

**City of San Leandro Board of Zoning Adjustments**

**RESOLUTION NO. 2023-002**

**A RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS  
OF THE CITY OF SAN LEANDRO**

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**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT  
PLN21-0030  
1411 BANCROFT AVENUE**

**WHEREAS**, Allen Leung, 1411 Bancroft Avenue, LLC ("Applicant and Property Owner") submitted an application for a Conditional Use Permit for a Group Housing use to establish an assisted care facility for the elderly with up to 15 residents, including associated improvements to existing buildings, circulation, parking and landscaping on a 14,325 square foot parcel located at 1411 Bancroft Avenue, zoned RM-1800 Residential Multi-Family, (PLN21-0030) ("Project"); and

**WHEREAS**, 1411 Bancroft Avenue ("Property"), the subject site is a 14,325 square foot parcel that contains three buildings that include a multi-family building, carport, and single-family house; and

**WHEREAS**, the Property is zoned RM-1800 Residential Multi-Family and has a General Plan designation of Medium High Density Residential; and

**WHEREAS**, a Conditional Use Permit is required for a Group Housing land use on the subject Property as per Section 2.04.204.B.4 of the San Leandro Zoning Code; and

**WHEREAS**, the Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301, Existing Facilities; and

**WHEREAS**, the Board of Zoning Adjustments held a duly noticed public hearing regarding the proposed Project on February 2, 2023, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the Board of Zoning Adjustments fully considered the Project application and entitlements, applicant's statements, staff report, findings of fact, conditions of approval, public comments, and all other testimony and evidence presented at the public hearing; and

**WHEREAS**, the Board of Zoning Adjustments finds that the staff report, Categorical Exemption from CEQA, and standards for approval reflects the City's independent judgement and analysis of the Project; and

**WHEREAS**, the Board of Zoning Adjustments finds that the proposed Project does satisfy the requisite findings of fact necessary for approval as further explained in the staff report and the findings of fact associated with this Resolution, as identified in "Exhibit A" attached to this Resolution; and

**WHEREAS**, the City's General Plan and the Zoning Code are incorporated herein by reference and are available for review at City Hall during normal business hours and on the City's website.

**NOW, THEREFORE, BE IT RESOLVED THAT:** The forgoing recitals are true and correct and made part of this resolution.

**BE IT FURTHER RESOLVED THAT:** The Board of Zoning Adjustments of the City of San Leandro does hereby make the following findings and determinations regarding the proposed Project PLN21-0030:

1. The proposed Project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 - Existing Facilities.
2. The Board of Zoning Adjustments of the City of San Leandro does hereby make the necessary findings and determinations required by Sections 5.08.124 of the City of San Leandro Zoning Code to approve the Conditional Use Permit to establish a Group Housing use for an assisted care facility for the elderly to serve 15 residents, as further explained in the staff report and findings of fact for approval as set forth in "Exhibit A" attached hereto and incorporated herein by this reference.
2. Based on the findings and determinations, the Board of Zoning Adjustments of the City of San Leandro does hereby approve the Conditional Use Permit to establish a Group Housing use for an assisted care facility for the elderly to serve 15 residents (PLN21-0030) located at 1411 Bancroft Avenue subject to the Conditions of Approval, as further set forth in "Exhibit B" attached hereto and incorporated herein by this reference.

**PASSED, CONDITIONALLY APPROVED, AND ADOPTED**, on this 2<sup>nd</sup> day of February 2023 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Dylan Boldt,  
Chair of the Board of Zoning Adjustments

**ATTEST:**

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Avalon Schultz, AICP  
Secretary to the Board of Zoning Adjustments