



Legislation Details (With Text)

File #: 17-139 **Version:** 1 **Name:** Gen Plan Conf Finding-Beecher Sublease
Type: Staff Report **Status:** Filed
In control: Planning Commission
On agenda: 3/16/2017 **Final action:** 3/16/2017
Enactment date: **Enactment #:**
Title: General Plan Conformity Finding Regarding the Proposed Sub-Leasing of Caltrans Property Beneath the Beecher Street Underpass and located near the intersection of Beecher Street and Davis Street (Freeway Lease Area or FLA # 04-ALA-112-1)
Sponsors: Cynthia Battenberg
Indexes:
Code sections:
Attachments: 1. Attachment A_Aerial, 2. Attachment A1, 3. Attachmt B_Land Use Map

| Date | Ver. | Action By | Action | Result |
|-----------|------|---------------------|--------------------|--------|
| 3/16/2017 | 1 | Planning Commission | Received and Filed | Pass |

General Plan Conformity Finding Regarding the Proposed Sub-Leasing of Caltrans Property Beneath the Beecher Street Underpass and located near the intersection of Beecher Street and Davis Street (Freeway Lease Area or FLA # 04-ALA-112-1)

SUMMARY AND RECOMMENDATION

The City of San Leandro desires to sub-lease a property that it leases from Caltrans to a new tenant as the previous sub-tenant recently moved out.

Staff recommends that the Planning Commission find that the proposed sub-leasing of the property beneath the Beecher Street Underpass located near the intersection of Beecher Street and Davis Street (FLA # 04-ALA-112-1) is consistent with the City’s 2035 General Plan.

BACKGROUND AND DISCUSSION

The City of San Leandro entered into a 99 year lease for the subject underpass property (FLA # 04-ALA-112-1) (the “Property”), which is 11,125 square feet, with Caltrans in December 1983. The most recent sub-tenant was HD Supply White Cap, a distributor of specialty hardware, tools, materials, and safety supplies for concrete and general contractors. HD Supply White Cap used the Property for equipment and supply storage. With the recent departure of HD Supply White Cap, the City is seeking to issue a Request for Proposals for sub-tenants shortly and then enter into a new sub-lease with a qualified tenant who will continue to use the Property for supplies, equipment and/or product storage. The new sub-lease will be subject to City Council approval.

LOCATION & LAND USE DESIGNATIONS

Attachment A provides an aerial view of the Property that is the subject of this General Plan

conformity finding and the surrounding vicinity. Attachment A1 provides an enlarged parcel map view of the Property. Attachment B is the General Plan Land Use Map of the Property (FLA # 04-ALA-112-1). The land use designation for the Property is General Industrial (IG). Under the General Plan, the General Industrial land use “areas may contain a wide range of manufacturing, transportation, food and beverage processing, technology, warehousing, vehicle storage, office flex, and distribution uses. A limited range of commercial uses also is permitted in these areas....”

The Property is surrounded to the immediate north, south, east and west by properties with the IG land use designation. Two major commercial shopping areas are further east of the Property: Costco (with a General Commercial or CG land use designation) and Westgate Shopping Center (with the Industrial Transition or IT land use designation which resulted from the 2035 General Plan adopted in September 2016).

The subject site is zoned General Industrial (IG) and surrounded to the immediate north, south, east and west by properties with the IG zoning designation. Further east of the subject property, Costco has an Industrial Park (IP) zoning designation and Westgate Shopping Center has the Industrial Transition (IT) zoning designation.

REQUIRED PLANNING COMMISSION ACTION

Under Government Code Section 65402, the Planning Commission must find that the proposed disposition of property, in this instance, a sub-lease of the Property by the City, is in conformance with the General Plan. The sub-lease of the Property is consistent with the following policy of the 2035 General Plan:

Policy LU (Land Use)-10.4 - Industrial Sanctuary

Protect the City’s major industrial areas from encroachment by uses that are potentially incompatible with existing viable industrial activities, or which may inhibit the ability of industry to operate effectively.

ENVIRONMENTAL REVIEW

The General Plan Conformity Finding is not subject to the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378, in that it is not a project as defined by CEQA.

PUBLIC OUTREACH

This item was noticed by posting of the Planning Commission meeting agenda.

ATTACHMENTS

- Attachment A- Aerial Photograph of FLA # 04-ALA-112-1
- Attachment A1 - Enlarge Parcel Map of FLA # 04-ALA-112-1
- Attachment B- General Plan Land Use Map of FLA # 04-ALA-112-1

PREPARED BY: Tom Liao, Deputy Community Development Director, Community Development Department