



Legislation Text

File #: 21-465, **Version:** 1

Staff Report for a City of San Leandro City Council Resolution to Approve the Final Map Tract Map 8519 for Assessor's Parcel Number 080H-1541-036-00 and Authorizing the City Manager to Execute the Subdivision Improvement Agreement; Owner, Subdivider and Applicant: D. R. Horton Bay, Inc.

SUMMARY AND RECOMMENDATIONS

D. R. Horton Bay, Inc. submitted the Final Map and Subdivision Improvement Agreement for Tract 8519 for City Council approval. Staff recommends adoption of a resolution approving the Final Map and associated Subdivision Improvement Agreement for Tract 8519.

BACKGROUND

The subject property is located at 903 Manor Boulevard, between Zelma Street and Norton Street in the Washington Manor neighborhood. The site is approximately 2.25 acres and is the location of the former Manor Bowl. A Tentative Map, Planned Development (PD), General Plan and Zoning Map amendment, and Environmental Findings for a development project of 39-unit condominium townhouses have been approved. Each unit will be three stories with an attached two-car garage.

Analysis

On September 8, 2020, the City of San Leandro City Council adopted Resolution No. 2020-107, approving the Planned Development proposed with Planning application PLN19-0037. Tract Map 8519 conforms to the approved Planned Development.

The City Engineer's Report, a copy of which is attached to the resolution, contains a listing of the Conditions of Approval for the Tentative Map. The City Engineer has certified that all the Conditions of Approval have been satisfied. The City Engineer has also found that the Tract Map complies with California State Law and local ordinances. In addition, the City's consulting Land Surveyor is satisfied that Tract Map 8519 is technically correct pursuant to California Government Code §66450(b).

The City Planner examined the Tract 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.

The Conditions of Approval for Tentative Map 8519 require construction of certain improvements prior to the approval of this map, namely utilities, driveways, and appurtenant work. The City and the applicant have entered into a subdivision improvement agreement, and securities have been received to guarantee performance.

Current Agency Policies

Title VII, Chapter 1 of the San Leandro Municipal Code and the State Subdivision Map Act regulate the process for approval of final maps.

Previous Actions

- On September 8, 2020, the City Council adopted Resolution No. 2020-105, approving an Initial Study - Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for PLN19-0037, General Plan Map Amendment, Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map at 903 Manor Boulevard (Assessor's Parcel Number 080H-1541-036-00); and
- On September 8, 2020, the City Council adopted Resolution No. 2020-106 approving a General Plan Map Amendment for 903 Manor Boulevard, the subject property, from CN Neighborhood Commercial to CG General Commercial. Alameda County Assessor's Parcel Number 080H-1541-036-00 (PLN19-0037); and
- On September 8, 2020, the City Council adopted Resolution No. 2020-107 approving a Planned Development and Site Plan Review for PLN19-0037 at 903 Manor Boulevard (Assessor's Parcel Number 080H-1541-036-00); and
- On September 8, 2020, the City Council adopted Resolution No. 2020-108 approving a Vesting Tentative Tract Map for Condominium Purposes for a 39-Unit condominium with seven lettered lots on a 2.3 acre parcel located at 903 Manor Boulevard (PLN19-0037); and
- On September 8, 2020, the City Council adopted Ordinance No. 2020-009 approving a Zoning Map Amendment for a Planned Development at 903 Manor Boulevard, from CC Commercial Community to CC(PD) Commercial Community Planned Development Overlay District. Alameda County Assessor's Parcel Number 080H-1541-036-00 (PLN19-0037).

Applicable General Plan Policies

- Goal LU-2. Preserve and enhance the distinct identities of San Leandro neighborhoods.
- 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.
- Policy LU-3.4 Promotion of Infill. Encourage infill development on vacant or underused sites within residential and commercial areas.
- Policy ED-5.2 Housing Production. Substantially increase the production of a variety of housing types meeting the needs of persons at all income levels.

- Action 53.03-C - Affordable Housing Trust Fund. Maintain a local affordable housing trust fund that is capitalized with in-lieu fees from the inclusionary housing program and condo conversion fees. The fund should be used to leverage affordable housing development in San Leandro.

Permits and/or Variances Granted

PLN19-0037.

Environmental Review

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, the City prepared an Initial Study (preliminary environmental analysis) and Mitigated Negative Declaration (IS-MND) of environmental impact with a Mitigation Monitoring and Reporting Program for the Project, which were adopted by the City Council on September 8, 2020 by Resolution No. 2020-105 for PLN19-0037 at 903 Manor Boulevard (Assessor's Parcel Number 080H-1541-036-00). A copy of the Initial Study - Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are posted online at: <https://www.sanleandro.org/depts/cd/plan/polplanstudiesceqa/default.asp>

Board/Commission Review and Actions

On July 2, 2020, the Planning Commission recommended City Council approval of PLN19-0037:

- Resolution No. 2020-009 of the Planning Commission of the City of San Leandro, recommending City Council adoption of an Initial Study - Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for PLN19-0037, General Plan Map Amendment, Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map at 903 Manor Boulevard (Assessor's Parcel Number 080H-1541-036-00)
- Resolution No. 2020-010 of the Planning Commission of the City of San Leandro, recommending City Council approval of a General Plan Map Amendment, Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map for PLN19-0037 at 903 Manor Boulevard (Assessor's Parcel Number 080H-1541-036-00).

Legal Analysis

The City Attorney reviewed and updated the Subdivision Improvement Agreement and the associated Abstract and approved as to form.

Fiscal Impacts

All of the associated costs in the preparation and processing of Tract Map 8519 will be paid by the applicant.

ATTACHMENTS

Attachments to Staff Report

- Agreement to Conditions for PLN19-0037

- Covenants, Condition and Restrictions (CC&Rs)
- CC&Rs Compliance Matrix

Attachments to Related Legislative File

- Tract Map 8519
- City Engineers Report
- City Planners Report
- Subdivision Improvement Agreement
- Subdivision Improvement Agreement Abstract

PREPARED BY: Dane Rodgers, P.E., Senior Engineer, Engineering and Transportation Department