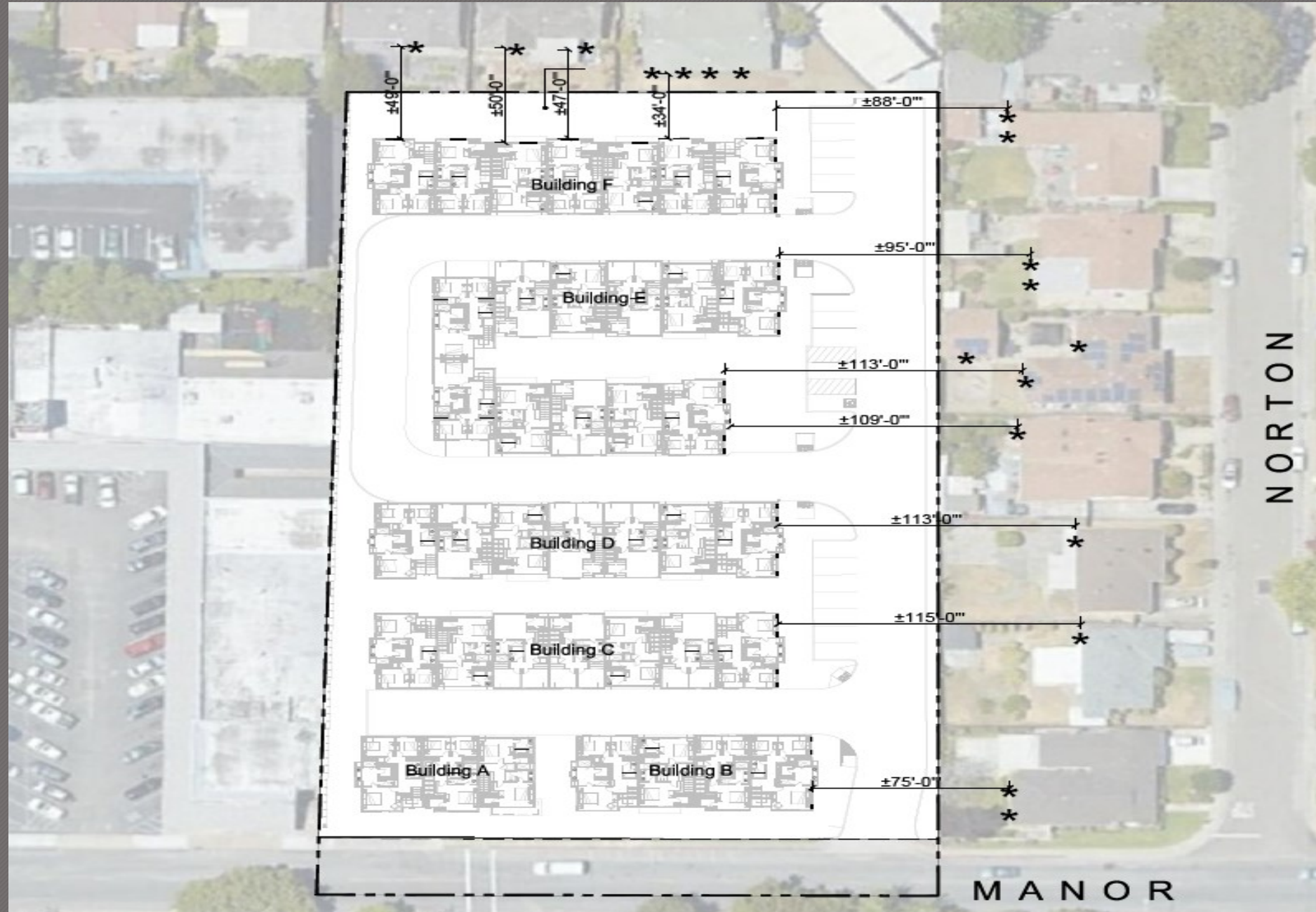


A/3 COURTYARD ENLARGEMENT

1/4"=1'-0"



# Distance to Neighboring Single Family Residences



# Shadow Study



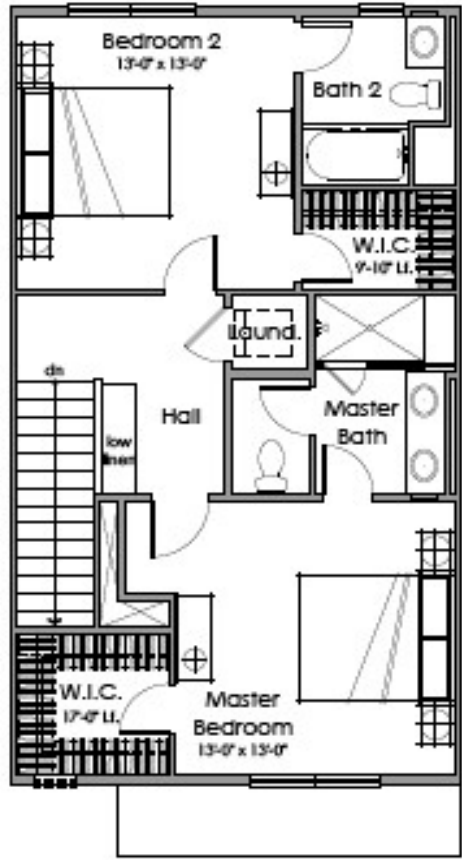
DECEMBER 21 - 3 P.M.



JUNE 21 - 12 P.M.

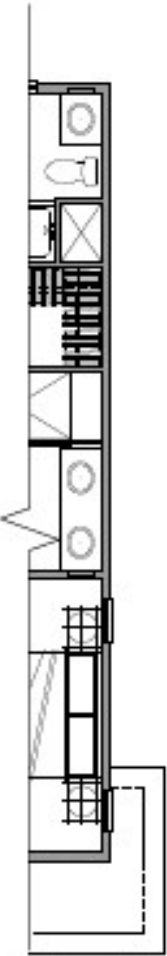


# Floor Plan - 2 Bedroom

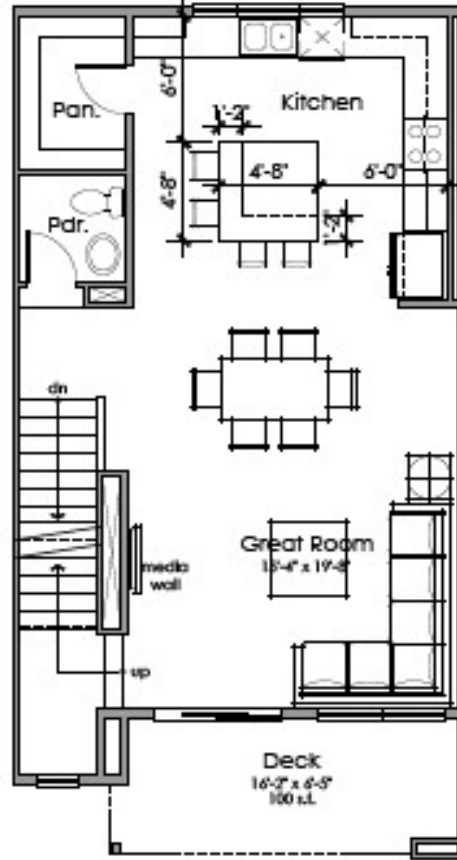


Third Floor  
716 n.s.f.

Plan 1

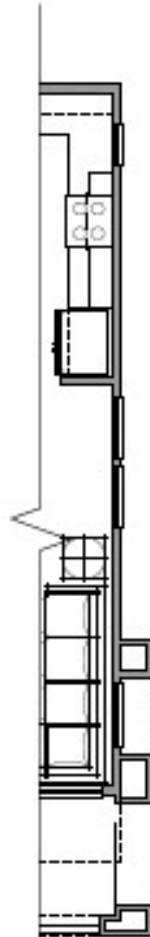


Plan 1X

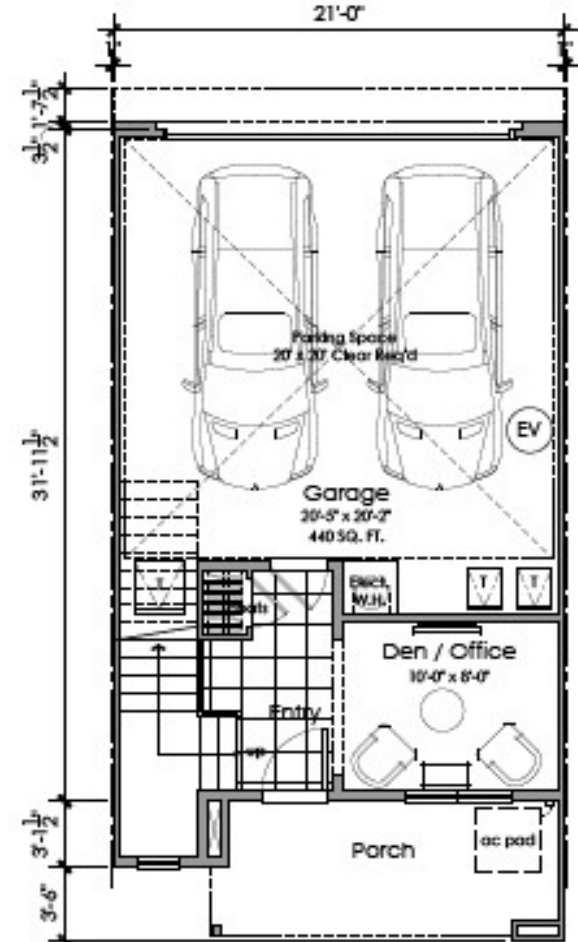


Second Floor  
684 n.s.f.

Plan 1

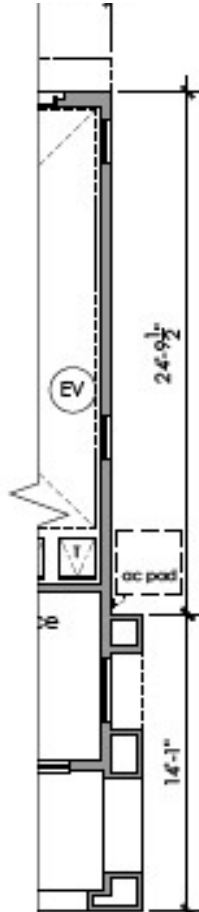


Plan 1X



First Floor  
205 n.s.f.

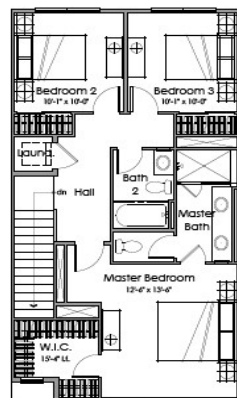
Plan 1



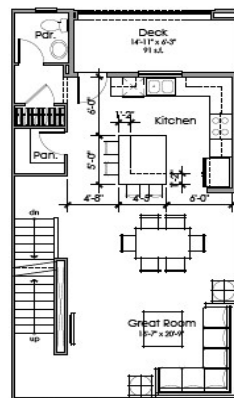
Plan 1X

Floor Plan  
2 Bedrooms + Den  
2.5 Baths  
1605 N.S.F.  
1703 G.F.A.

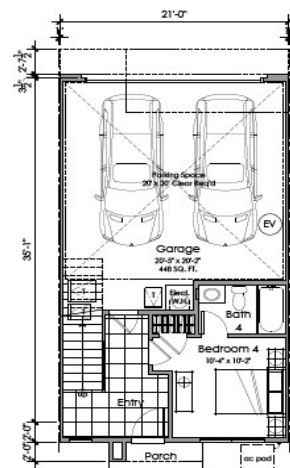
# Floor Plan - 4 Bedroom



Third Floor  
772 n.s.f.

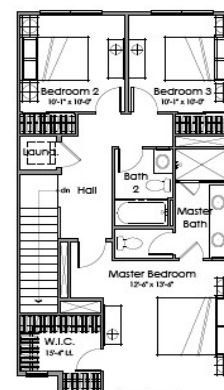


Second Floor  
698 n.s.f.

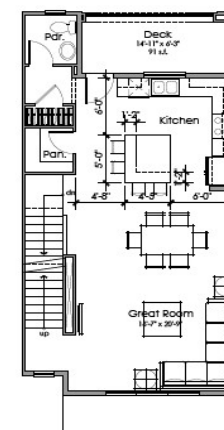


First Floor  
291 n.s.f.

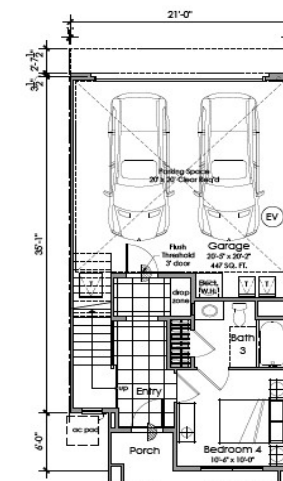
Floor Plan  
4 Bedrooms  
3.5 Baths  
1761 N.S.F.  
1864 G.F.A.



Third Floor  
776 n.s.f.

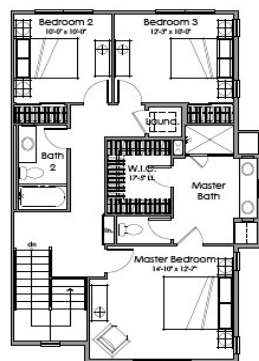


Second Floor  
690 n.s.f.

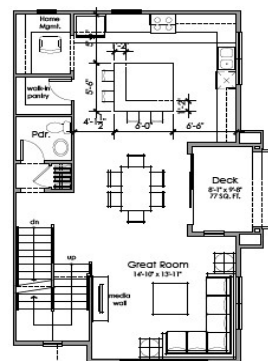


First Floor  
325 n.s.f.  
Floor Plan  
4 Bedrooms  
3.5 Baths  
1791 N.S.F.  
1897 G.F.A.

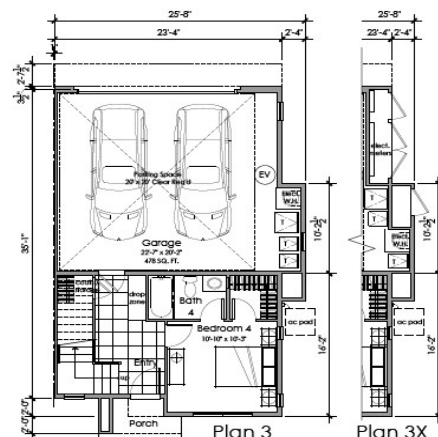
EV EACH PRIVATE GARAGE CONTAINS: 1" RAILWAY TO A 2.5 GMS BELT FOR FUTURE SELECT CAR CHARGING STATION



Third Floor  
847 n.s.f.

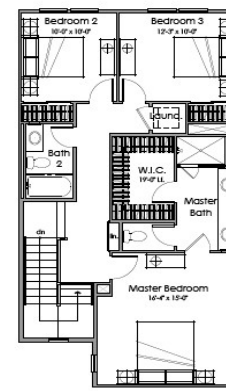


Second Floor  
814 n.s.f.

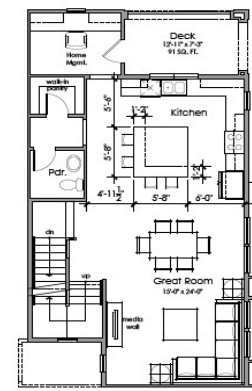


First Floor  
358 n.s.f.

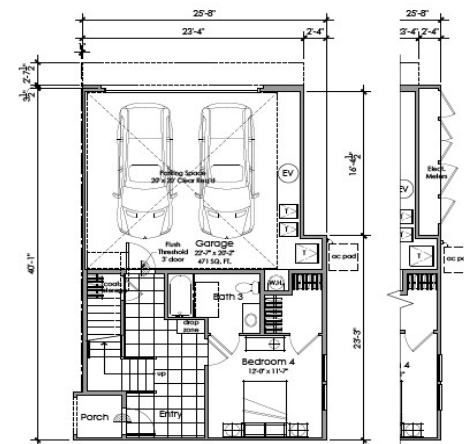
Floor Plan  
4 Bedrooms  
3.5 Baths  
2019 N.S.F.  
2129 G.F.A.



Third Floor  
868 n.s.f.



Second Floor  
812 n.s.f.

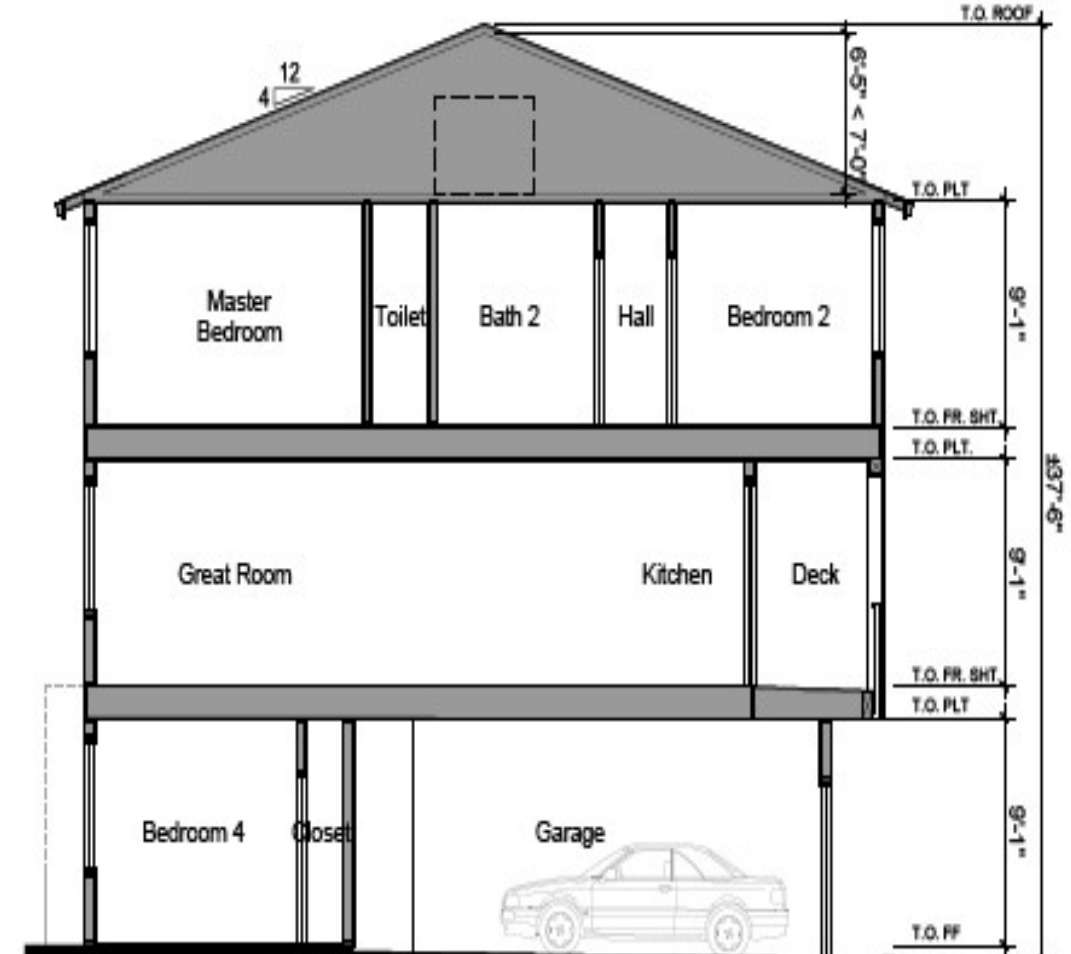
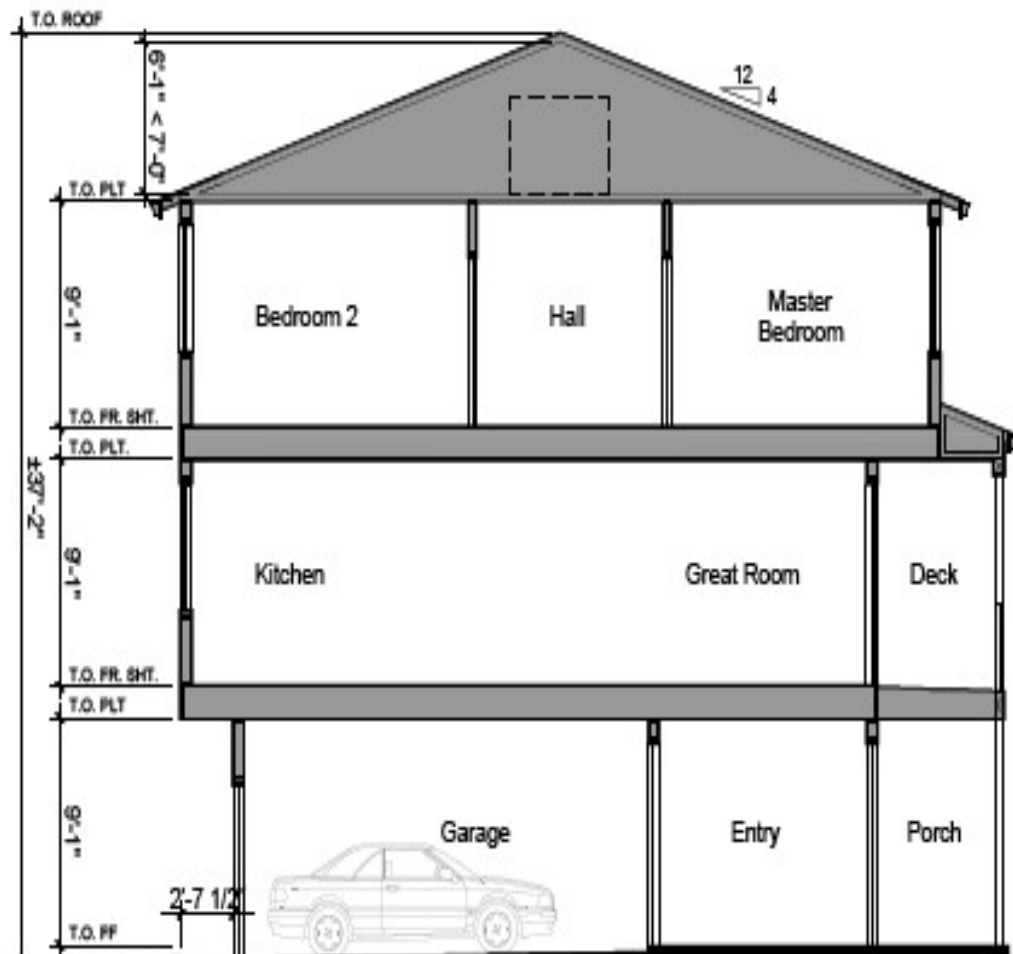


First Floor  
446 n.s.f.

Floor Plan  
4 Bedrooms  
3.5 Baths  
2126 N.S.F.  
2254 G.F.A.

EV EACH PRIVATE GARAGE CONTAINS: 1" RAILWAY TO A 2.5 GMS BELT FOR FUTURE SELECT CAR CHARGING STATION

# Building Sections



# Streetscape





# Elevations



	COLOR SCHEME 1 BUILDING A, C, E	COLOR SCHEME 2 BUILDING B, D, F
STUCCO/SIDING BODY 1	SW 7757 HIGH REFLECTIVE WHITE	SW 7012 CREAMY
STUCCO/SIDING BODY 2	SW 5150 UNIVERSAL KHAKI	SW 7670 GRAY SHINGLE
STUCCO/SIDING BODY 3	SW 5175 ARTICHOKE	SW 7615 SEA SERPENT
GARAGE DOORS 1	SW 7675 SEALSKIN	SW 7019 GAUNTLET GRAY
FASCIA/ EAVES/ VENTS/ GARAGE DOORS 2	SW 7064 PASSIVE	SW 7055 ARGOS
POSTS AND BEAMS AT BALCONIES	SW 9141 WATERLOO	SW 7693 RUSTIC RED
STUCCO ACCENT 1	SW 7018 DOVETAIL	SW 7025 BACKDROP
STUCCO ACCENT 2	SW 0008 CAJUN RED	SW 7682 BEES WAX
ENTRY DOORS 1	SW 6472 COMPOSED	SW 2817 ROCKWOOD AMBER
ENTRY DOORS 2	SW 9100 UMBER RUST	SW 9100 UMBER RUST
"WOOD LOOK" SIDING BODY AT ENTRIES FIRST FLOORS	SW 7627 WHITE HERON	SW 7632 MODERN GRAY
SIDING BODY AT REAR ELEVATIONS	4627 SLATE RANGE	4627 SLATE RANGE
ROOF MATERIAL: FLAT CONCRETE TILE		

# Renderings



A - VIEW FROM ENTRANCE

# Renderings



A - VIEW FROM MANOR BLVD

# Renderings



A - VIEW FROM MANOR BLVD & NORTON STREET



# Renderings



B - VIEW TOWARD COMMON AREA

# CEQA

- Pursuant to Section 15063 of the CEQA Guidelines, the City prepared an Initial Study - Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan
- 20-day comment period for Initial Study and Negative Declaration provided
- 22 comments received, a response to comments was prepared (attached to the CEQA resolution)
- Response to comments addressed all comments received including traffic and parking comments

# Public Notification

- Legal advertisement in the East Bay Times Daily Review Newspaper
- Posting of agenda/notices at City Hall and on the property
- Mailing of notification to business and property owners within 500 ft. of the property & public commenters
- Email notification to public commenters
- Washington Home Owners Association was sent notices
- Applicant conducted public outreach and will describe during their presentation

# Staff Analysis

- Proposed project provides an appropriate transition of density on the Manor Blvd. block from the commercial shopping center to the single-family residences
- Project meets required findings of approval
- No exceptions requested to density, parking, yard setbacks, daylight plane, landscaping, height, lot coverage, & F.A.R.
- Less traffic generation, parking requirements met
- Contemporary design proposed
- PLN19-0037 contributes to City's housing needs and provides affordable housing units



# Planning Commission

- July 2, 2020 Public Hearing
- Staff and the Applicant's development team presented and answered Planning Commission's questions
- 12 Speakers during the Public Hearing
  - 2 in Favor (representatives from Manor Bowl and Manor Square)
  - 10 Individuals in Opposition
- Planning Commission recommended City Council approval of the 903 Manor Project and IS-MND by a 6-1 decision

# Recommendation PLN19-0037

- Adopt a Resolution approving the Initial Study - Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the 903 Manor Boulevard project
- Adopt a Resolution approving a General Plan Map Amendment to change the General Plan land use designation for the project site at 903 Manor Boulevard from CN Neighborhood Commercial to CG General Commercial
- Adopt an Ordinance for a Zoning Map Amendment to rezone the project site at 903 Manor Boulevard from CC Commercial Community to CC(PD) Commercial Community Planned Development Overlay District
- Adopt a Resolution approving a Planned Development and Site Plan Review for the 903 Manor Boulevard project based on the attached Recommended Findings of Fact and Determinations and subject to the Recommended Conditions of Approval
- Adopt a Resolution approving Vesting Tentative Tract Map No. 8519 to subdivide the property into 7 parcels with 39 residential townhome condominium units at 903 Manor Boulevard