

Exhibit A

FINDINGS OF FACT FOR APPROVAL OF

PLN17-0061

**1604 and 1642 San Leandro Boulevard
S. Criscimagna, Eden Housing, Inc. (Applicant)
Parrott Street Investors, LLC (Property Owner)**

The Board of Zoning Adjustments hereby approves the Categorical Exemption from CEQA and Site Plan Review, subject to the following findings:

Categorical Exemption Finding

Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15332, In-Fill Development Projects meeting the conditions listed below, is categorically exempt from CEQA.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project is consistent with the City's Downtown Transit Oriented Development Strategy and the Downtown Area development standards.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project is a redevelopment of existing developed properties located in the City's downtown area located within a ½ mile of a major transit station.
- (c) The project site has no value as habitat for endangered, rare or threatened species. The site is a partially developed parcel west of the Downtown area with no habitat value.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is located along an arterial that is highly served by transit services. The project is within a 1/2 mile of a major transit station and retail services.
- (e) The site can be adequately served by all required utilities and public services. The site is currently served by all utilities and public services and the project will have no impact on existing service capacity.

The project qualifies as categorically exempt from CEQA as the proposal meets the criteria listed from (a) through (e) listed above.

Site Plan Review Findings

- A. Site plan elements (such as but not limited to: building placement, yard setbacks, size and location of landscape areas, parking facilities and placement of service areas) are 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 proposed five-story multi-family residential building would be harmonious and compatible within the existing commercial and residential context of San Leandro Boulevard and downtown area. The proposed multi-family development complies with the DA-4 Downtown Area 4 District requirements for minimum setbacks. The highest levels of the building's roof lines would be a range of 60 feet which is the maximum allowed. The resulting total lot coverage would be 88%

where 100% is the maximum allowed in the DA-4 District. The required off-street parking would be met with the 31 space parking garage.

In addition, the site planning and architectural design deemphasizes vehicle parking, storage areas and service areas, where they are not visible from the public right-of ways (streets) or adjacent properties. The trash enclosure is integrated into the design of the building inside the parking garage.

- B. The building has 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.**

The proposed five-story development is provided articulation to all four sides of the building especially the two street frontages, San Leandro Boulevard and Parrott Street (i.e., varying wall planes and roof lines, using multiple colors, materials and finishes). The design creates visual interest and lessens the appearance of bulk and mass of the building. This articulation satisfies the TOD development guidelines and enhances the San Leandro Boulevard and Parrott Street streetscapes. In addition, the frontage elevations include entrances, stoops and porches facing the street for the San Leandro Boulevard residences and the main entry to the apartment lobby faces Parrott Street. Together these encourage pedestrian use of the sidewalk. Parking is kept out of sight to preserve the pedestrian environment. The design de-emphasizes the automobile. The driveway access is minimized along the Parrott Street frontage.

- C. 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 along the frontages complements the architectural design, with an appropriate balance of trees, shrubs, and ground cover. The trees are appropriate and specified at 15 gallons in size. The minimum size for the shrubs will be required to be five gallons and the ground covers be one gallon or from flats with the necessary spacing to cover the planter areas in a growing season. The design of the project having a podium over parking effectively conceals the vehicle parking. Access to the parking garage is minimized to one driveway.

- D. 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 project design does not include open parking lot that would create off-site glare. Conditions of approval are included that would prohibit light from the property spilling onto adjacent properties or create off-site glare. In the event there is a fence and/or sign, they will be required to meet the Zoning Code requirements that apply to them.