



## Legislation Text

---

**File #:** 20-245, **Version:** 1

---

Staff Report for a City of San Leandro City Council Resolution to Approve Parcel Map 10843 for Assessor's Parcel Number 075-0036-064-00; Owner, Subdivider and Applicant: Creekside Partners Parking, LLC

### **SUMMARY AND RECOMMENDATIONS**

Staff recommends that the City Council adopt a Resolution approving Parcel Map 10843, a commercial two-lot subdivision.

### **BACKGROUND**

The subject property is the northernmost parcel of the Creekside Plaza property at the intersection of San Leandro Boulevard and Davis Street, also known as Parcel "D" created with Parcel Map 7758. The property is owned by Creekside Partners Parking, LLC, and currently there is a parking garage and surface parking on the land, which serves the three Creekside Plaza office buildings. Surrounding the subject property are various single-family residential, multi-family residential, commercial, and industrial properties.

### **Analysis**

On May 11, 2001, the "Amended and Restated Disposition and Development Agreement" (Agreement), was recorded at the Alameda County Recorder's Office. This agreement governs the development for the entire Creekside Plaza property. As part of the initial development subject to the agreement, Creekside Partners subdivided the land and constructed three office buildings on the site.

Parcel Map 10843, currently under consideration, creates two separate parcels. Parcel One will be approximately 3.457 acres and will contain the existing parking structure and surface parking. Parcel Two will be approximately 0.550 acres. This map will bring the total number of parcels at the site to five which typically requires a tract map. However, California Government Code Section 66426(c) permits use of a parcel map for this action as the land is commercial, has access to public roads, and the street alignment and width has the approval of the City.

City Planner's Review: The City Planner examined the Parcel Map, the proposed size and location of the lots, the requirements of the General Plan, the applicable Specific Plans and determined they were in conformance/compliance with the Zoning Code, the Municipal Code, the Subdivision Map Act, and the San Leonardo General Plan.

City Engineer's Findings: The City Engineer examined Parcel Map 10843 and found that it complies with California State Law and local ordinances. In addition, the City's consulting Land Surveyor is satisfied that Parcel Map 10843 is technically correct pursuant to California Government Code

§66450(b).

### **Current Agency Policies**

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

### **Applicable General Plan Policies**

**Policy LU-6.4 - Office Development:** Support the growth of Downtown San Leandro as an office center. Then City will encourage the renovation and upgrading of existing office space, and the development of new office space.

**Policy LU-6.13 - BART Station Area Transit Village:** Foster the development of the BART Station area as a mixed use “transit village,” with a full complement of office, high-density residential, and retail uses, along with pedestrian plazas, open space, BART parking, and other transit facilities. Development in this area should include a balance of new housing, office, and retail use, oriented in a compact form to make it more feasible to walk and use transit for most trips.

**Policy ED-1.8 - Expanding the Local Office Market:** Expand San Leandro’s position as a regional office market, leveraging the city’s accessibility, amenities, fiber optic network, and relatively low lease rates. Focus office demand in areas within walking distance of the BART stations, particularly the Downtown San Leandro station.

### **Environmental Review**

Parcel Map 10843 is categorically exempt from the environmental review requirements of CEQA under Class 15, Minor Land Subdivisions of Title 5, Chapter 1 of the San Leandro Administrative Code.

### **Fiscal Impacts**

All costs incurred in preparing and processing the Parcel Map 10843 will be paid by the applicant.

### **ATTACHMENTS**

#### **Attachments to Related Legislative File**

- Parcel Map 10843
- City Planner’s Report
- City Engineer’s Report

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