



Legislation Details (With Text)

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Title: Staff Report for a City of San Leandro City Council Resolution to Approve Tract Map 8513 for 342 Marina Boulevard, Assessor's Parcel Number 075-0082-010-00; Owner, Subdivider and Applicant: Chee Yan Property, Inc.

Sponsors: Keith Cooke

Indexes:

Code sections:

Attachments: 1. Agreement to Conditions for PLN17-0049, 2. CC&R

Date	Ver.	Action By	Action	Result
7/20/2020	1	City Council	Received and Filed	Pass

Staff Report for a City of San Leandro City Council Resolution to Approve Tract Map 8513 for 342 Marina Boulevard, Assessor's Parcel Number 075-0082-010-00; Owner, Subdivider and Applicant: Chee Yan Property, Inc.

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council adopt a Resolution approving Tract Map 8513 for 342 Marina Boulevard, a single-lot subdivision for condominium purposes.

BACKGROUND

The subject property is located on the north side of Marina Boulevard between Clarke Street and Washington Avenue. The property is owned by Chee Yan Property, Inc. Currently, a single-family residence is on the land. To the west of the property is a single-family home, to the north and east of the property are multi-family residential uses, and to the south of the property is the San Leandro Boys and Girls Club. The site is currently zoned as RM-1800.

Analysis

The property is approximately 11,959 square feet (0.275 acres) with approximately 100 feet of frontage on Marina Boulevard, and a depth of approximately 120 feet. The proposed tract map is for a six-unit condominium development with designated common areas for the use of all the residents. The existing single-family home will be demolished for the new development. The maintenance responsibilities of each residential unit will be defined in a Conditions, Covenants, and Restrictions (CC&Rs) document. A copy of the CC&Rs is attached to this report.

On October 15, 2018, the City of San Leandro City Council approved Planning Application, PLN17-

0049, approving the Planned Development. Tract Map 8513 conforms to the approved Planned Development.

City Planner's Review: The City Planner examined Tract Map 8513 in relation to the existing zoning, the proposed size and location of lots, the requirements of the General Plan, the applicable Specific Plans and similar considerations per the attached City Planner's report and found them to be in conformance with the approved Planned Development and Site Plan, the San Leandro Municipal Code (Subdivision Ordinance), in compliance with the Subdivision Map Act (California Government Code) and is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

City Engineer's Findings: The City Engineer examined Tract Map 8513 and found that it complies with California State Law, local ordinances and the Vesting Tentative Map. In addition, the City's consulting Land Surveyor is satisfied that Tract Map 8513 is technically correct pursuant to California Government Code §66450(b).

Current Agency Policies

- Title VII, Chapter 1 of the San Leandro Municipal Code and the Subdivision Map Act set forth the authority and procedure for processing tract maps.

Previous Actions

- On October 15, 2018, the City Council approved the Planned Development, Site Plan Review and Vesting Tentative Map, subject to the Conditions of Approval, for PLN17-0049.

Applicable General Plan Policies

Policy LU-1.1 - Housing Maintenance: Support the on-going conservation, maintenance and upgrading of the City's housing inventory.

Policy LU-1.9 - Multi-Family Housing Upkeep: Maintain and enforce high standards of property upkeep for existing and new multi-family rental housing development.

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.

Permits and/or Variances Granted

- PLN17-0049

Environmental Review

Tract Map 8513 is categorically exempt from the environmental review requirements of CEQA under Class 15, Minor Land Subdivisions of Title 5, Chapter 1 of the San Leandro Administrative Code.

Board/Commission Review and Actions

- On October 15, 2018, the City Council approved the Planned Development, Site Plan Review and Vesting Tentative Map, subject to the Conditions of Approval, for PLN17-0049.

Fiscal Impacts

All costs incurred in preparing and processing the Tract Map 8513 will be paid by the applicant.

ATTACHMENTS

Attachments to Staff Report

1. Agreement to Conditions for PLN17-0049
2. CC&Rs

Attachments to Related Legislative File

1. Tract Map 8513
2. City Engineer's Report
3. City Planner's Report

PREPARED BY: Phillip Toste, Associate Engineer, Engineering and Transportation Department