

Findings of Facts

To approve the proposed Zoning Map Amendment, Site Plan Review, Conditional Use Permit and Administrative Exception (Height), the City Council must make certain findings of facts and/or determination pursuant to Zoning Code Sections 5.16.116, 5.08.124 and 4.08.116. Staff has analyzed the proposal and determined that the following required findings can be made.

Zoning Map Amendment

1. The amendment to the Zoning Map will not be detrimental to the public interest, health, safety, or welfare of the City.

The amendment to the Zoning Map will allow for the construction of an approximately 52,2590 square foot-warehouse that would incorporate mitigation measures to ensure that potential impacts to the environment are minimized and the site is designed with adequate parking, circulation, and security so that the proposal would not be detrimental to the public interest, health, safety, or welfare of the City.

2. The amendment to the Zoning Map is consistent with the City's General Plan and all specific plans and the purposes of the Zoning Code.

The proposed amendment to IG, Industry General, zoning designation is consistent with General Plan goals and policies as discussed in this staff report, including Land Use Policy LU-7.11, which aims to sustain the Mid-Washington Corridor between San Leandro Boulevard and Halcyon Drive/ Floresta Boulevard as a mixed and diverse industrial and commercial business corridor, and Land Use Policy LU-10.4: Industrial Sanctuary, which strives to protect industrial areas from incompatible uses. The proposed IG zoning would allow for the proposed warehouse to be developed in a suitable area for this type of use. There are no applicable specific plans.

Site Plan Review

1. The project is in compliance with the minimum requirements of this Code and are arranged as to achieve the intent of such requirements by providing a harmonious and orderly development that is compatible with its surroundings. Parking, loading, storage, and service areas are appropriately screened by building placement, orientation walls, and/or landscaping.

The development standards of the IG District (e.g., setbacks, parking, height, etc.) are met or exceeded by this project. The project enhances landscaping on the lot by exceeding tree planting requirements in the parking lot and along the site frontage – the front setback area is dedicated to landscaping. The project exceeds the minimum landscaping requirement of five percent. Fences and gates are sufficiently setback, which helps to minimize their appearance,

2. The building(s) has(have) adequate articulation, with appropriate window placement, use of detailing, and/or changes in building planes to provide visual interest. The exterior materials, finishes, detailing, and colors are compatible with those of surrounding structures. Visually incompatible elements, such as roof-mounted utilities, are fully screened from public view.

The building's architecture is modern, muted, and is typical and reflective of new warehouse developments in the area. The building is functional and comprised of basic rectilinear features involving horizontal and vertical design elements that are basic and inoffensive; the spandrel grey glazed windows, wood panels, paint palette, and decorative horizontal bands on the building add just enough visual interest to the structure but do not call attention to the structure.

3. The landscaping complements the architectural design, with an appropriate balance of trees, shrubs, and living ground covers, and provides adequate screening and shading of parking lots and/or driveways.

The landscaping complements the architectural design by providing screening and visual interest to the site. One street tree is required for every lineal foot of street frontage, which is 12 trees. The project includes 19 street trees, retaining 8 of the existing street trees. The remaining landscaping along Washington Avenue is comprised of shrubs, perennials, grasses, and ground cover. The landscaping will provide a sense of depth and screening to the building. The project exceeds the planting and landscaping requirement of 5 percent and will provide adequate screening and shading of parking lots and driveways.

4. Detail features, such as signs, fences, and lighting for buildings, parking lots, and/or driveways are visually consistent with the architectural and landscape design and minimize off-site glare.

The fences are conspicuously placed on the site, located more than 100 feet from the front property line and would be screened by landscaping. Conditions of approval are proposed to ensure that the project complies with current code requirements for landscaping, lighting, and signage at the time of building permit submittal.

Conditional Use Permit

1. The proposed location of the use is in accord with the objectives of this Code and the purposes of the district in which the site is located.

The project is located on a site surrounded by other industrial uses comprised of food distribution facilities, construction suppliers, storage facilities, and commercial printing facilities. The establishment of a warehouse facility in this location will help to protect existing industrial sites and allow for continued operation of existing manufacturing, distribution and storage, and other uses allowed within IG Districts. The project is subject to performance standards of the Zoning Code and its presence will help

reinforce and support these surrounding industrial uses from the adverse impacts of potential inharmonious uses.

2. 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.

As noted below, the project is consistent with the City's General Plan. This project is an investment in the Mid-Washington Business District, the development will occur on what is currently vacant and underutilized parcels of land, this project, when completed, may help to increase the value of surrounding properties with the public improvements that it will bring and/or pay into, and help spur further development in the area. With the recommended mitigation measures and conditions of approval related to performance standards, the project would not be detrimental to the public health, safety, or welfare, of persons in the vicinity nor would it be detrimental to properties or to the general welfare of the City.

3. 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 proposed project is consistent with the development standards of the Zoning Code as demonstrated in the staff report and in Attachment 3 to the staff report. The project site meets all the development standards for the IG zone, including but not limited to, lot coverage, setbacks, FAR, parking, and the height will be consistent with the Zoning Code with the approval of the requested Administrative Exception (Height).

4. 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 environmental review for the project determined that it would not create adverse impacts on traffic nor create demand exceeding the capacity of public services. The project would be required to pay impact fees, offsetting impacts to public services, is in an urban area already served by the Alameda County Fire Department and San Leandro Police Department, and would not generate demands on the City park system. Intersections would operate at their existing service levels and the project would negligibly contribute to traffic at adjacent intersections and is in an area where existing vehicle miles traveled (VMT) per worker are below average thereby not creating an impact on VMT.

Administrative Exception (Height)

1. The proposal would not be detrimental to public health, safety or welfare and would not cause undue damage, hardship, nuisance or other detriment to persons or property in the vicinity.

The proposed administrative exception for height would not be detrimental to public health, safety or welfare and would not cause undue damage, hardship, nuisance or other detriment to persons or property in the vicinity due to the industrial nature of the surrounding area and is not located in an airport zone. The recommended conditions of approval will maintain the character of the industrial area, promote the use of the existing industrial area, and prevent impacts to the adjacent uses.