



City of San Leandro

Meeting Date: April 15, 2013

Staff Report

File Number: 13-131 **Agenda Section:** CONSENT CALENDAR

Agenda Number: 8.D.

TO: City Council

FROM: Chris Zapata
City Manager

BY: Uchenna Udemezue
Engineering & Transportation Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: Staff Report for a Resolution Approving Parcel Map 10073 for 122 Estudillo Avenue; Assessor's Parcel Number 077-0551-064-00; Owner, Subdivider, and Applicant: City of San Leandro

SUMMARY AND RECOMMENDATIONS

Staff recommends adoption of a resolution approving Parcel Map 10073.

BACKGROUND

The subject parcel is fully owned by the City and has been used for a vehicle parking garage since its construction in 1973. Concerns about the original garage over the years such as insufficient parking capacity, poor internal circulation, ADA accessibility, security and seismic safety, provided the impetus for its replacement. Recently, a 4-level parking garage structure was constructed to replace the original 2-level deficient parking garage structure. The new features on this parcel include: 1) the parking structure; 2) a 2,175 square foot office space for the San Leandro Chamber of Commerce at the ground level fronting Estudillo Avenue; and 3) Paseo Del Oro, which serves as both pedestrian connection between East 14th Street and the parking garage and egress and ingress to the 101 Callan Avenue Office building and the Wells Fargo Bank building. The new structure is both a critical component of the Transit Oriented Development (TOD) Strategy and a forerunner to the planned Town Hall Square development.

Analysis

The subject property is approximately 1.24 acres in size and is located mid-block between Harrison Street and East 14th Street to the east and west and bounded between Callan Avenue and Estudillo Avenue to the north and south. The property includes the courtyard area that fronts East 14th Street and is the open space between two buildings, a surface parking lot that fronts Callan Avenue in its northeast quadrant, the newly constructed parking garage that is centrally located in the block and bounded by Callan Avenue to the north and

Estudillo Avenue to the south, and ground-floor office space that is located on the Estudillo Avenue frontage at its westerly edge.

The City developed a parcel map for the subject site to meet the requirements of the conditions of the Property Exchange and Indemnity Agreement and the Reciprocal Easement Agreement between the City and the San Leandro Chamber of Commerce (Chamber) related to City's acquisition of the Chamber's property located at 262 Davis Street. Parcel Map 10073 will accomplish the following: 1) create Parcel 2, related to the Reciprocal Easement Agreement with the Chamber; 2) create a non-exclusive open space easement between the adjoining office buildings; and 3) combine the surface parking lot parcel into the garage structure parcel.

Parcel 2 will create a vertical subdivision on Parcel Map 10073, which provides an office space for the Chamber to satisfy the agreement between the Chamber and the former Redevelopment Agency for acquisition of 262 Davis Street from the Chamber. In addition, the Reciprocal Easement Agreement (REA) and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) approved by Council on April 1, 2013 describe all of the rights and responsibilities of the City and the Chamber as they relate to the air-space office parcel. The REA provides the Chamber certain easement rights within Parcel 1 for its waste storage room, mechanical equipment area, and parking spaces to operate its space as an independent office. The use of a vertical subdivision will provide for a simple and straightforward way to manage the relationship of the garage and office over the life of the facility.

Parcel 3 will create a non-exclusive Open Space Easement, providing for connection between the parking garage and East 14th Street, egress and ingress for the 101 Callan Avenue office building and the Wells Fargo Bank building.

City Planner's Review

The City Planner has examined the Parcel Map in relation to existing zoning, proposed size and location of lots, requirements of the General Plan, applicable Specific Plans and like considerations per the attached City Planner's report.

City Engineer's Findings

The City Engineer has examined Parcel Map 10073 and found that it complies with California State law and local ordinances and is satisfied that Parcel Map 10073 is technically correct.

Current Agency Policies

Title VII, Chapter 1 of the San Leandro Municipal Code and the Subdivision Map Act set the authority and procedure for processing parcel maps.

Applicable General Plan Policies

Parcel Map 10073 complies with the General Plan.

Environmental Review

Parcel Map 10073 is categorically exempt from the environmental review requirements of

CEQA under Class 15, Minor Land Subdivisions of Title5, Chapter 1 of the San Leandro Administrative Code.

Fiscal Impacts

The costs for processing of Parcel Map 10073 will be charged to the existing CIP Budget for Chamber TI Improvements - Estudillo Garage; Account No. 981-83-074.

Budget Authority

All associated costs for processing of the Parcel Map shall be paid for from the existing funds in the CIP Budget for Chamber TI Improvements - Estudillo Garage; Account No. 981-83-074.

ATTACHMENTS

- Reduced Scale Parcel Map
- City Planner's Report

PREPARED BY: Austine Osakwe, Senior Engineer, Engineering and Transportation, Department

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATES THAT WE ARE THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP NO. 10073", THAT SAID OWNER CONSENTS TO THE PREPARATION AND FILING OF THIS MAP. THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD, THE CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

BY: _____ DATE: _____
ITS: _____

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF _____) SS.
ON _____, 20____, BEFORE ME, _____
(HERE INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND.

SIGNATURE: _____
PRINTED NAME: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRES: _____
PRINCIPAL PLACE OF BUSINESS: _____ COUNTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE CITY OF SAN LEANDRO IN OCTOBER 2011. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KEITH NOFIELD, P.L.S. 7393
LICENSE EXPIRES: 12-31-2013



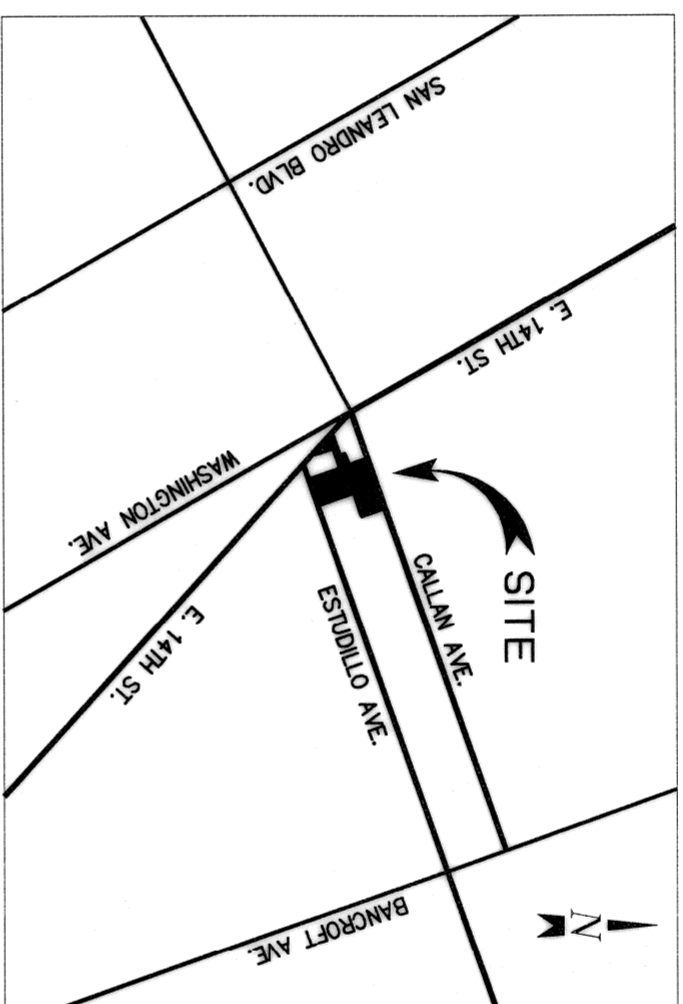
DATE: 2/6/13

PARCEL MAP 10073

BECING A SUBDIVISION OF THOSE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 13, 1972 ON REEL 3155 AT IMAGE 311, AND THAT CERTAIN GRANT DEED RECORDED JUNE 6, 1997 UNDER INSTRUMENT NUMBER 97152647, ALL OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF SAN LEANDRO - ALAMEDA COUNTY - CALIFORNIA
FEBRUARY 2013

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2880 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796



VICINITY MAP
NOT TO SCALE

CITY SURVEYOR'S STATEMENT:

I, FRANK C. BELLECCI, CITY SURVEYOR FOR THE CITY OF SAN LEANDRO, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP NO. 10073", CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, AND THAT THE SURVEY DATA SHOWN SAID MAP IS TECHNICALLY CORRECT.

Frank C. Bellecci
FRANK C. BELLECCI, L.S. NO. 5399
REGISTRATION EXPIRES: 09-30-2014
CITY SURVEYOR, CITY OF SAN LEANDRO,
ALAMEDA COUNTY, CALIFORNIA

DATE: 2-19-13



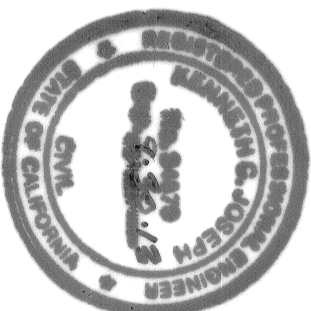
CITY ENGINEER'S STATEMENT:

I, KENNETH JOSEPH, CITY ENGINEER OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE AS FOLLOWS:

- 1) THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP NO. 10073", CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF.
 - 2) THE SUBDIVISION AS SHOWN UPON SAID PARCEL MAP IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATION THEREOF.
 - 3) ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND AMENDMENTS THERETO AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.
- IN WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS 20th DAY OF February 2013

Ken Joseph
KENNETH C. JOSEPH, R.C.E. NO. 34870
REGISTRATION EXPIRES: 09-30-2013
CITY ENGINEER FOR THE CITY OF SAN LEANDRO,
ALAMEDA COUNTY, CALIFORNIA

DATE: 2-20-2013



CERTIFICATE OF CLERK OF BOARD OF SUPERVISOR:

I, CHERYL PERKINS, ASSISTANT CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY, AS CHECKED BELOW THAT:

- AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF THE SAID COUNTY AND SAID IN THE AMOUNT OF \$_____ CONDITIONED FOR PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OF ANY PART THEREOF BUT NOT YET PAYABLE AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.
- ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

CHERYL PERKINS
ASSISTANT CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA,
STATE OF CALIFORNIA

DATE: _____

BY: _____
DEPUTY CLERK

CITY CLERK'S STATEMENT:

I, MARIAN HANDA CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED "PARCEL MAP NO. 10073", CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING ON SHEET 1 THEREOF, WAS PRESENTED TO SAID COUNCIL OF THE CITY OF SAN LEANDRO AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID COUNCIL OF THE CITY OF SAN LEANDRO DO THERE UPON BY RESOLUTION NUMBER _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 20____.

MARIAN HANDA
CITY CLERK AND CLERK OF THE CITY COUNCIL
OF THE CITY OF SAN LEANDRO,
COUNTY ALAMEDA,
STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF
OLD REPUBLIC TITLE COMPANY.

FEE: _____ SERIES NUMBER: _____
PATRICK O'CONNELL
COUNTY RECORDER IN AND FOR THE COUNTY
OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

CALLAN AVENUE
(R.O.W. VARIES)

BASIS OF BEARINGS N70°35'43"E 626.43' M-M
(626.434' R1)

(R1) (R2) N70°35'43"E 262.72' M-M (262.723' R1)
228.23'
34.49' (R1) (R2)
205.51'
158.20'
(R1) (R2)

LANDS OF
WALLERSTEIN/BARNETT
2005339029 O.R.

LANDS OF
SL 101, LLC
2007133077 O.R.
(PARCEL 1, UNRECORDED
PARCEL MAP NO. 9401)

EAST 14TH STREET
(FORMERLY HAYWARD AVE. COUNTY ROAD NO. 89)
(66.00' R.O.W.)
N47°19'00"W 122.29'
(394.362' R1) M-M
N47°19'00"W 394.38' M-M

N70°35'43"E 93.63'
N19°24'17"W 22.00'
N70°35'43"E 55.00'
N19°24'17"W 47.91'
NON-EXCLUSIVE OPEN SPACE EASEMENT
(3327 O.R. 721)
AREA=6,784± S.F.
0.1557± AC.

PARCEL 3
72 PM 70
N19°24'17"W 81.42'
N70°35'43"E 90.00'
N42°41'00"E 1.56'

PARCEL B
72 PM 83
N79°42'28"E 17.43'
R=358.00'
D=906.45'
L=56.94'

PARCEL C
72 PM 83

PARCEL 4
72 PM 70

PARCEL 1
AREA=47,433± S.F.
1.0889± AC.

PARCEL 2
AIR SPACE AREA
SEE SHEET 3 FOR
PARCEL 2 DETAILS

LANDS OF DILLING
2009-230283 O.R.

97152647 O.R.

LANDS OF
THE FIRST PRESBYTERIAN
CHURCH OF SAN LEANDRO
8415 O.R. 411
928 O.R. 418

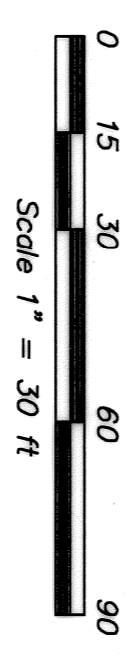
LANDS OF
THE CALLAN PARTNERSHIP
RE: 2434 IM: 681

N19°24'17"W 348.50'
(348.503' R1)

HARRISON STREET
(56.00' R.O.W.)

SANTA MARIA STREET

(282 M 34)



LEGEND:

- PARCEL BOUNDARY LINE
- - - ADJOINING BOUNDARY LINE
- OLD LOT LINE
- MONUMENT LINE
- FOUND STREET MONUMENT, AS NOTED
- () RECORD DATA
- (M-M) MONUMENT-TO-MONUMENT
- (M-MI) MONUMENT-TO-MONUMENT LINE
- (PM) PARCEL MAP
- (R.O.W.) RIGHT-OF-WAY
- (SFNF) SEARCHED FOR NOT FOUND
- (S.F.) SQUARE FEET

MAP REFERENCE:

- (R1) PARCEL MAP NO. 902, 72 PM 83
- (R2) R.O.S. 457, 8 R.O.S. 57
- (R3) 69-59393 O.R.

BASIS OF BEARINGS:

FOUND MONUMENTS IN CALLAN AVENUE AS SHOWN ON PARCEL MAP NO. 902 FILED MAY 2, 1972 IN BOOK 72 OF PARCEL MAPS AT PAGE 83 TAKEN AS NORTH 70° 35' 43" EAST IS THE BASIS OF BEARINGS SHOWN HEREON.

CITY BENCHMARK:

A CINCH NAIL IN THE TOP OF CATCH BASIN ON THE NORTHEASTERLY CORNER OF CALLAN AVENUE AND EAST 14TH STREET. ELEVATION = 55.965' (NGVD29)

NOTE:

PARCEL 3 IS AFFECTED BY A 10 FOOT WIDE PG&E EASEMENT, RECORDED MAY 1, 2006, UNDER SERIES NO. 2006174310, THE LOCATION OF SAID EASEMENT IS NOT DEFINED IN SAID DOCUMENT AND IS NOT PLOTTED HEREON.

PARCEL MAP 10073

BEING A SUBDIVISION OF THOSE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 13, 1972 ON REEL 3155 AT IMAGE 311, AND THAT CERTAIN GRANT DEED RECORDED JUNE 6, 1997 UNDER INSTRUMENT NUMBER 97152647, ALL OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF SAN LEANDRO — ALAMEDA COUNTY — CALIFORNIA
FEBRUARY 2013

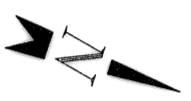
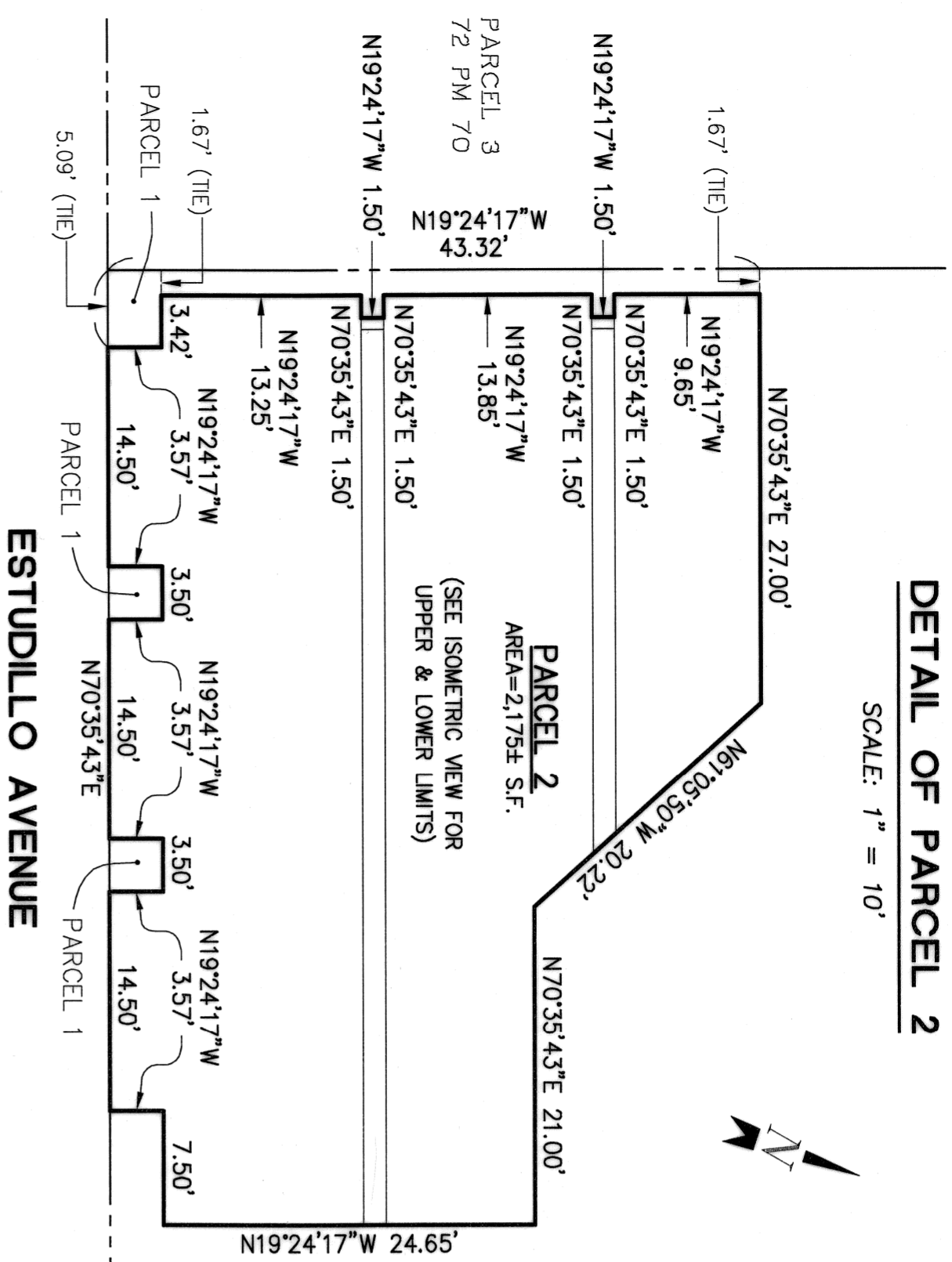
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8728
Livermore, California 94551 Fax (925) 245-8786

JOB NO.: A11574-1

SHEET 2 OF 3 SHEETS

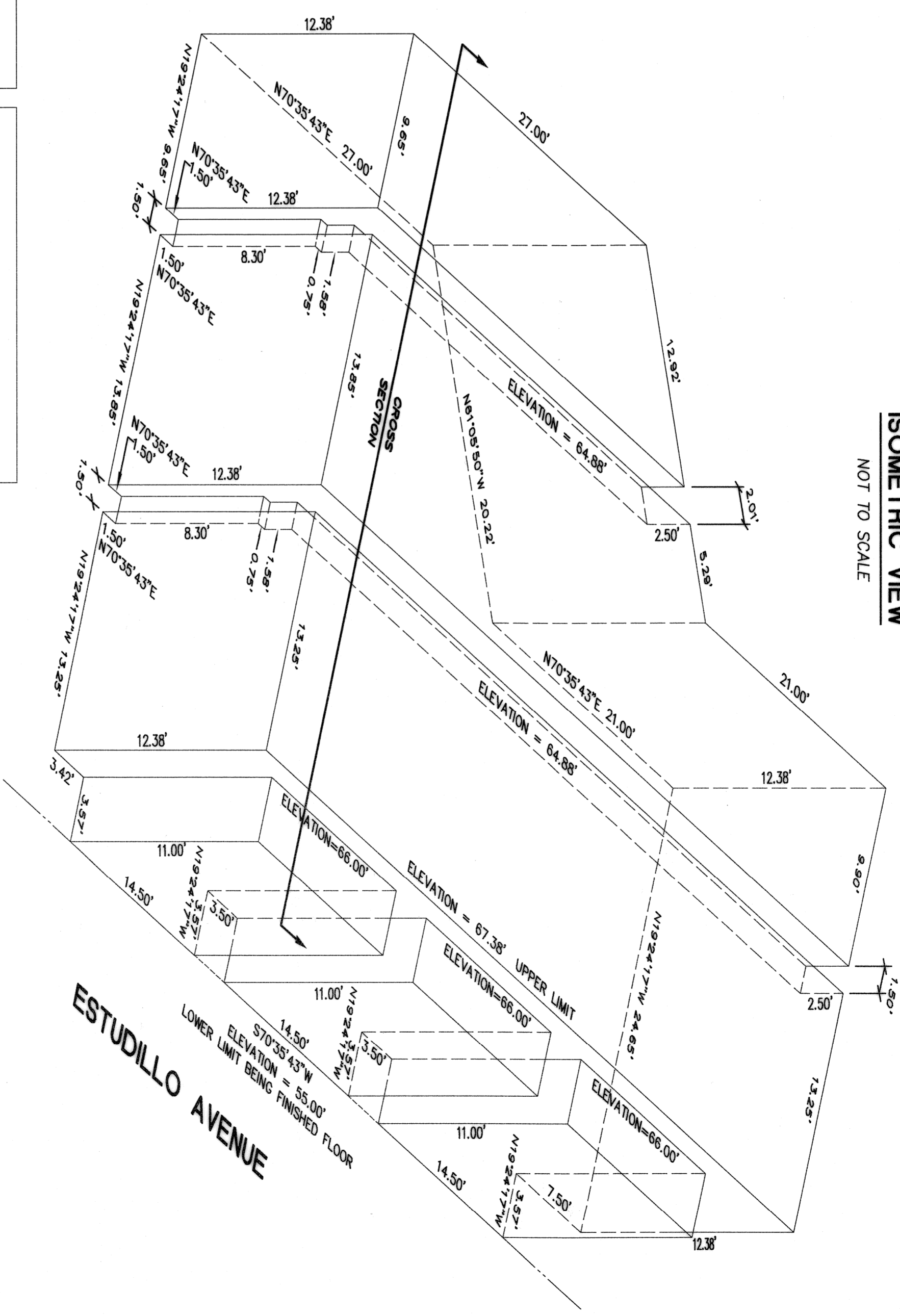
DETAIL OF PARCEL 2

SCALE: 1" = 10'



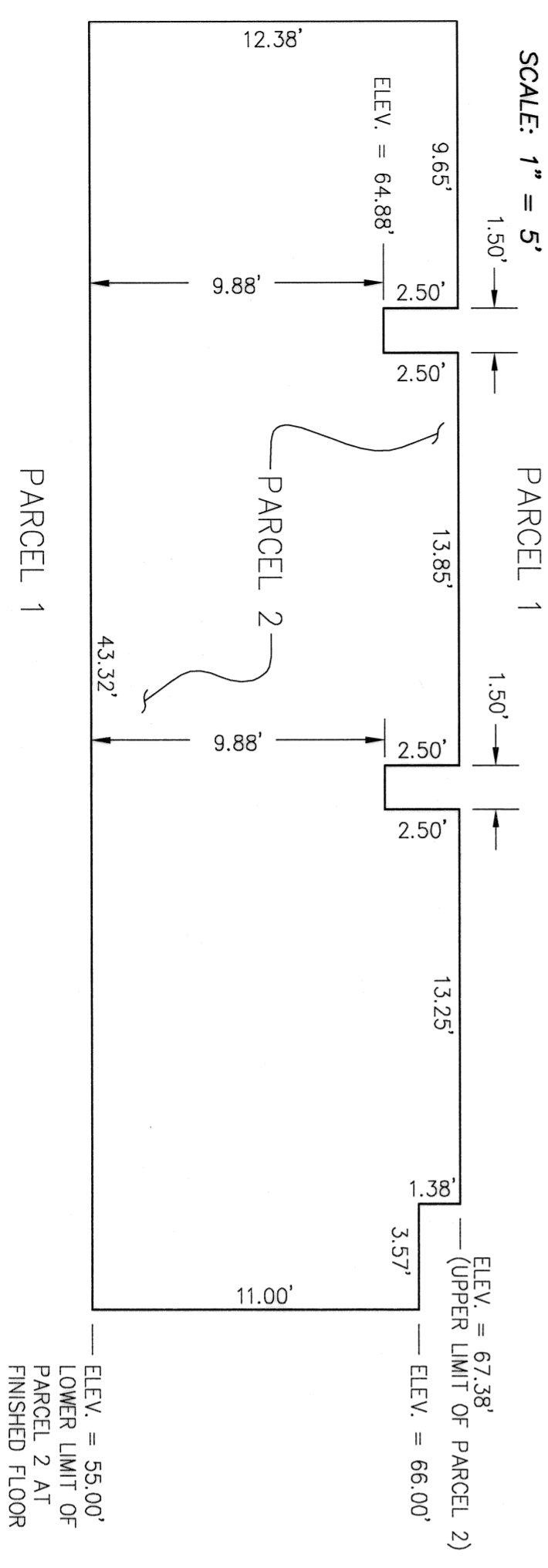
**PARCEL 2
ISOMETRIC VIEW**

NOT TO SCALE



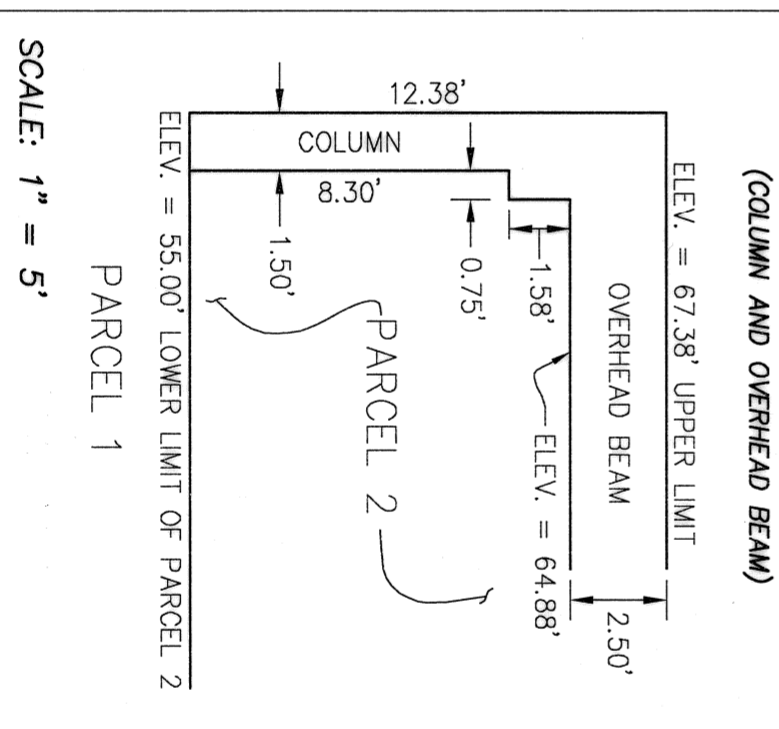
CROSS SECTION

SCALE: 1" = 5'



DETAIL

(COLUMN AND OVERHEAD BEAM)



PARCEL MAP 10073

BEING A SUBDIVISION OF THOSE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 13, 1972 ON REEL 3155 AT IMAGE 311, AND THAT CERTAIN GRANT DEED RECORDED JUNE 6, 1997 UNDER INSTRUMENT NUMBER 97152647, ALL OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF SAN LEANDRO - ALAMEDA COUNTY - CALIFORNIA
FEBRUARY 2013

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Livermore, California 94551 Fax (925) 245-8796

JOB NO.: A11574-1

SHEET 3 OF 3 SHEETS

CITY OF SAN LEANDRO

MEMORANDUM

DATE: March 25, 2013

TO: Keith Cooke, Principal Engineer
Austine Osakwe, Senior Engineer

FROM: Cynthia Battenberg, Community Development Director
Tom Liao, Planning and Housing Services Manager
Elmer Penaranda, Senior Planner

SUBJECT: City Planner's Report on Parcel Map 10073; 120-122 Estudillo Avenue; City of San Leandro Public Parking Garage and the San Leandro Chamber of Commerce; Kier & Wright Civil Engineers and Surveyors.

INTRODUCTION

Pursuant to Title VII, of Chapter 1 of the San Leandro Municipal Code, please accept this as the City Planner's Report on Parcel Map 10073 referenced above.

BACKGROUND

The subject property referenced above is owned by the City of San Leandro and compromises 56,392 square feet. It has an odd shape that includes street frontages on Callan Avenue, East 14th Street, and Estudillo Avenue. It is zoned DA-1 Downtown Area District and developed with the Estudillo-Callan Parking Garage, a four-story parking structure that includes a new office space for the San Leandro Chamber of Commerce at the ground floor of the Estudillo Avenue frontage, and newly constructed *Paseo Del Oro* which serves as pedestrian connection between East 14th Street and the parking garage at the eastern terminus of the Paseo. It also serves ingress and egress for the 101 Callan office building and the Wells Fargo Bank building.

The new parking garage with Chamber office and Paseo eliminated a blighted condition by replacing a parking garage (constructed in 1973) for which concerns existed such as 1) the insufficient number of parking spaces; 2) traffic circulation within the structure and entry/exit onto both Estudillo Avenue and Callan Avenue; 3) ADA accessibility; 4) security; and 5) the structure's ability to withstand a significant seismic event, to name a few. In addition, it carries out the General Plan, Transit Oriented Development TOD Strategy and the City's Zoning Code by providing additional parking to enable higher density development in the downtown.

The majority of the surrounding properties are currently zoned DA-1 District and developed with various commercial, retail services, and business and professional offices (i.e., Wells Fargo, CVS Pharmacy, East Bay Flowers, 101 Callan and 151 Callan office buildings, Santos Robinson Mortuary, Plaza Shopping Center). The immediate area is designated in the General Plan Land Use Map for Downtown Mixed Use development and usage.

DETAILS OF PROPOSAL

Parcel Map 10073 proposes to subdivide the subject site comprising 56,392 square feet (1.29 acres) into the following three parcels:

- Parcel 1, Estudillo-Callan Parking Garage, 47,433 square feet containing a four-story public garage.
- Parcel 2, Chamber of Commerce Office Space, 2,175 square feet split off from the remainder of the parking garage.
- Parcel 3, Paseo Del Oro – A Non-Exclusive Open Space Easement, having an area of 6,784 square feet.

STAFF ANALYSIS

The zoning designation for all three parcels is DA-1 District. The proposed parcel map carries out various resolutions passed (i.e., funding, designing, and constructing) for the parking garage, the Chamber's office space, and the new improvements to Plaza Del Oro by the Members of the former Redevelopment Agency for the City of San Leandro. No discretionary action was required such as rezoning, planned development, variance, or conditional use permit review.

Parcel 1, comprising 47,433 square feet exceeds the minimum lot area of 10,000 square feet in the DA-1 District. Although Parcels 2 and 3, each comprising 2,175 square feet and 6,784 square feet, respectively, does not meet the minimum of 10,000 square feet in the DA-1 District, Zoning Code Section 2-678, footnote (2) provides that in DA-1 through DA-6 Districts, the Community Development Director may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot and the proposed development is consistent with the Design Guidelines of the Downtown San Leandro Transit-Oriented Development (TOD) Strategy. In review of the project plans and the parcel map, the Community Development Director affirmed that adequate shared ingress, egress and access to parking facilities can be provided to each new lot for the Chamber office and the Plaza Del Oro which is consistent with the Design Guidelines of the TOD Strategy thus these lots with lesser area are recommended to be approved as an exception to the DA-1 District requirement.

The garage is a critical component of the TOD Strategy. Centralized parking that encourages downtown retail patrons to park once and walk to multiple destinations to promote pedestrian activity in the downtown is desired and identified in the TOD Strategy. The Chamber office on the street level is constructed with a storefront that enhances and improves the sidewalk and street view of Estudillo Avenue. Paseo Del Oro improvements match design and street furniture across the street on the west side of East 14th Street. In addition, it has a relatively clear and open design to serve pedestrian access between East 14th Street and the parking garage, and the 101 Callan Avenue and Wells Fargo office buildings.

The proposed parcel map adequately defines the property line boundaries. The map conforms to the DA-1 Downtown Area requirements and approved City plans to subdivide the subject property into

three parcels, as previously described. Reciprocal Easement Agreement (REA) and Covenants, Conditions and Restrictions (CC&Rs) are included and referenced on the map. The REA and CC&Rs provide for the necessary easements for the Chamber to access designated parking spaces and storage space (waste space) within the structure, and for uniform maintenance of the property.

SUMMARY AND RECOMMENDATION

1. Parcel Map 10073 is in conformance with the Zoning Code to divide the subject property into three parcels.
2. Parcel Map 10073 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 10073 is in compliance with the Subdivision Map Act (California Government Code).
4. Parcel Map 10073 is consistent with the objectives, goals and policies in the City of San Leandro's General Plan.

Subject to the comments above, staff recommends that Parcel Map 10073 be approved.



City of San Leandro

Meeting Date: April 15, 2013

Resolution - Council

File Number: 13-139

Agenda Section: CONSENT CALENDAR

Agenda Number:

TO: City Council

FROM: Chris Zapata
City Manager

BY: Uchenna Udemezue
Engineering & Transportation Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: ADOPT: Resolution Approving Parcel Map 10073 for 122 Estudillo Avenue;
Assessor's Parcel Number 077-0551-064-00; Owner, Subdivider, and
Applicant: City of San Leandro (provides for the approval of Parcel Map 10073
for the Downtown Parking Garage)

WHEREAS, the City Council of the City of San Leandro finds that the proposed map, together with the provisions for its design and improvement, is consistent with the General Plan.

WHEREAS, a parcel map entitled "Parcel Map 10073, City of San Leandro, Alameda County, California" has been submitted to this Council; and

WHEREAS, the City Engineer has stated that said parcel map is technically correct, and that the subdivider has complied with the provisions of Title VII, Chapter 1 of the San Leandro Municipal Code and with the provisions of the Subdivision Map Act; and

WHEREAS, the City Engineer's Report for Parcel Map 10073 is incorporated herein by this reference.

NOW, THEREFORE, the City Council of the City of San Leandro does RESOLVE as follows:

1. That said Parcel Map 10073 is categorically exempt from the environmental review requirement of CEQA, under Title 5, Chapter 1 of the San Leandro Administrative Code.
2. That said Parcel Map 10073 is hereby approved, subject to the conditions listed in Exhibit A attached hereto.

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATES THAT WE ARE THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP NO. 10073", THAT SAID OWNER CONSENTS TO THE PREPARATION AND FILING OF THIS MAP. THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD, THE CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

BY: _____ DATE: _____
ITS: _____

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF _____) SS.
ON _____, 20____, BEFORE ME, _____
(HERE INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND.

SIGNATURE: _____
PRINTED NAME: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRES: _____
PRINCIPAL PLACE OF BUSINESS: _____ COUNTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE CITY OF SAN LEANDRO IN OCTOBER 2011. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KEITH NOFIELD, P.L.S. 7393
LICENSE EXPIRES: 12-31-2013



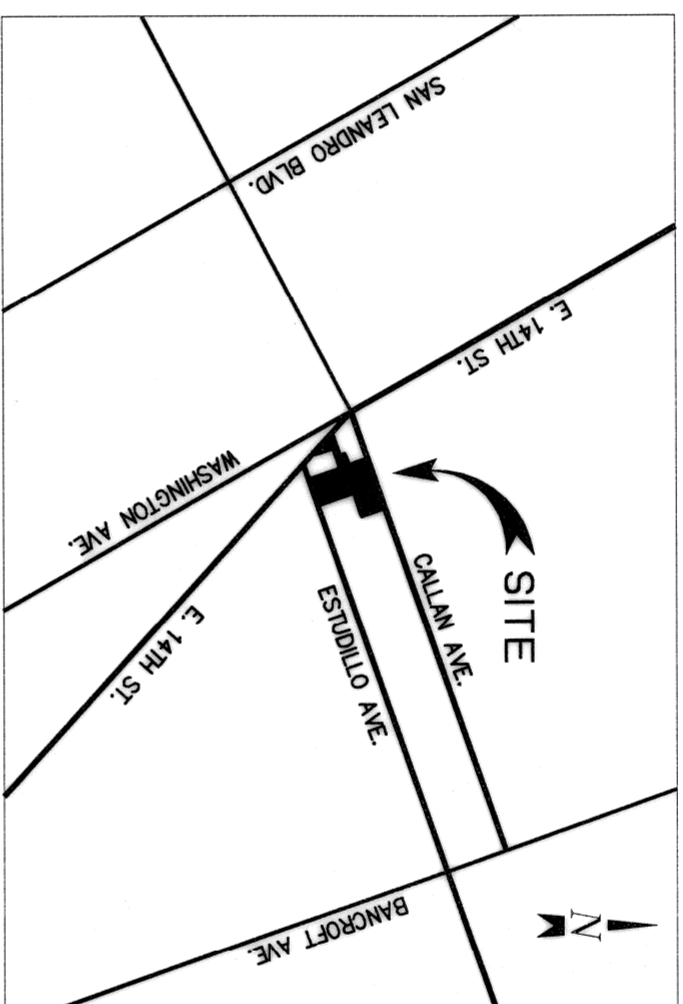
DATE: 2/6/13

PARCEL MAP 10073

BECING A SUBDIVISION OF THOSE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 13, 1972 ON REEL 3155 AT IMAGE 311, AND THAT CERTAIN GRANT DEED RECORDED JUNE 6, 1997 UNDER INSTRUMENT NUMBER 97152647, ALL OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF SAN LEANDRO - ALAMEDA COUNTY - CALIFORNIA
FEBRUARY 2013

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2880 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796



VICINITY MAP
NOT TO SCALE

CITY SURVEYOR'S STATEMENT:

I, FRANK C. BELLECCI, CITY SURVEYOR FOR THE CITY OF SAN LEANDRO, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP NO. 10073", CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, AND THAT THE SURVEY DATA SHOWN SAID MAP IS TECHNICALLY CORRECT.

Frank C. Bellecci
FRANK C. BELLECCI, L.S. NO. 5399
REGISTRATION EXPIRES: 09-30-2014
CITY SURVEYOR, CITY OF SAN LEANDRO,
ALAMEDA COUNTY, CALIFORNIA

DATE: 2-19-13

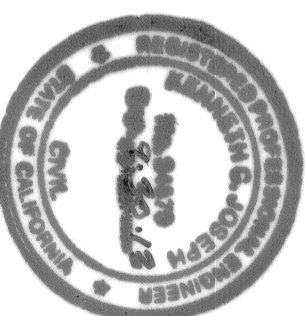
CITY ENGINEER'S STATEMENT:

I, KENNETH JOSEPH, CITY ENGINEER OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE AS FOLLOWS:

- 1) THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP NO. 10073", CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF.
 - 2) THE SUBDIVISION AS SHOWN UPON SAID PARCEL MAP IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATION THEREOF.
 - 3) ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND AMENDMENTS THERETO AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.
- IN WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS 20th DAY OF February 2013

Ken Joseph
KENNETH C. JOSEPH, R.C.E. NO. 34870
REGISTRATION EXPIRES: 09-30-2013
CITY ENGINEER FOR THE CITY OF SAN LEANDRO,
ALAMEDA COUNTY, CALIFORNIA

DATE: 2-20-2013



CERTIFICATE OF CLERK OF BOARD OF SUPERVISOR:

I, CHERYL PERKINS, ASSISTANT CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY, AS CHECKED BELOW THAT:

- AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF THE SAID COUNTY AND SAID IN THE AMOUNT OF \$_____ CONDITIONED FOR PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OF ANY PART THEREOF BUT NOT YET PAYABLE AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.
- ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

CHERYL PERKINS
ASSISTANT CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA,
STATE OF CALIFORNIA

DATE: _____

BY: _____
DEPUTY CLERK

CITY CLERK'S STATEMENT:

I, MARIAN HANDA CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED "PARCEL MAP NO. 10073", CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING ON SHEET 1 THEREOF, WAS PRESENTED TO SAID COUNCIL OF THE CITY OF SAN LEANDRO AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID COUNCIL OF THE CITY OF SAN LEANDRO DO THERE UPON BY RESOLUTION NUMBER _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 20____.

MARIAN HANDA
CITY CLERK AND CLERK OF THE CITY COUNCIL
OF THE CITY OF SAN LEANDRO,
COUNTY ALAMEDA,
STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF
OLD REPUBLIC TITLE COMPANY.

FEE: _____ SERIES NUMBER: _____
PATRICK O'CONNELL
COUNTY RECORDER IN AND FOR THE COUNTY
OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

CALLAN AVENUE
(R.O.W. VARIES)

BASIS OF BEARINGS N70°35'43"E 626.43' M-M
(626.434' R1)

N70°35'43"E 262.72' M-M (262.723' R1)
228.23'
34.49' (R1)
37.875'(R1)
205.51'
158.20'
N70°35'43"E 166.09'
37.875'(R1)
N19°24'17"W
115.20'(HELD PER R3)
1293.32'
N70°35'43"E 105.50'(HELD)
85.50'
N19°24'17"W
N70°35'43"E 100.00'
N70°35'43"E 135.20'
N19°24'17"W 348.50'
(348.503' R1)
N70°35'43"E 93.63'
N19°24'17"W 81.42'
N70°35'43"E 55.00'
N19°24'17"W 279.91'
N70°35'43"E 130.00'
N19°24'17"W 165.13' (168.00')
N70°35'43"E 173.514' M-M
(441.818' R1)
268.20'
N70°35'43"E 173.62'
N19°24'17"W 38.00'
(441.818' R1)
N70°35'43"E 173.514' M-M
(282 M 34)

LANDS OF
WALLERSTEIN/BARNETT
2005339029 O.R.

LANDS OF
SL 101, LLC
2007133077 O.R.
(PARCEL 1, UNRECORDED
PARCEL MAP NO. 9401)

PARCEL B
72 PM 83

PARCEL C
72 PM 83

PARCEL 1
AREA=47,433± S.F.
1.0889± AC.

LANDS OF
THE FIRST PRESBYTERIAN
CHURCH OF SAN LEANDRO
8415 O.R. 411
928 O.R. 418

LANDS OF
THE CALLAN PARTNERSHIP
RE: 2434 IM: 681

EAST 14TH STREET
(FORMERLY HAYWARD AVE. COUNTY ROAD NO. 89)
(66.00' R.O.W.)
N47°19'00"W 122.29'
(394.362 R1)
N47°19'00"W 394.38' M-M
(3327 O.R. 721)

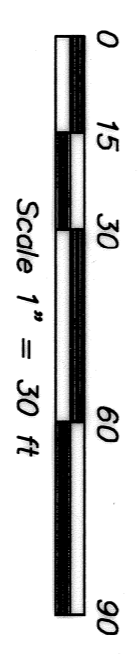
PARCEL 3
72 PM 70

PARCEL 4
72 PM 70

PARCEL 2
AIR SPACE AREA

LANDS OF DILLING
2009-230283 O.R.

97152647 O.R.



LEGEND:

- PARCEL BOUNDARY LINE
- - - ADJOINING BOUNDARY LINE
- OLD LOT LINE
- MONUMENT LINE
- FOUND STREET MONUMENT, AS NOTED
- () RECORD DATA
- (M-M) MONUMENT-TO-MONUMENT
- (M-MI) MONUMENT-TO-MONUMENT LINE
- (PM) PARCEL MAP
- (R.O.W.) RIGHT-OF-WAY
- (SFNF) SEARCHED FOR NOT FOUND
- (S.F.) SQUARE FEET

MAP REFERENCE:

- (R1) PARCEL MAP NO. 902, 72 PM 83
- (R2) R.O.S. 457, 8 R.O.S. 57
- (R3) 69-59393 O.R.

BASIS OF BEARINGS:

FOUND MONUMENTS IN CALLAN AVENUE AS SHOWN ON PARCEL MAP NO. 902 FILED MAY 2, 1972 IN BOOK 72 OF PARCEL MAPS AT PAGE 83 TAKEN AS NORTH 70° 35' 43" EAST IS THE BASIS OF BEARINGS SHOWN HEREON.

CITY BENCHMARK:

A CINCH NAIL IN THE TOP OF CATCH BASIN ON THE NORTHEASTERLY CORNER OF CALLAN AVENUE AND EAST 14TH STREET. ELEVATION = 55.965' (NGVD29)

NOTE:

PARCEL 3 IS AFFECTED BY A 10 FOOT WIDE PG&E EASEMENT, RECORDED MAY 1, 2006, UNDER SERIES NO. 2006174310, THE LOCATION OF SAID EASEMENT IS NOT DEFINED IN SAID DOCUMENT AND IS NOT PLOTTED HEREON.

PARCEL MAP 10073

BEING A SUBDIVISION OF THOSE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 13, 1972 ON REEL 3155 AT IMAGE 311, AND THAT CERTAIN GRANT DEED RECORDED JUNE 6, 1997 UNDER INSTRUMENT NUMBER 97152647, ALL OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF SAN LEANDRO — ALAMEDA COUNTY — CALIFORNIA
FEBRUARY 2013

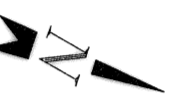
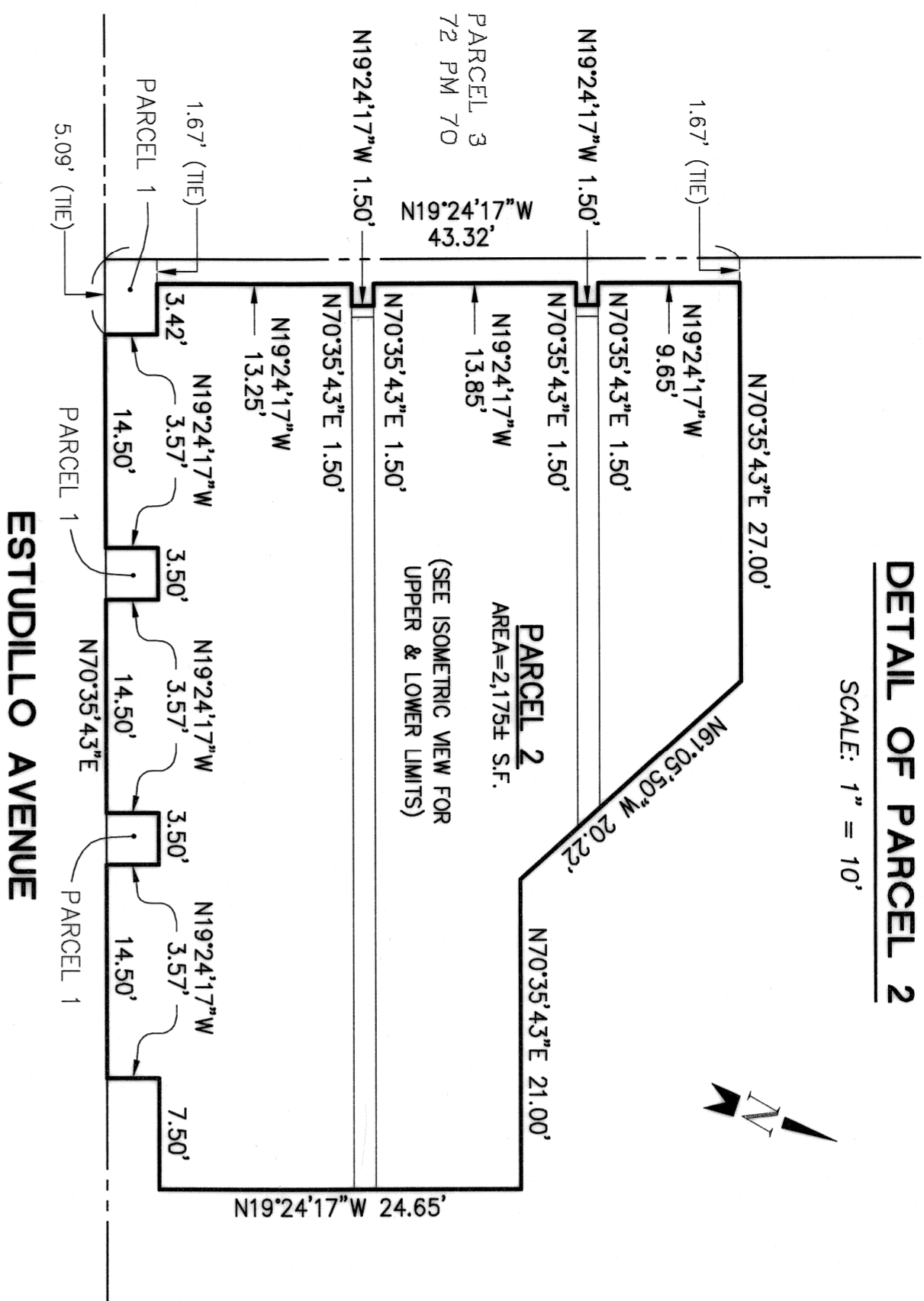
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8728
Livermore, California 94551 Fax (925) 245-8786

JOB NO.: A11574-1

SHEET 2 OF 3 SHEETS

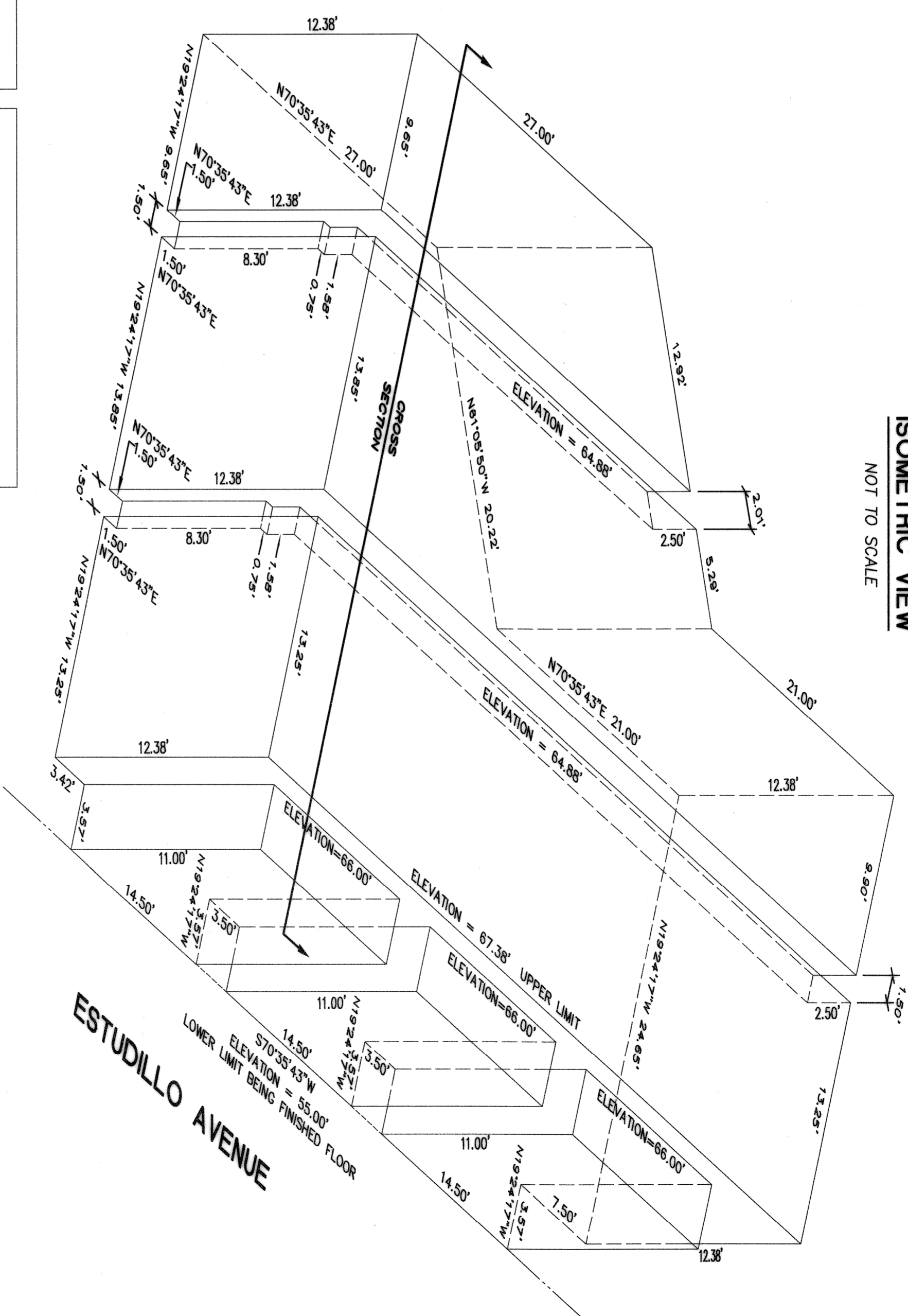
DETAIL OF PARCEL 2

SCALE: 1" = 10'



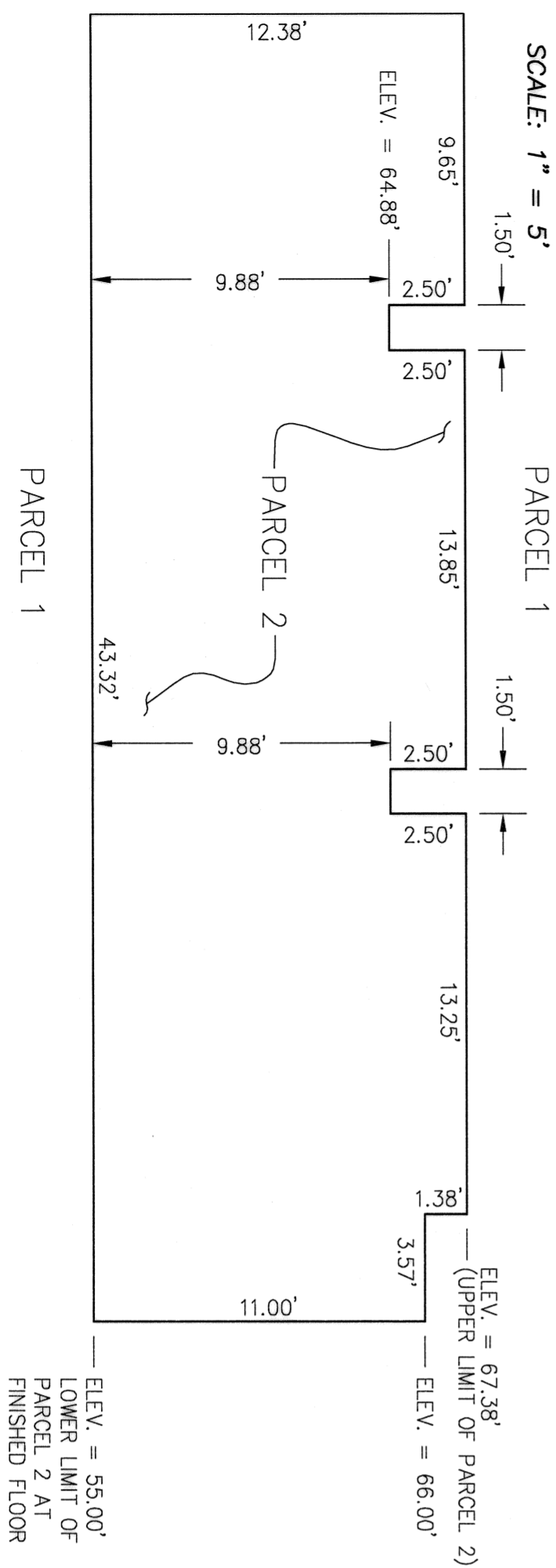
**PARCEL 2
ISOMETRIC VIEW**

NOT TO SCALE



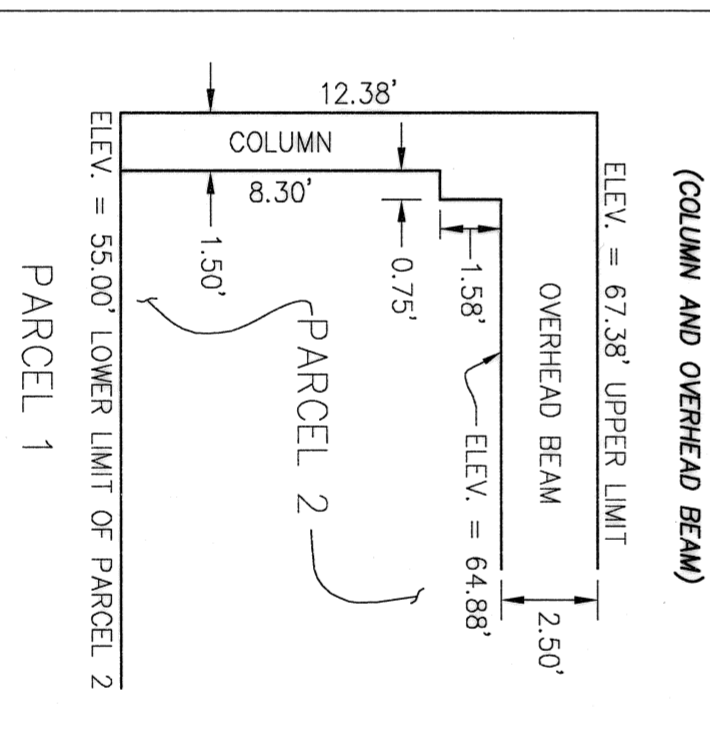
CROSS SECTION

SCALE: 1" = 5'



DETAIL

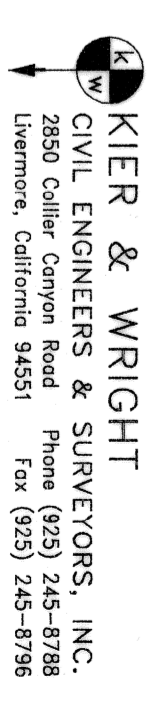
(COLUMN AND OVERHEAD BEAM)



PARCEL MAP 10073

BEING A SUBDIVISION OF THOSE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 13, 1972 ON REEL 3155 AT IMAGE 311, AND THAT CERTAIN GRANT DEED RECORDED JUNE 6, 1997 UNDER INSTRUMENT NUMBER 97152647, ALL OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF SAN LEANDRO - ALAMEDA COUNTY - CALIFORNIA
FEBRUARY 2013



JOB NO.: A11574-1

SHEET 3 OF 3 SHEETS

EXHIBIT A

**CITY ENGINEER'S REPORT
AND
CONDITIONS OF APPROVAL
FOR
PARCEL MAP 10073
122 ESTUDILLO AVENUE**

FINDINGS:

Pursuant to the provisions of Section 7-1-520 of the San Leandro Municipal Code, I have examined Parcel Map 10073 and find that it will be in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code and the State Subdivision Map Act upon completion of the conditions of approval listed below.

CONDITIONS OF APPROVAL

I recommend the following conditions of approval for Parcel Map 10073:

1. A Reciprocal Easement Agreement and Declaration of Covenants, Conditions and Restrictions approved by the City shall be recorded for Parcel 2 upon its transfer of ownership from the City.

Date: _____

Kenneth Joseph, P.E., City Engineer