



Legislation Text

File #: 19-031, **Version:** 1

Staff Report for a City of San Leandro City Council Resolution to Approve Parcel Map 10850 for 84 Oakes Boulevard, Assessor's Parcel Number 076-0420-003; Owner, Subdivider and Applicant: Rongkang Wang

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council adopt a Resolution approving Parcel Map 10850 for 84 Oakes Boulevard, a single-lot subdivision for condominium purposes.

BACKGROUND

The subject property is located on the north side of Oakes Boulevard between East 14th Street and Maple Court. The property is owned by Rongkang Wang and currently a single family residence is on the land. To the south and east sides of the property are single family homes, and to the north and west sides are multi-family residential buildings. The site is currently zoned as RM-1800, Residential Multi-Family.

Analysis

The property is approximately 9,600 square feet (0.22 acres) with 60 feet of frontage on Oakes Boulevard, and a depth of 160 feet. The parcel map is for a three-unit condominium with two new units to be added to the rear of the existing single family home. The existing single family home is approximately 1,789 square feet in floor area and the proposed duplex in the rear will be approximately 3,111 square feet with two stories. The maintenance responsibilities of each residential unit will be defined in a Conditions, Covenants, and Restrictions (CC&Rs) document. A copy of the CC&Rs are attached to this report.

On November 2, 2017, the Board of Zoning Adjustment approved Planning application, PLN17-0002, approving the Planned Development. Parcel Map 10850 conforms to the approved Planned Development.

City Planner's Review: The City Planner 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 similar considerations per the attached City Planner's report.

City Engineer's Findings: The City Engineer examined Parcel Map 10850 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 10850 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.

Previous Actions

- On November 2, 2017, by motion, the Board of Zoning Adjustments (BZA) approved the Conditional Use Permit and Site Plan Review, subject to Conditions of Approval, for PLN17-0002.

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.

Permits and/or Variances Granted

PLN17-0002.

Board/Commission Review and Actions

- On November 2, 2017, by motion, the Board of Zoning Adjustments (BZA) approved the Conditional Use Permit and Site Plan Review, subject to Conditions of Approval, for PLN17-0002.

Fiscal Impacts

All costs incurred in preparing and processing the Parcel Map 10850 will be paid by the applicant.

ATTACHMENTS

Attachments to Staff Report

1. Agreement to Conditions for PLN17-0002
2. CC&Rs

Attachments to Related Legislative File

1. Parcel Map 10850
2. City Planner's Report
3. City Engineer's Report

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