



Legislation Text

File #: 22-412, Version: 1

Adopt a Resolution to Approve Parcel Map 11307 for Assessor's Parcel Number 075-0084-015-02 and Authorizing the City Manager to Execute the Subdivision Improvement Agreement; Owner, Subdivider and Applicant: 2483 Washington Partners, LLC

COUNCIL PRIORITY

- Community & Business Development

SUMMARY

2483 Washington Partners, LLC, submitted the Parcel Map and Subdivision Improvement Agreement for Parcel Map 11307 for City Council approval.

RECOMMENDATIONS

Staff recommends adoption of a resolution approving the Parcel Map and associated Subdivision Improvement Agreement for Parcel Map 11307.

BACKGROUND

The subject property is located on the west side of Washington Avenue, between Washington Avenue and Union Pacific's Railroad (Oakland subdivision), and south of San Leandro Boulevard. The property is owned by 2483 Washington Partners, LLC and includes seven existing units within an existing industrial building. The seven units are separated by shared walls and are within one lot. The land is currently zoned as IP (AU), Industrial Park (with Assembly Use overlay), which allows for this configuration.

Analysis

Although seven units currently exist in the existing industrial building on the property, the owner would like to subdivide the land with a condominium map so each unit can be individually owned. The lot is 79,158 square feet (1.8 acres) and will be subdivided into seven non-residential condominium parcels within the building (all 7 units are consistent with the existing tenant spaces in the building) plus one common interest parcel. The maintenance responsibilities of each unit and the surrounding common interest parcel area are defined in a Conditions, Covenants, and Restrictions (CC&Rs) document. The owner has agreed to satisfy the conditions of approval for Planning Permit PLN20-0038 at a later date. An Agreement to Conditions was filed with the County Recorder and the owner has agreed to provide security to ensure performance.

Current Agency Policies

- Title VII, Chapter 1 of the San Leandro Municipal Code and the State Subdivision Map Act

regulate the process for approval of parcel maps

Applicable General Plan Policies

- The parcel map complies with the General Plan

Environmental Review

This subdivision is exempt pursuant to Section 15301(k) of the California Environmental Quality Act (CEQA) Guidelines.

Board/Commission Review and Actions

- On July 22, 2021, the Zoning Enforcement Official approved Planning Application PLN20-0038

Legal Analysis

- The City Attorney reviewed the Subdivision Improvement Agreement and the associated Abstract and approved as to form. The Subdivider has reviewed and agreed to the terms of the Subdivision Improvement Agreement and will sign the agreement upon Council approval.

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 11307; 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

ATTACHMENTS

Attachment A: Resolution Authorizing the City Manager to approve the Parcel Map and associated Subdivision Improvement Agreement for Parcel Map 11307

Attachment B: City Engineer's Report

Attachment C: City Planner's Report

Attachment D: Parcel Map 11307

Attachment E: Subdivision Improvement Agreement

Please note: Attachments D and E will be attached to this legislative file following approval of this action and when fully executed.

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Engineering and Transportation Department