



Legislation Text

File #: 15-025, **Version:** 1

Staff Report to Rezone from RS Residential Single-Family District to RS(PD) Residential Single-Family, Planned Development Overlay District; and approve a Planned Development to construct a subdivision consisting of four detached, two-story, single-family residences that would comprise between 1,493-1,630 square feet of living area each, which includes three bedrooms and three baths. Each unit would have an attached two-car garage. Unaddressed Parcel on Warren Avenue, between 396 and 476 Warren Avenues; Alameda County Assessor's Parcel Number 77-572-10; J. Cannizzaro, Cannizzaro Realty Inc. (applicant); Jefferson Building Inc. (property owner).

SUMMARY AND RECOMMENDATIONS

The applicant proposes to develop a vacant and undeveloped property at the north side of Warren Avenue, between East 14th Street and Bancroft Avenue, with a four-unit, detached, two-story single-family residential subdivision. Each unit would comprise of three bedrooms, three bathrooms, and an attached two-car garage. The subject property is just south of the City's Downtown and east of the East 14th Street South Area Corridor.

At its December 18, 2014 meeting, the Planning Commission recommended approval of the Rezone and Planned Development to the City Council, subject to the recommended conditions. Recommended conditions include items such as maintenance of quality architecture and overall upkeep of the development. The conditions are attached to the Ordinance.

Recommendation:

The Planning Commission and staff recommend that the City Council approve the following:

1. Find that the Rezone and Planned Development is Categorically Exempt from CEQA pursuant to Section 15332.
2. An Ordinance to rezone the property from RS Residential Single-Family District to RS(PD) Residential Single-Family, Planned Development Overlay District.
3. The Planned Development for four detached single-family homes subject to the recommended findings and revised recommended conditions of approval.

BACKGROUND

The subject property measures 120 feet in width and 160.4 feet in depth, encompassing 19,248 square feet (0.44 acre). The parcel would be subdivided into four smaller parcels at approximately 60 feet wide by 80 feet deep (4,800 square feet) and each would contain a detached single-family home. The residential buildings would be situated along the front and interior edges of the rectangular site. A centrally located driveway would serve to access the four buildings that flank the driveway and the two buildings located at the rear of the site. (See attached exhibits).

The proposed homes along the Warren Avenue frontage would maintain a 20-foot front yard setback, the minimum requirement in the single-family neighborhoods. The setbacks from the east and west sides would be seven feet where the minimum required is five feet. The proposed homes along the rear of the subject site would be set back 18.5 feet where 15 feet is the minimum requirement.

The single-family homes are two-story. The front units have a living area of 1,493 square feet and the rear units have a living area of 1,630 square feet (see attached Exhibit A - Site and Unit Plans, Sheet A-1). The ground floor of the front units will comprise 922 square feet and the second floor will comprise 571 square feet. The ground floor of the rear units will be larger, with 1,026 square feet, and the second floor will comprise 604 square feet. Each ground floor will include a living room, dining room, kitchen, one bathroom, and one bedroom. Each second floor will include two bedrooms, two bathrooms, and closet for a washer and dryer. The storage rooms on the ground floor would be intended for recyclables and solid waste containers.

The project would have 16 off-street parking spaces which include eight garage spaces and eight driveway spaces. Four units on 19,248 square feet equal a density of one unit per 4,812 square feet (nine units per acre; single-family development density).

The proposed two-story elevations are designed with stucco walls, horizontal siding, trimmed windows and low-pitched roofs with composition shingle. In addition, the proposed elevations include covered front porches, Craftsman-style front doors, bracketed gables and rafter tails. The garages will have decorative sectional roll-up doors. The second floor spaces are tiered back to lessen the bulk and mass of the elevations along with low-pitch hipped roof design. The height to the top of the ridges would be 25 feet where the maximum permitted in the single-family district is 30 feet.

Subsequently, a Parcel Map will be required if this proposed project is approved. The Map will be subject to the review and approval of the City Council at another meeting in the future. It will show the proposed property line boundaries, the common area, and infrastructure serving the development. The Map would be required to conform to the proposed Planned Development already described in this report. A recommended condition of approval would require the developer to draft the Declaration of Covenants, Conditions and Restrictions (CC&Rs) as part of the Parcel Map application. The CC&Rs will contain language specifying the future property owners' responsibilities as a homeowner's association in maintaining the paved driveway and uncovered parking areas. In addition, the CC&Rs would include the property owners' individual responsibilities in maintaining their respective yards free of clutter and requiring the parking spaces be available for vehicle parking.

Analysis

The Planning Commission and staff find the density of the development would be comparable to the existing immediate neighborhood. The proposed residential use protects the character of the surrounding area by providing a compatible density. The detached placement of the homes and the massing of structures are in the context and within the range of the surrounding development. In addition, the development is near transit corridors on East 14th Street and Bancroft Avenue. It is also in close walking proximity to the City's downtown area and its many services and shops.

Previous Actions

In November 2005, the proposed development plan for the subject property was for three duplexes, totaling six residential units. At that time the immediate neighbors expressed concern about the density having too many units. Also at that time, staff had concerns that the architectural design was

not compatible and did not blend in with the architectural context of the existing neighborhood which is American Foursquare, Craftsman, Victorian Queen Anne, small Spanish/Mediterranean and small ranch-style homes.

Nine years later, the developer has revised the proposed development plans to a lesser density and the architectural exterior design was enhanced. As a result, the project has been well received by the neighbors and some have provided their support of the plans.

Applicable General Plan Policies

The General Plan Land Use Map designates the subject property as Low Density Residential. This designation is intended for detached single-family homes and is characterized by lots with 5,000 square feet. This is the predominant residential development type in San Leandro and includes most neighborhoods developed between 1925 and 1990. Overall densities range from 3-6 units per gross acre (up to approximately nine (9) units per net acre). The proposed four units on the 0.44 net acre equals nine (9) units per net acre. In this case, the proposed development conforms to the density specified by the General Plan.

In addition, the proposal will attain the following General Plan policies, related to the supply and upkeep of the City's housing stock.

- **Policy 2.05 - Alterations, Additions and In-Fill** Ensure that alterations, additions and infill development are compatible with existing homes and maintain aesthetically pleasing neighborhoods.
- **Policy 3.01 - Mix of Unit Types** Encourage a mix of residential development types in the City, including single-family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit developments, and multi-family housing.
- **Policy 3.04 - Promotion of Infill** Encourage infill development on vacant or underused sites within residential areas.
- **Policy 53.03-C - In Lieu Fees for Affordable Housing** Implement City policy on the payment of in-lieu fees as an alternative to meeting the City inclusionary housing requirements on-site. While the City encourages inclusionary units to be provided on-site, this may not be feasible in all instances (for instance, when the project contains fewer than six units). Formal criteria for allowing in-lieu fees are established and a consistent formula for determining the fees has been adopted.

The proposal will provide an opportunity for ownership of four individual units. The new single-family dwellings will be an attractive improvement on the subject site. Moreover, with the necessary conditions relating to landscaping, fencing, building code compliance, property maintenance, and the creation of CC&Rs (Conditions, Covenants and Restrictions), would ensure the appearance of the property will be enhanced and maintained in an attractive and clean manner. The required in-lieu fee for affordable housing would benefit the City's Affordable Housing Trust Fund in providing and/or assisting in future inclusionary housing projects in the City.

Permits and/or Variances Granted

The proposal requires the division of property into single-family parcels with less area than the 5,000 square-foot minimum requirement (Zoning Code Section 2-530). The planned development will request an exception to this minimum requirement in the Zoning Code. Although the parcels contain less than 5,000 square feet the proposed project conforms to the allowable density in the RS Residential Single-Family District: four units.

The purpose of the Planned Development is to encourage creativity and avoid monotony in developments by allowing greater freedom in selecting the means to provide access, light, open space and amenities. The proposal provides a plan that is adequately accessed and provides amenities such as off-street parking, landscaped setbacks and planters, and usable yards.

Environmental Review

This project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guideline Article 19, Categorical Exemption, Section 15332 In-fill Development projects. Section 15332 provides that if a project is consistent with the general plan and the zoning code, is located on a site with no more than five acres, and has no value for endangered or rare or threatened species, and if approval of the project would not result in any significant effects relating to traffic, noise, air or water quality, and if all required utilities and public services can adequately serve the site, the residential project is categorically exempt from CEQA.

Board/Commission Review and Actions

The proposed project is within 300 feet of 310-312 Warren Avenue, a residence from 1900, deemed a historic resource. Pursuant to the Historical Preservation Ordinance (Ordinance No. 2003-014), the Library-Historical Commission has the opportunity to review the project and comment on whether the proposed development would have an impact on the setting of the historic building. After its review on October 2, 2014, the Library-Historical Commission moved to approve the proposed development for referral to the Planning Commission for further action (See attached Library-Historical Commission Meeting Minutes of October 21, 2014, page 2.).

The Planning Commission at its December 18, 2014 meeting, after reviewing the proposal, has recommended approval of the rezone and the planned development to develop the site with four new detached single-family homes, subject to the attached recommended conditions and findings.

Summary of Public Outreach Efforts

The Planning Commission meeting on December 18, 2014 was noticed with a legal advertisement in the Daily Review newspaper, posting of the property on nearby utility poles, and notification of property owners within the 500-foot radius from the subject property. The City Council meeting received similar noticing.

ATTACHMENTS

Attachments to Staff Report

- Vicinity Map
- Applicant's Supporting Statement with Neighbors' Signatures for Support
- Excerpts of the Minutes of the December 18, 2014 Planning Commission Public Hearing
- Planning Commission Staff Report dated December 18, 2014, without attachments
- City of San Leandro Library-Historical Commission Meeting Minutes of October 21, 2014

(page 2)

- Recommended Findings of Fact
- Recommended Conditions of Approval (attached to the proposed Ordinance)
- Exhibit A - Site/Unit Plans (Sheet A-1)
- Exhibit B - Exterior Elevations (Sheet A-2)
- Exhibit C - Photographs of Existing Site Conditions and Adjacent Properties (Sheet A-3)
- Exhibit D - Landscape Plan (Sheet L-1)
- Exhibit E - Landscape Palette and Amenities (Sheet L-2)
- Exhibit F - Record Boundary and Topographic Survey
- For Information Only - Aerial Photograph and Streetviews, Warren Avenue

Attachments to Ordinance

- Exhibit 1 - Zoning Map Amendment
- Exhibit 2 - Planned Development Conditions of Approval

PREPARED BY: Elmer Penaranda, Senior Planner, Community Development Department