

**RECOMMENDED
FINDINGS OF FACT FOR APPROVAL**

**PLN16-0051
1936 E.14th Street
Alameda County Assessor's Parcel Number 77-572-19
D. Le (applicant/property owner)**

The Board of Zoning Adjustments hereby approves the Conditional Use Permit and Categorical Exemption from CEQA to allow Retail Services for a beauty salon use within the existing building at 1936 E. 14th Street, subject to the following findings:

Conditional Use Permit Findings

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

Retail Services are permitted in the SA-2 – South Area-2 Zoning District with a Conditional Use Permit (Section 2-630.C.25). The beauty salon use is in accordance with the purpose of the SA-2 Zoning District, which is to provide for a mix of uses and implement the East 14th Street South Area Development Strategy, which is intended to revitalize the southern portion of the East 14th Street Corridor by attracting desirable uses. The beauty salon use is a viable use that will be compatible with its adjacent commercial uses on E. 14th Street that include a gas station and a retail furniture store.

- 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 in or working in or adjacent to the neighborhood of such uses; and will not be detrimental to such properties or improvements in the vicinity or to the general welfare of the City.**

The proposed beauty salon use conforms to the General Plan, which designated the property as Corridor Mixed Use which allows a mix of commercial and residential uses oriented in a linear development pattern along major transit-served arterials such as E. 14th Street. In the Corridor Mixed Use area a range of commercial and office uses are permitted, primarily serving neighborhood and community needs. As Retail Services are conditionally permitted in the South Area-2 District, the Zoning Code accepts the conditional compatibility of the beauty salon use with the Corridor Mixed Use designation. The proposed beauty salon use ensures that the following General Plan goal and policies are achieved:

Policy LU-2.1 Complete Neighborhoods. Strive for “complete neighborhoods” that provide an array of housing choices; easy access to retail stores, commercial services, and medical care; quality public schools; great parks and open spaces; affordable transportation options; and civic amenities.

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

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

Goal ED-4 Create attractive, economically vibrant commercial areas that are easily accessible to San Leandro residents and employees.

Policy ED-4.1 Retail Diversity. Encourage a diverse range of commercial uses, offering goods and services that fully meet the needs of San Leandro residents and businesses.

Policy ED-4.2 Improving the Retail Mix. Achieve a retail mix that includes small, locally-owned businesses as well as large national retailers.

With the incorporation of the recommended Conditions of Approval the proposed beauty salon use will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the area, since the use would be located in an existing building that was formally used as a retail space for a shades/blinds store and flag shop and the site is adjacent to commercial businesses.

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

Interior tenant improvements, building signage, and other on-site improvements are proposed for the property, which will renew the occupancy of this older commercial building and will ensure that the building is maintained and revitalized. Retail Services, is a conditionally permitted use in the South Area-2 District. The Board of Zoning Adjustments, in considering the conditional use application, will require specific Conditions of Approval (i.e., orderly use of the property, site maintenance, adherence to proposed plans) to ensure that the proposed beauty salon use will be compatible with the existing site improvements and 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.

No expansion of the building area is proposed. The days and hours of the proposed beauty salon operation are consistent with other retail sales and

retail service uses located along E. 14th Street. The existing site is adequately served by street access from E. 14th Street and provides off-street parking in a rear parking lot. The City's Engineering and Transportation Department and Alameda County Fire Department staff have reviewed the site and find it acceptable for both emergency vehicle and regular traffic access and transit requirements. The proposed beauty salon use at the existing retail building will not increase the burden on existing public facilities, utilities or infrastructure.

California Environmental Quality Act Categorical Exemption Findings

This item is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15303 (c) as it is a conversion of a small structure from one use to another where only minor modifications are made in the exterior of the structure and it does not exceed 2,500 square feet in floor area.