



City of San Leandro

Meeting Date: July 6, 2020

Staff Report

File Number: 20-245

Agenda Section: CONSENT CALENDAR

Agenda Number: 8.G.

TO: City Council

FROM: Jeff Kay
City Manager

BY: Keith Cooke
Engineering & Transportation Director

FINANCE REVIEW: Liz Warmerdam

TITLE: Staff Report for a City of San Leandro City Council Resolution to Approve Parcel Map 10843 for Assessor's Parcel Number 075-0036-064-00; Owner, Subdivider and Applicant: Creekside Partners Parking, LLC

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council adopt a Resolution approving Parcel Map 10843, a commercial two-lot subdivision.

BACKGROUND

The subject property is the northernmost parcel of the Creekside Plaza property at the intersection of San Leandro Boulevard and Davis Street, also known as Parcel "D" created with Parcel Map 7758. The property is owned by Creekside Partners Parking, LLC, and currently there is a parking garage and surface parking on the land, which serves the three Creekside Plaza office buildings. Surrounding the subject property are various single-family residential, multi-family residential, commercial, and industrial properties.

Analysis

On May 11, 2001, the "Amended and Restated Disposition and Development Agreement" (Agreement), was recorded at the Alameda County Recorder's Office. This agreement governs the development for the entire Creekside Plaza property. As part of the initial development subject to the agreement, Creekside Partners subdivided the land and constructed three office buildings on the site.

Parcel Map 10843, currently under consideration, creates two separate parcels. Parcel One will be approximately 3.457 acres and will contain the existing parking structure and surface parking. Parcel Two will be approximately 0.550 acres. This map will bring the total number of parcels at the site to five which typically requires a tract map. However, California Government Code

Section 66426(c) permits use of a parcel map for this action as the land is commercial, has access to public roads, and the street alignment and width has the approval of the City.

City Planner's Review: The City Planner examined the Parcel Map, the proposed size and location of the lots, the requirements of the General Plan, the applicable Specific Plans and determined they were in conformance/compliance with the Zoning Code, the Municipal Code, the Subdivision Map Act, and the San Leonardo General Plan.

City Engineer's Findings: The City Engineer examined Parcel Map 10843 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 10843 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.

Applicable General Plan Policies

Policy LU-6.4 - Office Development: Support the growth of Downtown San Leandro as an office center. Then City will encourage the renovation and upgrading of existing office space, and the development of new office space.

Policy LU-6.13 - BART Station Area Transit Village: Foster the development of the BART Station area as a mixed use "transit village," with a full complement of office, high-density residential, and retail uses, along with pedestrian plazas, open space, BART parking, and other transit facilities. Development in this area should include a balance of new housing, office, and retail use, oriented in a compact form to make it more feasible to walk and use transit for most trips.

Policy ED-1.8 - Expanding the Local Office Market: Expand San Leandro's position as a regional office market, leveraging the city's accessibility, amenities, fiber optic network, and relatively low lease rates. Focus office demand in areas within walking distance of the BART stations, particularly the Downtown San Leandro station.

Environmental Review

Parcel Map 10843 is categorically exempt from the environmental review requirements of CEQA under Class 15, Minor Land Subdivisions of Title 5, Chapter 1 of the San Leandro Administrative Code.

Fiscal Impacts

All costs incurred in preparing and processing the Parcel Map 10843 will be paid by the applicant.

ATTACHMENTS

Attachments to Related Legislative File

- Parcel Map 10843
- City Planner's Report
- City Engineer's Report

PREPARED BY: Phillip Toste, Associate Engineer, Engineering and Transportation Department



City of San Leandro

Meeting Date: July 6, 2020

Resolution - Council

File Number: 20-246 **Agenda Section:** CONSENT CALENDAR

Agenda Number:

TO: City Council

FROM: Jeff Kay
City Manager

BY: Keith Cooke
Engineering & Transportation Director

FINANCE REVIEW: Liz Warmerdam

TITLE: RESOLUTION of the City of San Leandro City Council to Approve Parcel Map 10843 for Assessor's Parcel Number 075-0036-064-00; Owner, Subdivider and Applicant: Creekside Partners Parking, LLC (provides for the subdivision of the Creekside Office property to accommodate the financing of an additional building)

WHEREAS, the Subdivider, Creekside Partners Parking, LLC, submitted Parcel Map 10843 to the City Council for approval; and

WHEREAS, the City Engineer finds that the parcels of land have approved access to a public street, comprise part of a tract of land zoned for commercial development, and has the approval of the City as to street alignments and widths; and

WHEREAS, the City Council finds that the proposed map, together with the provisions for the subdivision's design and improvements, is consistent with the City's 2035 General Plan; and

WHEREAS, the City Engineer attests that said parcel map complies with the provisions of San Leandro Municipal Code §7-1-210 et seq. and with the provisions of the Subdivision Map Act; and

WHEREAS, the City's consulting Land Surveyor attests that said parcel map is technically correct pursuant to California Government Code §66450(b); and

WHEREAS, the City Planner's Report for Parcel Map 10843 is incorporated herein.

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

- That said Parcel Map 10843 is categorically exempt from the environmental review requirements of CEQA according to §15315 "Minor Land Divisions" (Class 15) of the

CEQA Guidelines; and

- That said Parcel Map 10843 is hereby approved, subject to the City Engineer's Report as well as the City Planner's Report, attached hereto and made a part hereof; and
- That the City Clerk is hereby authorized and directed to execute the City Clerk's Statement on Parcel Map 10843, and shall forward the executed map to the Alameda County Recorder for recordation.

OWNER'S STATEMENT:

THE UNDERSIGNED, HERINAFTER REFERRED TO AS OWNER, DO HEREBY STATE THAT THEY ARE THE OWNERS OF THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER LINE OF THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP 10843", CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED MARCH 17, 2009, UNDER DOCUMENT NUMBER 2009077293, AND THAT SAID OWNER HAS CAUSED SAID MAP TO BE PREPARED FOR RECORD AND THAT SAID OWNER CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

IN WITNESS THEREOF, WE HAVE CAUSED THIS STATEMENT TO BE EXECUTED THE DATE HEREUNDER WRITTEN.

OWNER: CREEKSIDE PARTNERS PARKING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: ASTON AVENUE, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: T. LAWRENCE JETT, MANAGER DATE: 1/21/2020

BY: CREEKSIDE ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: DAVID C. IRMER, MANAGER DATE: 1/22/2020

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
) S.S.
COUNTY OF SANTA BARBARA

ON 1/21, 2020, BEFORE ME AMY HINKENS

A NOTARY PUBLIC PERSONALLY APPEARED T. LAWRENCE JETT, 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 AND OFFICIAL SEAL.

SIGNATURE: Amy Hinkens AMY HINKENS
NOTARY PUBLIC IN AND FOR PRINTED NAME
SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS: SANTA BARBARA
MY COMMISSION EXPIRES: JANUARY 21, 2021
COMMISSION NUMBER OF NOTARY: 2176994

CITY CLERK'S STATEMENT:

I, LETICIA I. MIGUEL, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP 10843" CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING ON SHEET ONE (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 DID THEREUPON BY RESOLUTION NUMBER _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP.

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

LETICIA I. MIGUEL
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE
CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
) S.S.
COUNTY OF MARIN

ON January 22, 2020, BEFORE ME JAPDIT SANDHU

A NOTARY PUBLIC PERSONALLY APPEARED DAVID CARL IRMER, 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 AND OFFICIAL SEAL.

SIGNATURE: Japdit Sandhu JAPDIT SANDHU
NOTARY PUBLIC IN AND FOR PRINTED NAME
SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS: MARIN
MY COMMISSION EXPIRES: NOV 3, 2023
COMMISSION NUMBER OF NOTARY: 2311365

CITY ENGINEER'S STATEMENT:

I, NICK JAMES THOM, 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 10843".
- 2. 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.
- 3. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF;

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 13th DAY OF March, 2020.

Nick James Thom
NICK JAMES THOM, RCE NO. 54659
CITY ENGINEER, CITY OF SAN LEANDRO,
ALAMEDA COUNTY, CALIFORNIA



CLERK OF THE BOARD OF SUPERVISORS' STATEMENT:

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY, AS CHECKED BELOW, THAT:

[] AN APPROVED BOND HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$_____, CONDITIONED FOR THE PAYMENT OF ALL THE TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR 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.

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

ANIKA CAMPBELL-BELTON,
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

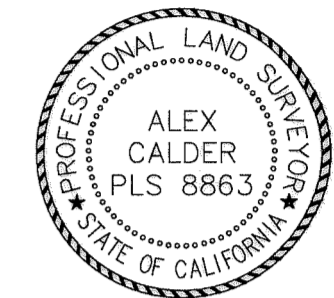
BY: _____
DEPUTY COUNTY CLERK

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CREEKSIDE PARTNERS PARKING, LLC, ON MARCH 1, 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 1, 2021, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 13 DAY OF JANUARY, 2020

Alex Calder
ALEX CALDER, P.L.S. NO. 8863



CITY SURVEYOR'S STATEMENT:

I, CYRUS KIANPOUR, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10843."

I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 5th DAY OF March, 2020.

Cyrus Kianpour
CYRUS KIANPOUR, PLS NO. 7515
CITY SURVEYOR, CITY OF SAN LEANDRO
COUNTY OF ALAMEDA, STATE OF CALIFORNIA



COUNTY RECORDER'S STATEMENT:

FILED AT THE REQUEST OF _____ THIS ____ DAY OF _____, 20____ AT _____ .M. IN BOOK _____ OF PARCEL MAPS AT PAGES _____, _____ IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

SERIES NO. _____
FEE: \$ _____

STEVE MANNING
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

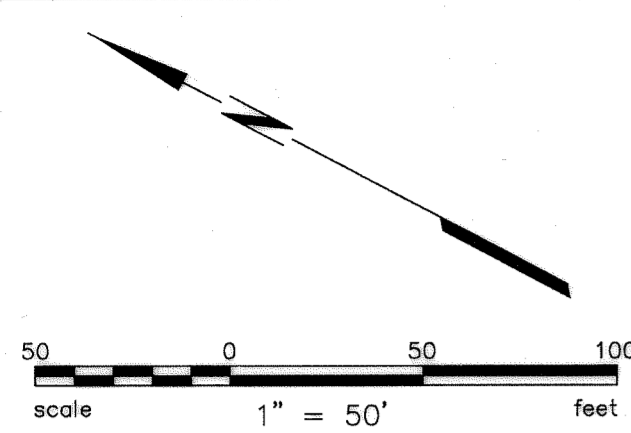
PARCEL MAP 10843

THE LANDS OF CREEKSIDE PARTNERS PARKING, LLC

BEING A SUBDIVISION OF PARCEL D AS SHOWN ON THAT CERTAIN PARCEL MAP FILED OCTOBER 12, 2001, IN BOOK 260 OF PARCEL MAPS AT PAGES 82 AND 83, ALAMEDA COUNTY RECORDS

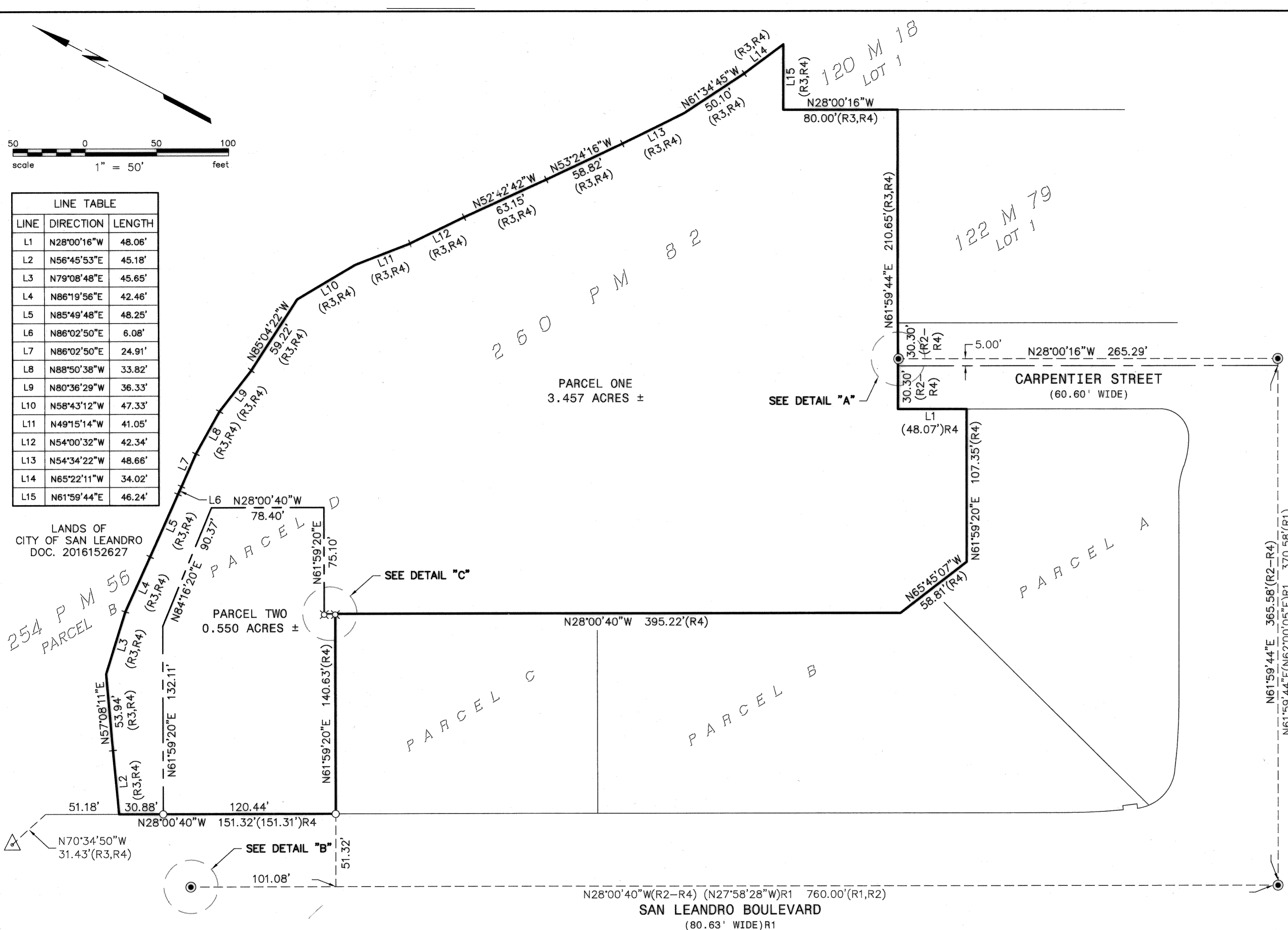
CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
DECEMBER 2019



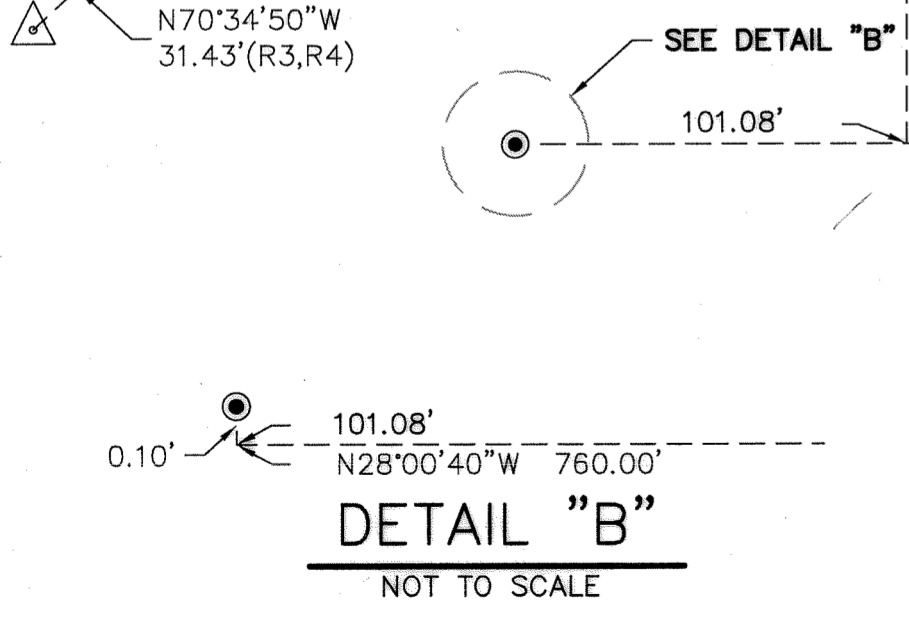
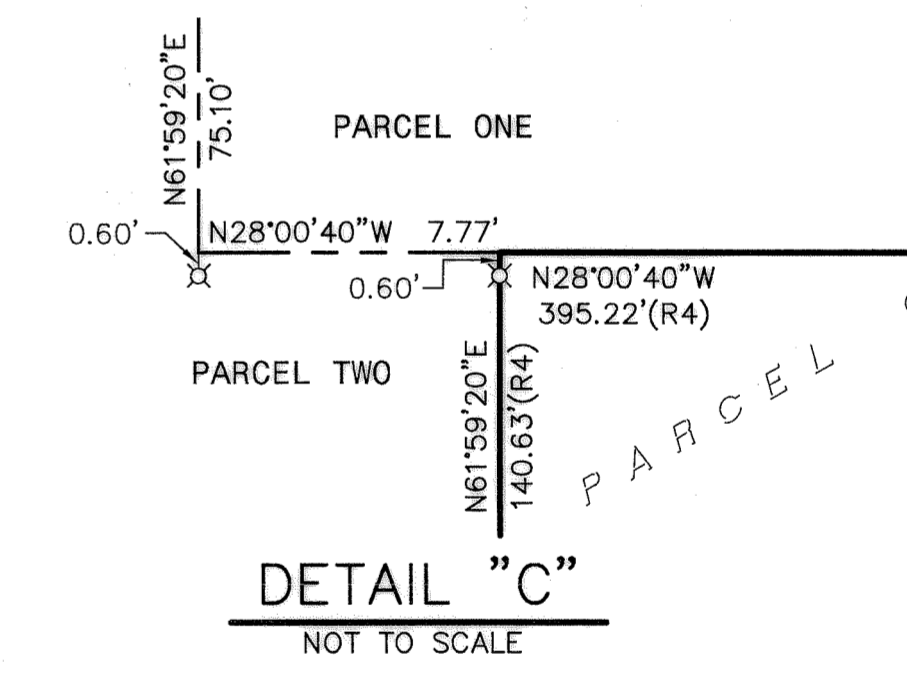
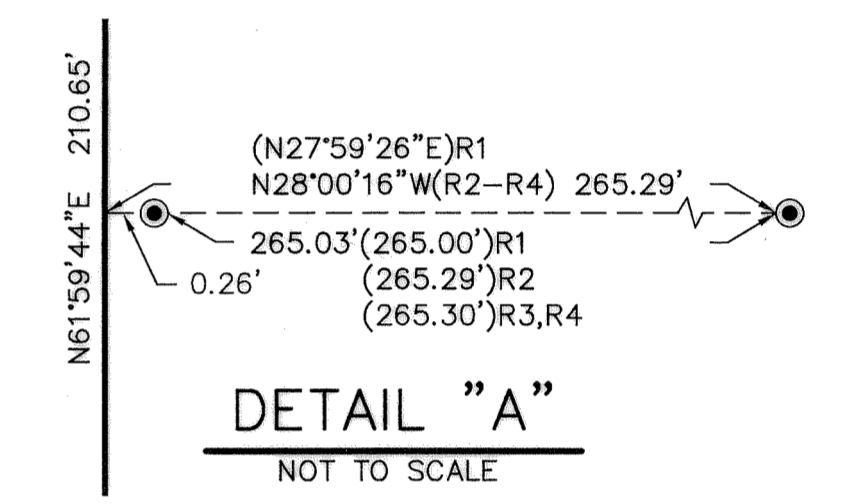


LINE	DIRECTION	LENGTH
L1	N28°00'16"W	48.06'
L2	N56°45'53"E	45.18'
L3	N79°08'48"E	45.65'
L4	N86°19'56"E	42.46'
L5	N85°49'48"E	48.25'
L6	N86°02'50"E	6.08'
L7	N86°02'50"E	24.91'
L8	N88°50'38"W	33.82'
L9	N80°36'29"W	36.33'
L10	N58°43'12"W	47.33'
L11	N49°15'14"W	41.05'
L12	N54°00'32"W	42.34'
L13	N54°34'22"W	48.66'
L14	N65°22'11"W	34.02'
L15	N61°59'44"E	46.24'

LANDS OF
CITY OF SAN LEANDRO
DOC. 2016152627



- LEGEND:**
- DISTINCTIVE BORDER
 - - - NEW INTERIOR PARCEL LINE
 - ADJOINING LOT LINE
 - CENTERLINE
 - - - SURVEY TIE
 - FOUND BRASS DISK IN CONCRETE IN HANDHOLE, PER R2
 - △ FOUND CUT CROSS, PER 260 PM 83
 - SET 1" IRON PIPE W/PLASTIC PLUG STAMPED "PLS 8863"
 - ⊗ SET NAIL & TAG STAMPED "PLS 8863"
 - P.M. PARCEL MAP
 - M MAPS
 - () RECORD DATA



- REFERENCES:**
- R1 RECORD OF SURVEY, R/S NO. 662, FILED FEBRUARY 23, 1988, BOOK 13 OF RECORD OF SURVEY AT PAGES 39-62
 - R2 PARCEL MAP NO. 6249, FILED MAY 4, 1993 BOOK 205 OF PARCEL MAPS AT PAGES 84-85
 - R3 PARCEL MAP NO. 7568, FILED NOVEMBER 28, 2000, BOOK 254 OF PARCEL MAPS AT PAGES 56-57
 - R4 PARCEL MAP NO. 7758, FILED OCTOBER 12, 2001, BOOK 260 OF PARCEL MAPS AT PAGES 82-83

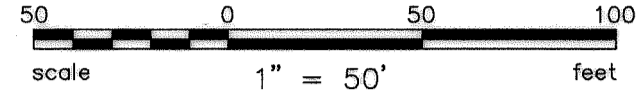
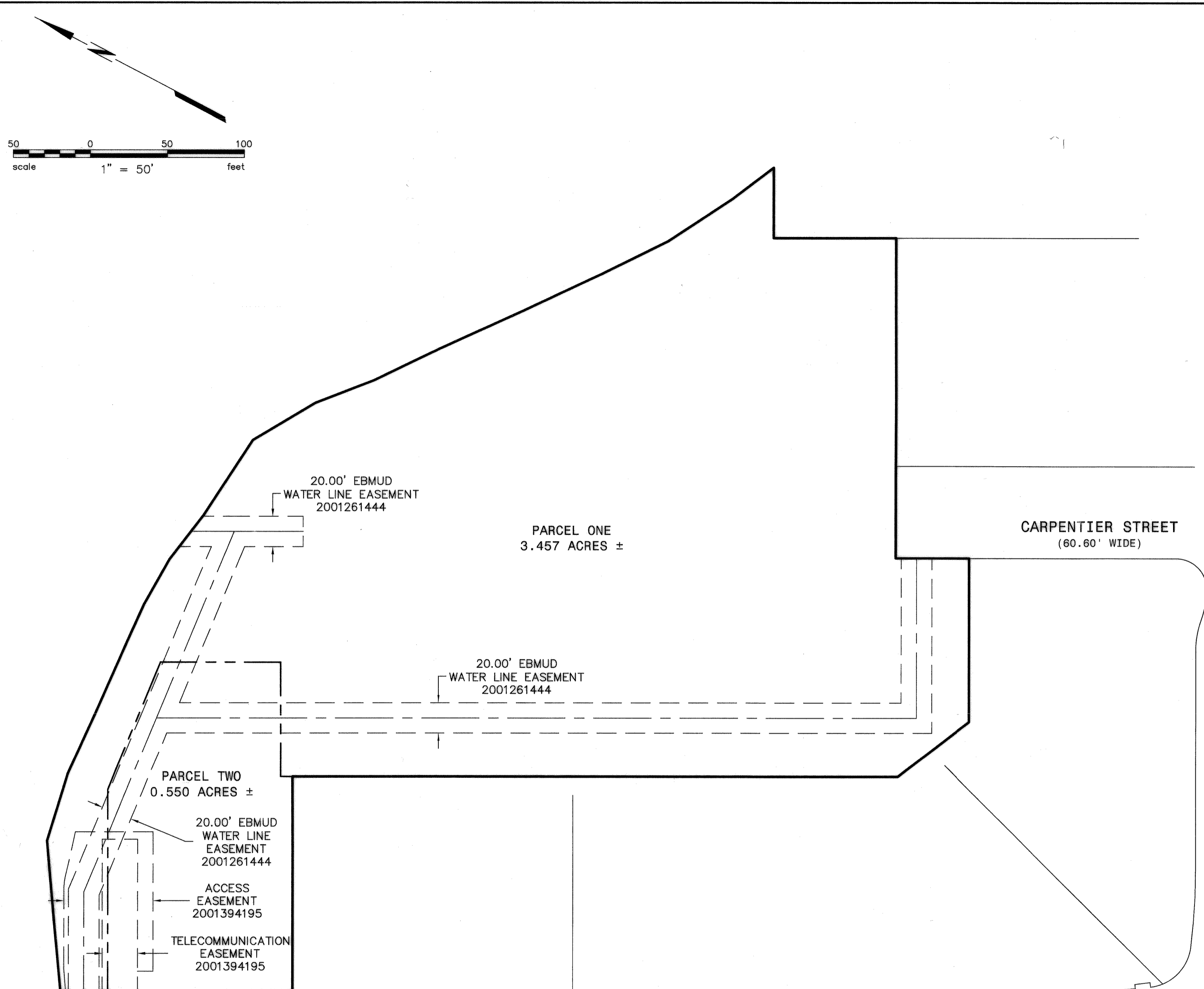
BASIS OF BEARINGS

THE BEARING OF N61°59'44"E BETWEEN FOUND MONUMENTS ON DAVIS STREET AS SHOWN ON THAT CERTAIN MAP OF RECORD ENTITLED, "PARCEL MAP 7758" FILED FOR RECORD OCTOBER 12, 2001, IN BOOK 260 OF PARCEL MAPS AT PAGES 82-83, ALAMEDA COUNTY RECORDS.

- NOTES**
1. SEE SHEET 3 FOR EXISTING EASEMENTS.
 2. DATE OF SURVEY: DECEMBER OF 2017
 3. ALL UNITS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
 4. ALL TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.

PARCEL MAP 10843

THE LANDS OF CREEKSIDE PARTNERS PARKING, LLC
 BEING A SUBDIVISION OF PARCEL D AS SHOWN ON THAT CERTAIN PARCEL MAP FILED OCTOBER 12, 2001, IN BOOK 260 OF PARCEL MAPS AT PAGES 82 AND 83, ALAMEDA COUNTY RECORDS
 CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
 DECEMBER 2019



BASIS OF BEARINGS

THE BEARING OF N61°59'44"E BETWEEN FOUND MONUMENTS ON DAVIS STREET AS SHOWN ON THAT CERTAIN MAP OF RECORD ENTITLED, "PARCEL MAP 7758" FILED FOR RECORD OCTOBER 12, 2001, IN BOOK 260 OF PARCEL MAPS AT PAGES 82-83, ALAMEDA COUNTY RECORDS.

NOTES

1. AN EASEMENT FOR ACCESS AND PARKING EXISTS ACROSS THE SUBJECT PARCELS AS DESCRIBED IN THAT EASEMENT AGREEMENT AND DECLARATION OF RESTRICTIONS RECORDED NOVEMBER 5, 2001, AS DOCUMENT 2001431790, ALAMEDA COUNTY RECORDS.
2. ALL UNITS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
3. ALL TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.

LEGEND:

- DISTINCTIVE BORDER
- INTERIOR PARCEL LINE
- - - - - EXISTING EASEMENT

DAVIS STREET
(WIDTH VARIES)

PARCEL MAP 10843

THE LANDS OF CREEKSIDE PARTNERS PARKING, LLC

 BEING A SUBDIVISION OF PARCEL D AS SHOWN ON THAT CERTAIN
 PARCEL MAP FILED OCTOBER 12, 2001, IN BOOK 260 OF PARCEL MAPS
 AT PAGES 82 AND 83, ALAMEDA COUNTY RECORDS

 CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
 DECEMBER 2019



ENGINEERS . SURVEYORS . PLANNERS

1646 NORTH CALIFORNIA BOULEVARD, SUITE 400
 WALNUT CREEK, CA 94596

SAN LEANDRO BOULEVARD
(80.63' WIDE)R1

CARPENTIER STREET
(60.60' WIDE)

PARCEL ONE
3.457 ACRES ±

PARCEL TWO
0.550 ACRES ±

20.00' EBMUD
WATER LINE EASEMENT
2001261444

20.00' EBMUD
WATER LINE EASEMENT
2001261444

20.00' EBMUD
WATER LINE
EASEMENT
2001261444

ACCESS
EASEMENT
2001394195


TELECOMMUNICATION
EASEMENT
2001394195

CITY OF SAN LEANDRO

MEMORANDUM

DATE: May 29, 2018

TO: Phillip Toste, Associate Engineer

FROM: Elmer Penaranda, Senior Planner 

SUBJECT: City Planner's Report on Parcel Map 10843; Creekside Plaza, San Leandro Boulevard, north of Davis Street; Creekside Partners Parking, LLC; BFK Engineering

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 10843, referenced above.

BACKGROUND

The subject area for Parcel Map 10843 is a 3.86 acre portion of the existing Creekside Plaza office campus (Creekside) at the northeast corner of Davis Street and San Leandro Boulevard, diagonally across the street from the Downtown San Leandro BART Station. The cumulative area of the Creekside campus is 6.41 acres.

The City Council and the City of San Leandro Redevelopment Agency with a Disposition and Development Agreement (DDA) between the Agency and the Developer approved Creekside on July 17, 2000. Creekside is developed with three office buildings and a parking structure. The first building, 1100 San Leandro Boulevard and the first phase of the parking structure was completed in 2002; the second building, 1000 San Leandro Boulevard was completed in 2005; and the third building, 500 Davis Street and the second phase of the parking structure was completed by 2010. The site is zoned DA-6 Downtown Area 6 District.

DETAILS OF PROPOSAL

The Parcel Map proposes to subdivide the subject site comprising 3.86 acres into the following two parcels:

Parcel 1

Parcel 1 would be 3.260 acres on the eastern edge of the site, adjacent to the San Leandro Creek. It would have street frontage on Carpentier Street via Davis Street. This parcel is already improved with off-street parking including a two-level, "L-shaped" parking structure.

Parcel 2

Parcel 2 would be 0.747 acres (35,539 square feet) on the western edge of the site fronting San Leandro Boulevard and its northern edge is adjacent to the creek. This parcel creates a lot for future development.

STAFF ANALYSIS

The two parcels conform to the DA-6 District zoning requirements. Both exceed the minimum area of 10,000 square feet and the minimum lot width of 100 feet in the DA-6 District (Zoning Code Section 2-678).

Parcel 1 includes the “L-shaped” parking structure that complies with the DA-6 District requirements. The structure maintains 40-feet from the Carpentier Street property line. It has setbacks of approximately 40- and 50-feet from the interior property line shared with the Creek, where the DA-District permits side property lines to zero-feet (Z.C. Section 2-680 A.). Note: Z.C. Section 2-680 F.2., in the DA-6 District permits front yard and rear yard setbacks are to be consistent with the prevailing conditions on each block. These requirements are not pertinent to Parcel 1 and the existing parking structure. The parking structure has a footprint of approximately 55,000 square feet and has a lot coverage of 39 percent, where 100 percent is permitted in the DA-6 District (Z.C. Section 2-684). The parking structure has a varying height of approximately 18- to 20-feet which complies with the maximum height of 75 feet that is permitted in the DA-6 District (Z.C. Section 2-682).

Parcel 2, applying DA-6 zoning requirements as noted in the previous paragraph, could permit a building with a front setback consistent with the prevailing conditions which is approximately 10 feet for the adjacent office building to the south, 1000 San Leandro Boulevard, and approximately six feet from the rear property line. Although zero setbacks are permitted for the side setbacks, it would be unlikely along the north side in order to maintain the signalized vehicular access and unlikely to the south side to comply with Building and Fire Codes. The building can be up to 75 feet tall. Note: Z.C. Section 2-686 B.2., in the DA-6 District permits a maximum 4.0 Floor to Site Area Ratio (FAR). This will be reviewed by the City at the time of any permitting for a future building.

Creekside, cumulatively, includes 228,293 square feet of floor area in the three office buildings and 712 off-street parking spaces. This equates to 3.1 spaces per 1,000 square feet of office building floor area. This exceeds the minimum requirement of 2.0 spaces per 1,000 square feet for office use (Z.C. Section 4-1704).

The proposed parcel map adequately defines the proposed parcel boundaries. The map conforms to the DA-6 Downtown Area zoning requirements. It provides opportunity to develop additional office space on Parcel 2. This is consistent with the General Plan Transit-Oriented Mixed Use, wherein the purpose of this designation is to provide for high-intensity land use that capitalizes on proximity to the San Leandro BART station. Office development comparable to the existing Creekside would be satisfactorily consistent with the General Plan.

SUMMARY AND RECOMMENDATION

1. Parcel Map 10843 is in conformance with the Zoning Code to divide the subject property into two parcels.
2. Parcel Map 10843 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 10843 is in compliance with the Subdivision Map Act (California Government Code).
4. Parcel Map 10843 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 10843 be approved.

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577
www.sanleandro.org



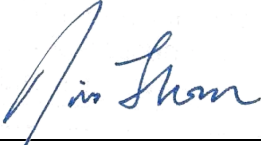
EXHIBIT A

**CITY ENGINEER'S REPORT
FOR
PARCEL MAP 10843
APN 075-0036-064-00**

FINDINGS:

Pursuant to the provisions of Section 7-1-520 of the San Leandro Municipal Code, I have examined Parcel Map 10843 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. There are no special conditions for the parcel map. Development shall meet all of the requirements in the Amended and Restated Disposition and Development Agreement, recorded at the Official Records of Alameda County on May 11, 2001.

Date: 6/4/2020



Nick Thom, P.E., City Engineer

Pauline Russo Cutter, Mayor _____

City Council: Victor Aguilar, Jr. Pete Ballew Deborah Cox
Ed Hernandez Benny Lee Corina N. López

