



Legislation Text

File #: 22-504, **Version:** 1

Adopt a Resolution to Approve Parcel Map 11183 for 84 Oakes Boulevard, Assessor's Parcel Number 076-0420-024, 025, 026 and 027: Owners, Subdividers, and Applicants: Rongkang Wang and Kayla Kwanying Peng

COUNCIL PRIORITY

- Community & Business Development

SUMMARY

Rongkang Wang and Kayla Kwanying Peng submitted Parcel Map 11183 for City Council approval.

RECOMMENDATIONS

Staff recommends adoption of a resolution approving Parcel Map 11183.

BACKGROUND

The subject property is located on the north side of Oakes Boulevard between East 14th Street and Maple Court. The property is owned by Rongkang Wang and Kayla Kwanying Peng, and currently has a single-family residence. To the south and east sides of the property are single family homes, and to the north and west sides are multi-family residential buildings. The site is currently zoned as RM-1800, Residential Multi-Family.

The property owners previously applied for a Conditional Use Permit and Site Plan Review, PLN17-0002, which was approved by the Board of Zoning Adjustments at their meeting on November 2, 2017. The property owners also previously applied for a Parcel Map for Condominium Conversion Purposes, Parcel Map 10850. The map was approved by City Council Resolution [No. 2019-046](#) at the February 19, 2019 City Council meeting. Although the map was accepted and recorded at the Alameda County Recorder's Office, the property owners have decided to abandon the project and submitted Parcel Map 11183 to revert the property from a parcel for condominium conversion purposes back to the original single lot.

Analysis

Per San Leandro Municipal Code Title VII, Chapter 1, Article 10, the property owner has filed all required data and documents for the reversion to acreage of the subject property. The City Engineer has examined Parcel Map 11183 and found that it complies with California State Law and local ordinances. In addition, the City's consultant Land Surveyor is satisfied that Parcel Map 11183 is technically correct pursuant to the Subdivision Map Act.

Current Agency Policies

- Title VII, Chapter 1, Article 10 of the San Leandro Municipal Code and the Subdivision Map Act regulate the process for approval of the Reversion to Acreage of a parcel map

Previous Actions

- On November 2, 2017, the Board of Zoning Adjustments approved Planning application, PLN17-0002.
- On February 19, 2019, the City Council approved Parcel Map 10850 by Resolution No. 2019-046.

Applicable General Plan Policies

- **Policy LU-4.1 Concurrent Provision of Services** - To the extent permitted by law, allow new residential development to occur only when the public facilities needed to serve that development are available or will be provided concurrently with the development.
- **Policy ED-2.3 Development Review and Permitting** - Maintain clear and predictable development review and zoning regulations.
- **Policy CSF-6.1 Development Impacts** - Permit new development only when infrastructure and utilities can be provided to that development without diminishing the quality of service provided to the rest of the City.

Permits and/or Variances Granted

- Planning application PLN17-0002 approved by the Board of Zoning Adjustments on November 2, 2017

Environmental Review

This reversion to acreage is exempt pursuant to Section 15301(k) of the California Environmental Quality Act (CEQA) guidelines.

Board/Commission Review and Actions

Planning application PLN17-0002 approved by the Board of Zoning Adjustments on November 2, 2017.

Financial Impacts

- There is no financial impact to the budget as a result of the associated costs in the preparation of and processing of Parcel Map 11183; all costs will be paid by applicant
- This City Council action will not impact fund balance because there is no financial impact to the adopted budget

ATTACHMENTS

Attachment A: Resolution to Approve Parcel Map 11183

Attachment B: City Engineer's Report

Attachment C: Parcel Map 11183

PREPARED BY: Robert Magno, Assistant Engineer, Engineering and Transportation Department