

IN THE CITY COUNCIL OF THE CITY OF SAN LEANDRO

RESOLUTION NO. 2022-XXX

RESOLUTION OF THE CITY OF SAN LEANDRO CITY COUNCIL TO APPROVE A VESTING TENTATIVE TRACT MAP TO SUBDIVIDE ONE 2.4-ACRE PARCEL INTO 18 SINGLE-FAMILY LOTS AND THREE PARCELS LOCATED AT 2824 HALCYON DRIVE (PLN21-0005)

WHEREAS, Chris Zaballos of D.R. Horton (“Applicant”) submitted an application for a Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map to demolish four existing residential and accessory structures, rezone site from Industrial Park (IP) and Residential Single-Family (RS) to Residential Single-Family with a Planned Development Overlay (RS(PD)) zoning district, subdivide the single parcel into 18 lots and three parcels, and construct 18-single family residences with associated circulation and landscape installations on a 2.4-acre site at 2824 Halcyon Drive (PLN21-0005) (“Project”); and

WHEREAS, 2824 Halcyon Drive (“Property”) consists of four existing residential and accessory structures to be demolished, located on a site comprising one parcel and approximately 2.4 acres in size; and

WHEREAS, in accord with the San Leandro Municipal Code Chapter 7-1, the applicant is concurrently requesting approval of Tentative Tract Map 8592 to subdivide the parcel into 18 lots for 18 single-family residences and three parcels for two private courts and one privately owned open space accessible to the public; and

WHEREAS, pursuant to and in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.; herein referred to as “CEQA”), the State of California Guidelines for the Implementation of the California Environmental Quality Act (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the "CEQA Guidelines"), the City is the “lead agency” for the preparation and consideration of environmental documents for the Project; and

WHEREAS, in conformance with CEQA, including Public Resources Code Section 21094.5, and the CEQA Guidelines, including Section 15183.3, which establish eligibility requirements for projects to qualify as infill projects for streamlining procedures provided in CEQA Guidelines Section 15183.3, the City prepared an Infill Checklist for the Project to evaluate the environmental impacts of the Project. The Infill Checklist reviews the analysis in prior EIRs certified by the City to determine if the Project would result in new project specific effects or a substantial increase in the severity of significant impacts identified in prior EIRs, and whether uniformly applicable development policies would substantially mitigate these impacts; and

WHEREAS, pursuant to Section 15183.3 of the California Environmental Quality Act (CEQA) Guidelines, the City prepared an Infill Environmental Checklist, dated March 2022 by Rincon Consultants, Inc. (Rincon) on behalf of the City. The Infill Checklist finds that, the proposed project qualifies as an Infill Project that would result in new specific effects. However, these effects would be substantially mitigated under uniformly applicable development policies and thus, no further environmental review is required; and

WHEREAS, the proposed Vesting Tentative Map was evaluated by the City Engineer and found to be in compliance with the requirements of the San Leandro Municipal Code, the

San Leandro Zoning Code, and the California Subdivision Map Act, and was subsequently scheduled for recommendation of the same before the Planning Commission in their capacity as the designated Advisory Agency under the Subdivision Ordinance; and

WHEREAS, on April 7, 2022, the Planning Commission, after consideration of all pertinent plans, documents, project application, Infill Checklist, entitlements, staff report, findings of fact, conditions of approval, public comments, and all other testimony and evidence presented at the public hearing, by a 4-1-2 decision recommended to the City Council the approval of the Zoning Map Amendment, and the Project; and

WHEREAS, the City Council held a duly noticed public hearing regarding the proposed Project on May 2, 2022, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the City Council fully considered the Project application, Infill Checklist, entitlements, staff report, findings of fact, conditions of approval, public comments, and all other testimony and evidence presented at the public hearing; and

WHEREAS, the City Council finds that the staff report and standards for approval reflects the City's independent judgement and analysis of the Project; and

WHEREAS, the Council finds that the proposed Vesting Tentative Tract Map for the Project, subject to the Project's Recommended Conditions of Approval, does satisfy the requisite findings of fact necessary for approval as further explained in the staff report and the recommended findings of fact and determinations associated with this Resolution, as identified in "Exhibit A", attached hereto and incorporated herein by this reference; and

WHEREAS, the City's General Plan, Zoning Code, and Municipal Code are incorporated herein by reference, and are available for review on the City's website.

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

In accordance with Chapter 7-1 of the City of San Leandro Municipal Code, the City of San Leandro City Council hereby makes the necessary findings of fact and determinations, identified as "Exhibit A" attached hereto and incorporated herein by this reference, to approve Vesting Tentative Tract Map 8592 identified as "Exhibit B" attached hereto and incorporated herein by this reference, to subdivide the parcel at 2824 Halcyon Drive into 18 single-family lots and three parcels.

Introduced by _____ and passed and adopted this 2nd day of May 2022, by the following vote:

Members of the Council:

AYES:

NOES:

ABSENT:

ATTEST: _____
Kelly B. Clancy, Acting City Clerk