



Legislation Details (With Text)

File #: 14-494 **Version:** 1 **Name:** Parcel Map 10236 - 274 Kenilworth - SR
Type: Staff Report **Status:** Filed
In control: City Council
On agenda: 12/1/2014 **Final action:** 12/1/2014
Enactment date: **Enactment #:**
Title: Staff Report for a Resolution Approving Parcel Map 10236 for 274 Kenilworth Avenue; Assessor's Parcel Number 076-0299-039-00; Owner Kent Wai Lau; Subdivider and Applicant: George Sun

Indexes:

Code sections:

Attachments: 1. City Planner's Report - PM 10236.pdf

Date	Ver.	Action By	Action	Result
12/1/2014	1	City Council	Received and Filed	

Staff Report for a Resolution Approving Parcel Map 10236 for 274 Kenilworth Avenue; Assessor's Parcel Number 076-0299-039-00; Owner Kent Wai Lau; Subdivider and Applicant: George Sun

SUMMARY AND RECOMMENDATIONS

Staff recommends adoption of a resolution approving Parcel Map 10236 for 274 Kenilworth Avenue; Assessor's Parcel Number 076-0299-039-00; Owner Kent Wai Lau; Subdivider and Applicant: George Sun.

BACKGROUND

The subject property is located at 274 Kenilworth Avenue and consists of one parcel owned by Kent Wai Lau. The property currently runs the width of the block between Kenilworth Avenue to the west and Myers Court to the east and has one single family residence, located on its western half. To the north and south of the subject parcel, are single family residences, as is most of the surrounding neighborhood. The site is currently zoned as RS, Residential Single Family District and will remain as such.

Analysis

The subject parcel is approximately 0.22 acres and currently has double frontage on Kenilworth Avenue (west end) and Myers Court (east end). On the north and south sides of the subject parcel, there are single family residences. The lot is 48 feet in width and approximately 200 feet in depth.

Parcel Map 10236 creates two separate parcels. Parcel A will be approximately 4,605 square feet in area, and will contain the existing residence to remain. Parcel B will be approximately 5,000 square feet in area, and will be developed in the future as a single family residence.

Per City of San Leandro Zoning Code sections 2-530 and 2-532, the minimum width and lot area for

the RS zoning district is 50 feet and 5,000 square feet, respectively. Parcel A does not meet the requirements for both lot width and lot area, and Parcel B does not meet the requirements for lot width. However, on February 6, 2014, the Board of Zoning Adjustments approved Planning application, PLN2013-00061, granting a Variance to subdivide the subject parcel into two separate parcels. The Variance provided for two (2) parcels; Parcel A with a frontage on Kenilworth Avenue, comprising approximately 4,605 square feet (48 feet by 95.94 feet) and Parcel B with a frontage on Myers Court, comprising approximately 5,000 square feet (48 feet by 104.17 feet).

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

City Engineer's Findings: The City Engineer has examined Parcel Map 10236 and found that it complies with California State Law and local ordinances and is satisfied that Parcel Map 10236 is technically correct.

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 parcel maps.

Applicable General Plan Policies

Parcel Map 10236 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

Permits and/or Variances Granted

On February 6, 2014, the Board of Zoning Adjustments approved Planning application PLN2013-00061, a Variance to subdivide the through-lot into two separate parcels.

Environmental Review

Parcel Map 10236 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

The costs for processing of Parcel Map 10236 will be charged to the applicant.

Budget Authority

All associated costs for processing of the Parcel Map shall be paid for by the applicant.

ATTACHMENTS

Attachment to Staff Report

- City Planner's Report

Attachments to Related Resolution

- Parcel Map 10236
- City Engineer's Report

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