



Legislation Details (With Text)

**File #:** 14-256      **Version:** 1      **Name:** Approving Parcel Map 10227 for 1550 E 14th Street  
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**Title:** Staff Report for a Resolution Approving Parcel Map 10227 for 1550 East 14th Street, San Leandro, Assessor's Parcel Number 077-0540-009; Owner, Subdivider and Applicant - Innisfree Ventures, II, LLC

**Sponsors:** Uchenna Udemezue

**Indexes:**

**Code sections:**

**Attachments:** 1. Planner's Report Parcel Map 10227, 2. CC&R's for Village Marketplace

Date	Ver.	Action By	Action	Result
7/21/2014	1	City Council	Received and Filed	

Staff Report for a Resolution Approving Parcel Map 10227 for 1550 East 14<sup>th</sup> Street, San Leandro, Assessor's Parcel Number 077-0540-009; Owner, Subdivider and Applicant - Innisfree Ventures, II, LLC

**SUMMARY AND RECOMMENDATIONS**

Staff recommends adoption of a resolution approving Parcel Map 10227 for 1550 East 14<sup>th</sup> Street, San Leandro Assessor's Parcel Number 077-0540-009; Owner, Subdivider, and Applicant: Innisfree Ventures, II, LLC (Innisfree).

**BACKGROUND**

The property located at 1550 East 14<sup>th</sup> Street is a 1.73 acre (75,442 square feet) site that is being developed for the Village Marketplace. The lot is proposed for subdivision into three (3) parcels and will house the following businesses: Peet's Coffee, the Habit Burger and Great Clips; AT&T; and a CVS Pharmacy.

**Analysis**

The existing parcel is proposed for subdivision into three (3) parcels. A Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements was prepared for the Village Marketplace to govern the long-term operation of the three new adjoining parcels.

Parcel A, which includes a dedication to the City of 5.5 feet of frontage along Juana Avenue, is 16,229 square feet and is proposed to house a 5,200 square foot building with frontage on East 14<sup>th</sup> Street. This structure will house Peet's Coffee, the Habit Burger and Great Clips. There is one driveway within this parcel, a public area and a portion of the off-street parking spaces.

Parcel B also includes a dedication to the City of 5.5 feet of frontage along Juana Avenue. It is 47,000 square feet, and will house a 14,600 square foot CVS Pharmacy building with frontage on Juana Avenue. There are two driveways on this parcel, one from Juana Avenue and one from Dolores Avenue, as well as a portion of the off street parking.

Parcel C is 10,339 square feet, and will house a 3,400 square foot building for AT&T with frontages on East 14<sup>th</sup> Street and Dolores Avenue.

City Planner's Review: The City Planner has examined the Parcel Map in relation to existing zoning, proposed size and location of lots, requirements of the General Plan, applicable Specific Plans and like considerations per the attached City Planner's report.

City Engineer's Findings: The City Engineer has examined Parcel Map 10227 and found that it complies with California State law and local ordinances and is satisfied that Parcel Map 10227 is technically correct.

### **Current Agency Policies**

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

### **Applicable General Plan Policies**

Parcel Map 10227 complies with the General Plan.

### **Environmental Review**

Parcel Map 10227 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.

### **Fiscal Impacts**

All costs associated with processing of Parcel Map 10227 will be paid by Innisfree.

### **Budget Authority**

All associated costs for processing of the Parcel Map will be paid for by Innisfree.

### **ATTACHMENTS**

- Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for the Village Marketplace
- City Planner's Report

**PREPARED BY:** Nicole Noronha Castelino, Associate Engineer, Engineering and Transportation