



## Legislation Details (With Text)

<b>File #:</b>	18-026	<b>Version:</b>	1	<b>Name:</b>	General Plan Conformance - Sale of 3 Parcels Near 801 Davis
<b>Type:</b>	Staff Report	<b>Status:</b>	Filed	<b>In control:</b>	Planning Commission
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<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	General Plan Conformity Finding Regarding the Sale of Three Parcels (a Portion of West Estudillo Avenue with No APN Assigned, a Portion of APN 075-0047-011-01, and a Portion of APN 075-0060-005) Adjacent to 801 Davis Street				
<b>Sponsors:</b>	Cynthia Battenberg				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Attachment A1- Aerial Photo of 3 Parcels, 2. Attachment A2 – Parcel Map of the Three Parcels, 3. Attachment B- General Plan Land Use Map of 3 Parcels				

Date	Ver.	Action By	Action	Result
2/15/2018	1	Planning Commission	Received and Filed	

General Plan Conformity Finding Regarding the Sale of Three Parcels (a Portion of West Estudillo Avenue with No APN Assigned, a Portion of APN 075-0047-011-01, and a Portion of APN 075-0060-005) Adjacent to 801 Davis Street

### SUMMARY AND RECOMMENDATION

The City seeks to sell or lease a portion of W. Estudillo Avenue (no APN), a portion of APN 075-0047-011-01 and a portion of APN 075-0060-005.

Staff recommends that the Planning Commission find that the proposed sale of the three City-owned parcels (a portion of West Estudillo Avenue, a portion of APN 075-0047-011-01, and a portion of APN 075-0060-005) adjacent to 801 Davis Street are consistent with the City's 2035 General Plan.

### BACKGROUND AND DISCUSSION

The three City-owned parcels total 4,275 square feet: a portion of West Estudillo Ave (1,981 SF), a portion of APN 075-0047-011-01 (375 SF), and a portion of APN 075-0060-005 (1,919 SF). There are 7 paved and striped parking spaces on two of the parcels and one parcel is not improved. The City seeks to sell the three parcels to the adjacent property owner at 801 Davis Street, or enter into a new 10-year license with him, or enter into a lease with the current tenant at 801 Davis Street, Satellite Healthcare, which is a nonprofit that provides dialysis and renal care services. Satellite Healthcare is the current licensee of the three parcels and uses them as part of its parking lot. Satellite Healthcare provides an important medical service that is walkable from BART and AC Transit lines nearby.

## LOCATION & LAND USE DESIGNATIONS

The subject sites have a Transit-Oriented Development Mixed Use (MUTOD) Land Use designation. Under the 2035 General Plan, the MUTOD land use provides “for a mix of high-intensity land uses that capitalize on proximity to the San Leandro BART station. This designation maximizes the potential for transit-oriented infill development and achieves compatible transitions to adjacent residential districts through design standards and zoning.”

The three parcels are surrounded on the north, south and east by properties (including Wells Fargo and Chevrolet auto dealership) with the MUTOD land use designation, and to the west by Thrasher Park which is Public Institutional (PI), Neighborhood Commercial (CN), Medium High Density Residential (RMH) and Medium Density Residential (RM) land use designations. The San Leandro BART Station is southeast of the three parcels. The Union Pacific railroad tracks are also to the west of the three parcels. The zoning for the three parcels is Downtown Area 6 - Planned Development Overlay [DA-6 Z(PD)].

## REQUIRED PLANNING COMMISSION ACTION

Under Government Code Section 65402, the Planning Commission must find that the proposed disposition of City property is in conformance with the General Plan. The sale of the sites is consistent with the following policies of the 2035 General Plan:

- **Policy LU-2.1 (Land Use) - Complete Neighborhoods**  
Strive for “complete neighborhoods” that provide an array of housing choices; easy access to retail stores, commercial services, and medical care; quality public schools, great parks and open spaces, affordable transportation options; and civic amenities.

## ENVIRONMENTAL REVIEW

The General Plan Conformity Finding is not subject to the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378, in that it is not a project as defined by CEQA.

## PUBLIC OUTREACH

This item was noticed by posting of the Planning Commission meeting agenda.

## ATTACHMENTS

- Attachment A1- Aerial Photo of the Three Parcels Adjacent to 801 Davis Street
- Attachment A2 - Parcel Map of the Three Parcels Adjacent to 801 Davis Street
- Attachment B- General Plan Land Use Map of the Three Parcels Adjacent to 801 Davis Street

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