

Exhibit A

**RECOMMENDED
FINDINGS OF FACT FOR DENIAL OF APL16-0002**

Appealing the Planning Commission Denial of PLN15-0031 to Modify
Planned Development PD-83-3
Greenhouse Marketplace at 699 Lewelling Boulevard
Brian Kriz on behalf of Weingarten Realty Investors (Appellant and Property
Owner)

Planned Development

- 1. That the proposed location of the use is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located.**

The proposed modification to Planned Development PD-83-3 fails to meet the primary objective of the Planned Development process because it detracts from the urban setting by removing architectural elements and building forms that are context sensitive to the site and replacing them with sign towers that have no relationship to the surrounding community.

The approved Planned Development (PD-83-3) established the underlying standards for the Greenhouse Marketplace shopping center design. Based upon the approved Planned Development, the overall design theme was intended to reflect the past use of the site as a greenhouse and nursery business, and the architectural design of all buildings in the center were generally consistent with each other in terms of building materials, colors, shape, proportion of structures, provision for signing, and landscape treatment. The proposed modifications to the existing façade includes removing the glass atrium features and replacing the features with sign towers/roofing and new paint color, which would be inconsistent with the original design intent and reduce architectural cohesion within the shopping center.

- 2. That the proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.**

The proposed project is not consistent with General Plan Goals 42 (Sense of Place) and 43 (Quality Construction and Design) because the proposed modifications would remove architectural elements that reflect community context and the unique characteristics of the site, and would replace them with

sign towers using standard corporate architecture that fails to acknowledge unique attributes of San Leandro.

Goal 42. The project is not consistent with General Plan Goal 42 because it does not promote a “sense of place” in San Leandro. The standard corporate architectural design, materials and color of the proposed project communicates a commercial development that is typical of shopping centers throughout the State. The design fails to orient to, or reflect the character of the surrounding community, and creates a sense of independent commercial development that is detached from the neighborhood and the shopping center as a whole.

Goal 43. The project is not consistent with General Plan Goal 43 because it does not contribute to the quality and overall image of the community. The proposed project eliminates existing elements (glass atriums) that are reminiscent of San Leandro’s past and reflect the image of the community. The project proposes to replace these elements with sign towers that fail to reflect the unique or distinct character of the community.

- 3. That the proposed use will comply with the provisions of this Code; including any specific condition required for the proposed use in the district in which it would be located.**

The Planned Development (PD) review process is used to determine whether a proposed use and improvements are compatible with the existing and proposed uses in the general vicinity. Furthermore, the PD process replaces rigid zoning standards with a mechanism for considering uses and improvements that enhance the area through the application of careful and imaginative treatments. The proposed modifications to Planned Development PD-83-3 do not alter building massing and form in a way that improves the sense of place or increases compatibility with the surrounding community. The proposed amendment would depart from the original provisions of PD-83-3 without providing an adequate substitute to reflect the current or historic context of the site. Further, the proposed amendment to PD-83-3 fails to integrate changes into the overall design and appearance of the shopping center, resulting in a mix of building materials, colors, and shapes that do not create an architectural theme or match the character of the existing buildings. Finally, the proposed changes would eliminate architectural elements that reflect the surrounding community and the past use of the site as a greenhouse and nursery business.

Although the existing glass atriums create on-going building maintenance issues, these elements could be replaced by new features of specific architectural interest at the site relating to the previous use and history or unique qualities of the City of San Leandro. The removal of these distinctive elements would result in a lost opportunity to preserve and enhance the special architectural interest of the Greenhouse Marketplace shopping center.

- 4. That the proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities, which cannot be mitigated.**

The proposed project would not alter the use of the project site or reconfigure on-site circulation, and would not modify access points to surrounding roads. Consequently, traffic patterns and circulation will be unchanged from existing conditions. There would be temporary disruption to circulation during the construction period, but the majority of disruption would be internal to the project site and would be temporary in nature.

- 5. The Planned Development Project Plan will provide superior urban design in comparison with the development under the base district zoning regulations.**

The proposed project does not provide superior urban design nor is it consistent with the architectural design adopted through Planned Development PD-83-3. The proposed project employs fairly predictable and generic building forms and colors for strip commercial malls and does not result in careful or imaginative treatment.

- 6. The Planned Development project includes adequate provisions for utilities, services, and emergency vehicle access; and that public service demands will not exceed the capacity of the existing and planned systems.**

The project site is currently served by utilities (e.g., water, wastewater, electricity, and gas), waste disposal services, and is designed to meet emergency vehicle access requirements. Proposed modifications to building entries and façade elements would not alter these conditions and would not increase the size of facilities or change demand for public and utility services.