

CITY OF SAN LEANDRO MEMORANDUM

DATE: April 2, 2026

TO: John O'Driscoll, Engineer

FROM: Binh Nguyen, Associate Planner
Wayland Li, Planning Manager

SUBJECT: City Planner's Report on Parcel Map 11619, proposal to subdivide one parcel into two; located by Parrot and Martinez Street, Alameda County Assessor's Parcel Number 75-47-63; William Keller (applicant); SLTC, LLC (property owner)

INTRODUCTION

The purpose of this memorandum is to document conformance of Parcel Map 11619 with the City's General Plan and applicable zoning regulations, in accordance with San Leandro Municipal Code Section 7-1-515.

BACKGROUND & PROPOSAL

The subject property is a 3.13-acre parcel of the San Leandro Tech Campus, located at the west end of Parrott Street (and Martinez Street), between the San Leandro BART station and Union Pacific's Niles subdivision Railroad. A multi-level parking structure exists on the northern portion of the parcel and the remainder portion is undeveloped. The undeveloped portion was previously approved, in 2017, as a 7-story, residential mixed-use development including 13,000 square feet of office space on the ground floor and 197 units of multi-family residences above.

The intended residential mixed-use development has not occurred, but the development agreement for the project, Westlake Development Agreement, is valid until May 21, 2029. The owner, San Leandro Tech Campus LLC, is seeking to separate out the developed and undeveloped portions of the parcel by splitting the lot into two separate parcels: one parcel containing the existing parking garage and a separate the undeveloped parcel.

Parcel Map 11619 proposes to create two parcels by subdividing an existing parcel on Martinez Street (APN 75-47-63). The resulting parcels will measure 64,686 sf (Parcel A) and 71,874 sf (Parcel B). There is an existing 6-story, 270,816 square foot, garage structure on the property, which would be located on Parcel A.

STAFF ANALYSIS

Municipal Code Section 7-1-515 requires the preparation of a City Planner's Report to examine a Parcel Map application in relation to existing zoning, proposed lot size and locations of lots, requirements of the General Plan, applicable specific plans, landscaping and planting of trees, and like considerations and shall transmit his or her findings to the City Engineer.

Zoning Code

Planning Division staff has examined the Parcel Map and has determined that it conforms to the proposed development standards for the DA-6 (Downtown Area-6) Zoning District.

	DA-6 Requirements	Parcel A	Complies?	Parcel B	Complies?
Lot Size	10,000 sf (min)	64,686 sf	Yes	71,874 sf	Yes
Lot Width	100 ft (min)	323 ft	Yes	525 ft	Yes
Lot Coverage	100% max)	~70%	Yes	N/A - vacant	N/A
FAR	1.0 to 5.0	~4.2	Yes	N/A - vacant	N/A
Landscaping	5% (min)	>10%	Yes	N/A - vacant	N/A

General Plan

The property is designated Transit-Oriented Mixed Use in the City's General Plan Land Use Map. The purpose of this designation is to provide 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 proposed development has not materialized, and this subdivision would allow Lot A to be sold separately from Lot B, which could increase its development potential and can be supported with the following General Plan Policies.

Policy LU-2.7 Location of Future Multi-Family Development. Concentrate new multi-family development in the areas near the BART Stations and along major transit corridors.

- 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 LU-3.5 Mixed Use on Transit Corridors. Encourage mixed use projects containing ground floor retail and upper floor residential uses along major transit corridors. Such development should be pedestrian-oriented, respect the scale and character of the surrounding neighborhood, and incorporate architectural themes that enhance the identity of adjacent commercial districts.

ENVIRONMENTAL REVIEW

This proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315, of the CEQA Guidelines, Minor Land Divisions.

SUMMARY AND RECOMMENDATION

1. Parcel Map 11619 is in conformance with the DA-6 zoning regulations.
2. Parcel Map 11619 is in compliance with the requirements of Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 11619 is in compliance with the requirements of the Subdivision Map Act (California Government Code Section 66410-66413.5).
4. Parcel Map 11619 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

Subject to the analysis above, it is recommended that Parcel Map 11619 be approved.