



Legislation Details (With Text)

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Title: Staff Report for a Resolution Approving Parcel Map 10468 for an unaddressed Warren Avenue property; Assessor's Parcel Number 077-0572-010-00; Owner: Treasureland Development LLC; Subdivider and Applicant: John Ha

Sponsors: Keith Cooke

Indexes:

Code sections:

Attachments: 1. 1. City Planner's Report, 2. 2. CC&R, Bylaws and Articles of Association

Date	Ver.	Action By	Action	Result
6/20/2016	1	City Council	Received and Filed	

Staff Report for a Resolution Approving Parcel Map 10468 for an unaddressed Warren Avenue property; Assessor's Parcel Number 077-0572-010-00; Owner: Treasureland Development LLC; Subdivider and Applicant: John Ha

SUMMARY AND RECOMMENDATIONS

Staff recommends adoption of a resolution approving Parcel Map 10468 for an unaddressed property on Warren Avenue; Assessor's Parcel Number 077-0572-010-00; Owner: Treasureland Development, LLC; Subdivider and Applicant: John Ha.

BACKGROUND

The subject property is located on the north side of Warren Avenue between 396 and 476 Warren Avenue, approximately 400 feet west of Bancroft Avenue and consists of one parcel owned by Treasureland Development, LLC. The property is currently vacant. To the east, west, north and south of the subject parcel are single family residences, with the exception of a four unit condominium complex to the northeast of the site. The site is currently zoned as RS, Residential Single Family District, but has been approved as a PD, Planned Development, with planning application PLN2014-00044.

Analysis

The subject parcel is approximately 19,248 square feet (0.44 acres) and currently has frontage on Warren Avenue. On the east, west, south and north sides of the subject parcel, there are single family residences, with the exception of a four unit condominium complex to the northeast of the site. The lot is 120 feet in width and 160 feet in depth.

Parcel Map 10468 creates four separate parcels. All four parcels will be approximately 4,812 square feet in area, and each will be developed in the future as single family residences. The parcel map also creates an Emergency Access Easement, Private Ingress Egress Easement, Public Utility Easement, Private Storm Drain Easement and Private Sanitary Sewer Easement through the center of the subdivision for the benefit of the new parcels.

On February 2, 2015, the City Council approved Planning application PLN2014-00044, approving the Planned Development. Parcel Map 10468 conforms to the approved Planned Development.

Planning Review: The City's Planning Division 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 10468 and found that it complies with California State Law and local ordinances and is satisfied that Parcel Map 10468 is technically correct. The City Engineer recommends acceptance of all easements dedicated to the public.

Current Agency Policies

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

Applicable General Plan Policies

Parcel Map 10468 is consistent with the objectives, policies, land use and programs in the City of San Leandro's adopted General Plan.

Permits and/or Variances Granted

On February 2, 2015, the City Council approved Planning application PLN2014-00044 for a Planned Development to subdivide the lot into four separate parcels.

Environmental Review

Parcel Map 10468 is categorically exempt from the environmental review requirements of CEQA under Class 15, Minor Land Divisions, consistent with Title 5, Chapter 1 of the San Leandro Administrative Code.

Fiscal Impacts

None. The costs for processing of Parcel Map 10468 will be charged to the applicant.

Budget Authority

All associated costs for processing of Parcel Map 10468 shall be paid for by the applicant.

ATTACHMENT(S)

Attachments to Staff Report

1. City Planner's Report
2. CC&R, Bylaws and Articles of Association

Attachments to Related Legislative File

3. Parcel Map 10468
4. City Engineer's Report

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