



Legislation Text

File #: 19-469, **Version:** 1

Staff Report for a City of San Leandro City Council Resolution to Approve Parcel Map 10574 for 2101 and 2109 West Avenue 136th, Assessor's Parcel Number 079A-0508-007; Owners, Subdividers and Applicants: Kingkeo Samreuang and Samone Samreuang

SUMMARY AND RECOMMENDATIONS

Staff has examined the Parcel Map 10574 and has found that it is in compliance with the City's Planning requirements, California law and local ordinances.

Staff recommends that the City Council adopt a resolution to approve Parcel Map 10574 for 2101 and 2109 West Avenue 136th, a single-lot subdivision for condominium purposes.

BACKGROUND

The subject property is located on the north side of West Avenue 136th between Menlo Street and Doolittle Drive. The property is owned by Kingkeo Samreuang and Samone Samreuang, and includes two existing single-family homes on one lot. Many of the homes in this neighborhood have a similar configuration. The land is currently zoned as RO (Residential Outer), and the proposed subdivision conforms to this zoning designation.

Analysis

Two homes currently exist on the property, and as such the owners would like to subdivide the land with a condominium map so each home can be individually owned. The lot is approximately 14,800 square feet (0.34 acres) with 80 feet of frontage on West Avenue 136th, and a depth of 185 feet. The maintenance responsibilities of each home and the surrounding common area will be defined in a Conditions, Covenants, and Restrictions (CC&Rs) document. A copy of the CC&Rs is attached to this report.

On August 2, 2018, the Board of Zoning Adjustment approved Planning Application PLN18-0030, a Conditional Use Permit for this property. The Zoning Enforcement Official extended this permit for one-year on August 22, 2019. Parcel Map 10574 conforms to this earlier approval.

City Planner's Review: The City Planner examined the Parcel Map in relation to the zoning and similar General Plan and Specific Plan policies and goals. The attached City Planner's report confirms adherence to these requirements.

City Engineer's Findings: The City Engineer examined Parcel Map 10574 and found that it complies with California law and local ordinances. In addition, the City's consulting Land Surveyor is satisfied that Parcel Map 10574 is technically correct pursuant to California Government Code §66450(b).

Current Agency Policies

- Maintain and enhance San Leandro's infrastructure

Previous Actions

- On August 2, 2018, the Board of Zoning Adjustments (BZA) approved a Conditional Use Permit, subject to Conditions of Approval, for PLN18-0030.
- On August 22, 2019, the Zoning Enforcement Official extended the Conditional Use Permit for one year.

Applicable General Plan Policies

Policy LU-1.1 - Housing Maintenance: Support the on-going conservation, maintenance and upgrading of the City's housing inventory.

Policy LU-1.9 - Multi-Family Housing Upkeep: Maintain and enforce high standards of property upkeep for existing and new multi-family rental housing development.

Policy LU-2.8 - Alterations, Additions, and Infill: Ensure that alterations, additions and infill development are compatible with existing homes and maintain aesthetically pleasing neighborhoods.

Goal LU-3: Provide housing opportunities and improve economic access to housing for all segments of the community.

Policy LU-3.1 - 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, garden apartments and medium to high density multi-family housing.

Board/Commission Review and Actions

- On August 2, 2018, the Board of Zoning Adjustments (BZA) approved a Conditional Use Permit, subject to Conditions of Approval for PLN18-0030.

Fiscal Impacts

None. All costs incurred in preparing and processing the Parcel Map 10574 will be paid by the subdividers.

ATTACHMENTS

Attachments to Staff Report

1. Agreement to Conditions for PLN18-0030
2. Zoning Enforcement Official one-year extension for PLN18-0030

3. CC&Rs

Attachments to Related Legislative File

1. Parcel Map 10574
2. City Planner's Report
3. City Engineer's Report

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