

NOTICE OF EXEMPTION

To: County Clerk
Alameda County
1225 Fallon
Oakland, California 94612

From: City of San Leandro
Development Services Department
835 East 14th Street
San Leandro, California 94577

Project Title: Galvan Building, 1695 Washington Avenue, San Leandro California (PLN16-0050) .

Project Location - Specific: 1659-1695 Washington Avenue (northwest corner of Washington Avenue and Thornton Street. Alameda County Assessor's Parcel Numbers 75-6-5-1 and 75-6-6-1 .

Description of Project: Conditional Use Permit and Site Plan Review to construct a 60-unit multi-family residential building, which includes 57 one bedroom units and three two bedroom units,. The proposed new building would be four-story construction above parking levels that would contain 73 parking spaces. J. Burns, Collaborative Design Architects, Inc., applicant; G. Galvan, property owner; DA-1 Downtown Area 1 District (PLN16-0050) .

Name of public agency approving project: City of San Leandro

Name of person or agency carrying out project: City of San Leandro

Exempt status: (Check One)

- ☐ Ministerial (§21080(b)(1); 15268)
- ☐ Declared Emergency (§21080(b)(3); 15269(a))
- ☐ Emergency Project (§21080(b)(4); 15269(b) and (c))

☒ **Categorical Exemption.** State Type and section number:

Article 19, Section 15332 (a) through (e). In-Fill Development Project .
(state type and section number, if categorical exemption)

☐ Statutory Exemption. State code number:

(state code number, if statutory exemption)

Reasons why project is exempt: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies, Downtown San Leandro Transit-Oriented Development Strategy, as well as with applicable zoning designation and regulations. In the General Plan, the subject property is designated Downtown Mixed Use (MUD). It is zoned DA-1, Downtown Area 1 zoning district. In the DA-1 District the minimum density is 35 units per acre (one unit per 1,245 square feet) and the maximum density is 100 units per

acre (one unit per 435.6 square feet). A density bonus of 20 percent to the maximum is permitted for projects with an average unit size less than 750 square feet (Zoning Code Section 2-636 B. 22.). The proposed 60 units on 22,500± square feet equal a density of 116 units per acre. The 60 units comprise a total leasable area of 43,704 square feet. The average unit size equals 728 square feet, thus the project is permitted a density bonus of 20 percent. The 116 units an acre complies with the 100 units per acre plus the 20 units per acre density bonus - 120 unit maximum. The proposed plan conforms to the DA-1 Downtown Area District requirements such as front setback along Washington Avenue and street side yard setback along Thornton Avenue. The interior side and rear yard setbacks are permitted to be zero setbacks. The proposed building heights ranging between e of 58.67 feet to 63.3 feet is below the 75 feet maximum permitted in the DA-1 District. The 73 parking spaces serving the proposed 60 units equal 1.22 spaces per unit and satisfies the required parking of 1,0 space per unit for multi-family projects located within one-quarter mile of BART. In the DA-1 District, 100 percent site coverage is permitted and there is no maximum Floor Area Ratio (FAR) for residential projects. The proposal is approximately at 90 percent site coverage with about 2.0 FAR.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The 22,500 square foot development site equals 0.52 acre; less than the five acres.

(c) The project site has no value as habitat for endangered, rare or threatened species. The site is an urban setting and already developed with an automotive service use on the southern 15,000 square foot portion and a single-family residence on the northern 7,500 square foot portion. There are no evident habitat for any endangered, rare or threatened flora or fauna.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Granting approval of a 60 unit multi-family building on the site would not result in any significant effects to traffic circulation, traffic patterns, and existing noise levels. In addition, the residential use would not generate any particulates or emissions to affect air quality nor would the residential use create or discharge substances that would affect water quality.

(e) The site can be adequately served by all required utilities and public services. The site located in an urban area (City of San Leandro Downtown Area) is adequately served by all necessary utilizes (i.e., electric, gas, water,

sanitary, cable television, communications, recyclable and solid waste services, public transportation, etc.). The project qualifies as categorically exempt from CEQA as the proposal meets the criteria listed from (a) through (e) listed above.

Lead Agency Contact Person: Elmer Penaranda

Area Code/Telephone: 510-577-3314

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes ☐ No ☒

Filed with

(Signature) 

on

(Print Name) Elmer Penaranda

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(Title) Senior Planner

(Date) January 12, 2017