



## Legislation Text

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**File #:** 18-461, **Version:** 1

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**RESOLUTION** of the City of San Leandro City Council to Approve a Categorical Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Article 19, Categorical Exemptions, Section 15303(b), “New Construction or Conversion of Small Structures,” for a Rezone, Planned Development, Site Plan Review, and Vesting Tentative Map for six-unit residential townhouse condominiums at 342 Marina Boulevard, Alameda County Assessor’s Parcel Number 75-82-10 (PLN17-0049)

**WHEREAS**, G.K. Wong, GKW Architects, Inc. c/o property owner (the “Applicant”) submitted an application (PLN17-0049) for a Rezone from RM-1800 Residential Multi-family District to RM-1800 (PD) Residential Multi-family District, Planned Development Overlay District; Planned Development, Site Plan Review, and Vesting Tentative Map Tract No. 8475 to construct a subdivision consisting of six attached three-story townhouse condominiums comprising between 1,168- to 2,116-square feet of living area at 342 Marina Boulevard (“Project”). The Project includes applications for a Planned Development with a corresponding overlay placed on the Zoning Map (the “Zoning Map”), a Site Plan Review, and a Vesting Tentative Map; and

**WHEREAS**, the proposed Vesting Tentative Map would subdivide a single-lot into six condominium units in two buildings and common areas; and

**WHEREAS**, the proposed site for the Project is an interior lot on the north side of Marina Boulevard, between Clarke Street and Washington Avenue encompassing 12,000 square feet (0.28 acre), measuring 100 feet wide and 120 feet deep. The proposed site for redevelopment is relatively flat, is surrounded by existing development on all sides, and consists of a single-family home that has been modified over the years and has no designated historic or cultural significance; and

**WHEREAS**, the proposed Project site is currently zoned RM-1800 Residential Multi-family District and has a General Plan land use designation of Medium-High Density Residential. The density, bulk, and massing of the Project is consistent with other residential buildings in the surrounding neighborhood. The Project site and the adjacent parcels to the west, north, and east are zoned RM-1800 Residential Multi-family District. Across the street, the Boys’ and Girls’ Club site is zoned PS(S) Public Semi-Public, Special Overlay District and the properties east of it are zoned RD

Residential Duplex District; and

**WHEREAS**, the Zoning Map currently designates the Project site as RM-1800 Residential Multi-family District. The Applicant proposes to amend the Zoning Map to identify the Project site as RM-1800(PD) Residential Multi-family District, Planned Development Overlay District; and

**WHEREAS**, the Project also requires a Planned Development approval, pursuant to section 3-1012 of the Zoning Code, a Site Plan Review approval, pursuant to section 5-2502 A. of the Zoning Code, and Tentative Map approval, pursuant to section 7-1-325 of the Municipal Code, and satisfies all the requisite findings as further explained in the staff report associated with this resolution; and

**WHEREAS**, the City determined that the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Article 19, Categorical Exemptions, Section 15303(b), "New Construction or Conversion of Small Structures." In urbanized areas, this categorical exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units; and

**WHEREAS**, the Planning Commission of the City of San Leandro did on the 16th day of August, 2018, hold a duly noticed Public Hearing for consideration of the Project and did consider all public comments and testimony provided prior to and during the hearing. Following the public hearing, the Planning Commission adopted Resolution No. 2018-003 recommending that the City Council adopt the Categorical Exemption from CEQA, which is incorporated herein by reference: and

**WHEREAS**, the Planning Commission reviewed the staff report and the Categorical Exemption from CEQA, reflecting the City's independent judgment and analysis of the Project; and

**WHEREAS**, location and custodian of the Categorical Exemption, and other documents that constitute a record of proceedings for the Project is the City of San Leandro, 835 East 14th Street, San Leandro, California 94577; and

**WHEREAS**, the Project files and the City's General Plan, Zoning Code, and Municipal Code are incorporated herein by reference, and are available for review at City Hall during normal business hours.

**NOW, THEREFORE**, the City Council of the City of San Leandro does **RESOLVE** as follows:

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

**BE IT FURTHER RESOLVED THAT:** The City Council of the City of San Leandro does hereby make the following findings and determinations regarding the Categorical Exemption:

1. The Project is consistent with the General Plan, the Zoning Code, and the Municipal Code. The six-unit residential Project will not result in any significant effects relating to traffic, noise, air or water quality, and all required utilities and public services can adequately serve the Project site. Although the Project is a Planned Development, the Project conforms to the development standards of the RM-1800 zoning district and does not require an exception to any height, setback, lot coverage, density, landscaping, open space, or parking requirements.
2. The City Council hereby determines and approves that pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15303(b), New Construction or Conversion of Small Structures, in urbanized areas such as the one the proposed project is within, this categorical exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. As a result, no further environmental analysis is required.