



Legislation Details (With Text)

<b>File #:</b>	16-159	<b>Version:</b>	2	<b>Name:</b>	Resolution 2016-01 Greenhouse Market
<b>Type:</b>	Planning Commission Resolution	<b>Status:</b>	Passed	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	5/19/2016	<b>Final action:</b>	5/19/2016	<b>Enactment #:</b>	Reso 2016-001 PC
<b>Enactment date:</b>	5/19/2016				
<b>Title:</b>	Resolution No. 2016-01 of the Planning Commission to Deny PLN15-0031, a Request to Modify Planned Development PD-83-3 for Greenhouse Marketplace at 699 Lewelling Boulevard				
<b>Sponsors:</b>	Sally Barros				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Exhibit A: Findings for Denial				

Date	Ver.	Action By	Action	Result
5/19/2016	2	Planning Commission	Adopted	Pass
3/17/2016	1	Planning Commission	Continued	Pass

**Resolution No. 2016-01 of the Planning Commission to Deny PLN15-0031, a Request to Modify Planned Development PD-83-3 for Greenhouse Marketplace at 699 Lewelling Boulevard**

**WHEREAS**, Tom Wilson Architect, Inc. (the “Applicant”) submitted an application for major modifications to the façade at 699 Lewelling Boulevard/Greenhouse Marketplace (PLN 15-0031) (“Project”) consisting of removing the glass atrium features and replacing features with sign towers/roofing, adding stone veneers to columns, and new paint color. The Project includes an application for an amendment to the existing Planned Development (PD-83-3); and

**WHEREAS**, the Greenhouse Marketplace was built approximately 30 years ago, with slight modifications in 2003 (99 Cent Only Stores), 2005 (Safeway), and 2011 (McDonalds); and

**WHEREAS**, the proposed Project site is currently zoned (CC) Commercial Community District and has a General Plan designation of General Commercial. The Project site is bordered by Interstate-880 and Interstate-238 to the northeast; residential, and commercial to the west; and commercial, public uses, and residential to the south; and

**WHEREAS**, the project is exempt from environmental review pursuant to the California Environmental Quality Act per (CEQA) Guidelines, Article 19 Section 15301 Existing Facilities; and

**WHEREAS**, the Planning Commission reviewed the staff report, including comments, and has formulated independent judgment and analysis on the potential impacts from the Project; and

**WHEREAS**, the Project also requires a Planned Development Project Approval, pursuant to 3-1012 of the Zoning Code, and does not satisfy all the requisite findings as further explained in the

staff report associated with this resolution; and

**NOW, THEREFORE IT IS RESOLVED THAT:**

The forgoing recitals are true and correct and made part of this resolution.

**BE IT FURTHER RESOLVED THAT:** The Planning Commission of the City of San Leandro does not hereby make the findings and determinations required by section 5-2212 and 3-1018, of the City of San Leandro Zoning Code as further explained in the staff report and findings of fact for denial set forth in Exhibit A attached hereto and incorporated herein by this reference, and denies the proposed Planned Development modification.

**PASSED AND ADOPTED,** denial of the modification to the existing Planned Development, respectively, this 19th day of May 2016 by the following vote:

AYES-

NOES-

ABSENT-

ABSTENTION-

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Planning Commission, Chairperson

ATTEST:

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Planning Commission, Secretary