



Legislation Details (With Text)

File #:	16-417	Version:	1	Name:	Parcel Map 10493 - 875 Alvarado Street - SR
Type:	Staff Report	Status:	Filed	In control:	City Council
On agenda:	9/6/2016	Final action:	9/6/2016	Enactment date:	Enactment #:
Title:	Staff Report for a Resolution Approving Parcel Map 10493 for 875 Alvarado Street; Assessor's Parcel Number 075-0155-013; Owner: Dom Campaign LLC; Subdivider and Applicant: Alexander Pavlovich Lazarev				
Sponsors:	Keith Cooke				
Indexes:					
Code sections:					
Attachments:	1. 1. City Planner's Report, 2. 2. CC&R				

Date	Ver.	Action By	Action	Result
9/6/2016	1	City Council	Received and Filed	Pass

Staff Report for a Resolution Approving Parcel Map 10493 for 875 Alvarado Street; Assessor's Parcel Number 075-0155-013; Owner: Dom Campaign LLC; Subdivider and Applicant: Alexander Pavlovich Lazarev

SUMMARY AND RECOMMENDATIONS

Staff recommends adoption of a resolution approving Parcel Map 10493 for 875 Alvarado Street; Assessor's Parcel Number 075-0155-013; Owner: Dom Campaign LLC; Subdivider and Applicant: Alexander Pavlovich Lazarev.

BACKGROUND

The subject property is located on the west side of Alvarado Street between 857 Alvarado Street and 854 Antonio Street, approximately 50 feet north of Antonio Street, and consists of one parcel owned by Dom Campaign LLC, a California Limited Liability Company. The property is currently vacant but previously had one single family residence. North of the property is a residential duplex, south and west of the property is vacant commercial land, and east of the property is an assembly space operated by Santos IDDE. The site is currently zoned DA-4, Downtown Area District.

On January 4, 2016, Dom Campaign LLC received Site Plan Review (PLN15-046) approval to construct four residential townhouse units. The units are being constructed for individual ownership (condominiums). Parcel Map 10493 conforms to the approved project.

The subject parcel is approximately 7,500 square feet (0.17 acres) and currently has frontage on Alvarado Street. The lot is 50 feet in width and 150 feet in depth.

Parcel Map 10493 is a single lot subdivision for condominium purposes. The building footprint is 2,614 square feet in area, equaling coverage of 35 percent of the parcel. The building includes four stories with parking on the ground floor and the unit size ranges from 1,950 to 2,060 square feet of habitable space.

City Planner's Review: The City's Planning Division has examined the Parcel Map in relation to the existing zoning, the proposed size and location of lots, 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 has examined Parcel Map 10493 and found that it complies with California State Law and local ordinances and is satisfied that Parcel Map 10493 is technically correct.

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

Parcel Map 10493 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

Permits and/or Variances Granted

On January 4, 2016, 875 Alvarado Street received Site Plan Review approval to construct four residential townhouse units.

Environmental Review

Parcel Map 10493 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

The costs for processing of Parcel Map 10493 will be charged to the applicant.

Budget Authority

All associated costs for processing of Parcel Map 10493 shall be paid for by the applicant.

ATTACHMENT(S)

Attachment(s) to Staff Report

1. City Planner's Report
2. CC&R

Attachment(s) to Related Legislative File

1. City Planner's Report
2. Agreement to Conditions for PLN15-0046
3. City Engineer's Report
4. Parcel Map 10493

PREPARED BY: Vibha Deshmukh, Associate Engineer, Engineering and Transportation Department