

Exhibit A

**City of San Leandro
Community Development Department
Planning Services Division**

RECOMMENDED FINDINGS OF FACT

**PLN21-0002
2181 Doolittle Drive
Alameda County Assessor's Parcel Number 077A-0697-001-11
P. Sandhe (Applicant), Niknat Investors LLC (Property Owner)**

The Board of Zoning Adjustments hereby approves PLN21-0002, subject to the following findings:

CEQA Environmental Review

This project (PLN21-0002) is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301 as it is an Existing Facility that involves minor alterations and negligible expansion of use with interior improvements.

Conditional Use Permit Findings

Per Zoning Code §2.08.204.C.2 a Conditional Use Permit is required for an animal hospital in the CN(S) Commercial Neighborhood District (Special Review Overlay District).

- 1. That 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 location of the proposed animal hospital use is in accord with the objectives of the Zoning Code and the Commercial Neighborhood (CN) zoning district in which the site is located. The purpose of the CN zoning district is to provide sites for businesses serving the daily needs of nearby residential areas, subject to development standards that prevent significant adverse effects on adjoining neighborhoods. The site historically contained a non-conforming 7,500 square foot grocery store that was destroyed in a fire in 2015. The new retail building at the subject site contains three tenant spaces, one of which would be occupied by the animal hospital.

- 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 proposal is consistent with City of San Leandro General Plan goals, objectives,

and policies related to Neighborhood Commercial (CN). This designation corresponds to small shopping centers or clusters of streetfront buildings with local-serving businesses and services. Allowable uses include groceries, local-serving offices, pharmacies, laundromats, dry cleaners, restaurants, and other businesses that serve the daily needs of nearby residential areas. An animal hospital use will be consistent with the City of San Leandro's General Plan for the CN land use designation by providing local-serving businesses that serve daily needs. The proposed animal hospital use, with the incorporation of the recommended conditions of approval, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the area since the proposed use will be using a vacant tenant space in a new retail building. The following General Plan goals, policies, and actions will apply (note: LU-Land Use; ED-Economic Development):

Policy LU-7.2 - Adaptive Reuse. Encourage private reinvestment in vacant or underutilized industrial and commercial real estate to adapt such property to changing economic needs, including the creation of flex/office space and space for technology-driven businesses.

Action LU-7.6.C - Marina Boulevard West. Undertake improvements to Marina Boulevard between I-880 and the San Leandro Shoreline to enhance this area as a "gateway." Zoning for properties with frontage on Marina Boulevard should support the transformation of this corridor into an attractive, dynamic business district connecting Downtown San Leandro and the BART Station with new development at the San Leandro waterfront.

GOAL LU-8. Establish excellent community and neighborhood-serving retail and entertainment uses.

Policy LU-8.1 - Retail Hierarchy. Maintain a range of retail uses in the City, consisting of: (c) Neighborhood shopping districts located within subareas of the City, providing basic goods and services within easy access of neighborhood residents.

Policy LU-8.4 - Neighborhood Shopping Centers. Promote reinvestment in the City's neighborhood shopping centers, with an emphasis on new retail uses that serve the adjacent neighborhoods and contribute to the overall vitality of the centers.

GOAL ED-2. Create an environment in which local business can prosper.

Policy ED-2.7 - Small Businesses. Create a supportive environment for small businesses, particularly locally-owned retail and service businesses Downtown and in the city's neighborhood centers.

- 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 proposed animal hospital use would be located within an existing vacant tenant space in a new retail building. The existing new retail building and site meets

requirements for height, yard setbacks, landscaping, floor area ratio, and lot coverage. Tenant improvements are proposed to the interior of the tenant space to accommodate the animal hospital. The Board of Zoning Adjustments, in considering the conditional use application for the proposed use, will require specific conditions of approval to ensure the proposed use will be compatible with the existing site improvements and the immediate neighborhood.

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 site has a new retail building and once contained a non-conforming retail building that was destroyed by fire in 2015. The 31 parking spaces at the site are reasonable to meet the demand expected at the site for employee and customer parking for retail and commercial uses. The site is well situated to serve vehicle, pedestrian and bicycle traffic and is in close proximity to a San Leandro Links shuttle across the street. The animal hospital use would serve adjacent and surrounding areas. The subject site and immediate area are currently served by adequate public utilities and infrastructure, including but not limited to the gas and electric company, the water district, waste disposal, and police and fire departments.