



Legislation Text

File #: 24-267, **Version:** 1

Adopt a Resolution to Approve Parcel Map 11252; Owner, Developer, and Applicant: FR 14143 Washington, LLC

COUNCIL PRIORITY

- Community & Business Development

SUMMARY

FR 14143 Washington, LLC submitted Parcel Map 11252 for City Council Approval.

RECOMMENDATIONS

Staff recommends adoption of the resolution approving Parcel Map 11252.

BACKGROUND

Parcel Map 11252 will merge seven adjoining properties located on the west side of Washington Avenue, between 139th Avenue and 143rd Avenue. The merged 3.46-acre property will be redeveloped into a 52,269 square-foot industrial building with associated on-site improvements by the current owner, FR 14143 Washington, LLC. The properties owned by FR 14143 Washington, LLC are as follows:

- 14143 Washington Avenue (077B-1222-003-03)
- 14173 Washington Avenue (077B-1222-004-03)
- 14193 Washington Avenue (077B-1222-005-03)
- 14231 Washington Avenue (077B-1222-006-18)
- Washington Avenue (077B-1222-006-17)
- 14251 Washington Avenue (077B-1222-006-15)
- 14273 Washington Avenue (077B-1222-006-19)

Analysis

San Leandro Municipal Code §7-1-515 and 7-1-520 require both a City Planner's report, and a City Engineer's report to accompany a parcel map approval.

City Planner's Review: The City's Planning Division examined the Parcel Map in relation to the existing zoning, 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 examined Parcel Map 11252 and found that it complies

with California State Law and local ordinances.

The City's consulting Land Surveyor is satisfied that the Parcel Map 11252 is technically correct pursuant to California Government Code §66445 and the Subdivision Map Act.

Current Agency Policies

- Policy LU-7.11 : Sustain the mid-Washington corridor between San Leandro Boulevard and Halcyon Drive/ Floresta Boulevard as a mixed industrial and commercial district. While the existing commercial zoning may be retained in this area, it is envisioned as a diverse business corridor including a variety of uses, including manufacturing, warehousing and distribution, heavier commercial activities, and general commercial and service uses
- Policy LU-7.2 : Adaptive Reuse. Encourage private reinvestment in vacant or underutilized industrial and commercial real estate to adapt such property to changing economic needs, including the creating of flex/office space and space for technology-driven businesses

Previous Actions

On November 20, 2023, by Resolution No. 2023-169, of the City of San Leandro City Council Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for PLN21-0031, Zoning Map Amendment, Site Plan Review, Conditional Use Permit and Height Adjustment at 14143-14273 Washington Avenue.

Environmental Review

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, the City prepared an Initial Study (preliminary environmental analysis) and Mitigated Negative Declaration (IS-MND) of environmental impact with a Mitigation Monitoring and Reporting Program for the Project, which were adopted by the City Council on November 20, 2023 by Resolution No. 2023-169 for PLN21-0031 at 14143-14327 Washington Avenue. A copy of the Initial Study - Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program is posted online at: [PLN21-0031-IS-MND-14143-Washington-Avenue <https://ca-sanleandro.civicplus.com/DocumentCenter/View/9485/PLN21-0031-IS-MND-14143-Washington-Ave--Complete>](https://ca-sanleandro.civicplus.com/DocumentCenter/View/9485/PLN21-0031-IS-MND-14143-Washington-Ave--Complete)

Financial Impacts

- There is no financial impact to the budget as a result of the associated costs in the preparation and processing of Parcel Map 11252; those will be paid by the applicant
- This Council action will not impact fund balance because there is no financial impact to the adopted budget

ATTACHMENT(S)

Attachment A: Resolution Authorizing the City Council to approve Parcel Map 11252

Attachment B: City Engineer's Report

Attachment C: City Planner's Report

Attachment D: Parcel Map 11252

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