



Legislation Text

File #: 19-322, **Version:** 1

RESOLUTION No. 2019-006 of the Planning Commission of the City of San Leandro, recommending City Council approval of a Tentative Tract Map for Condominium Purposes (PLN18-0045) for a ±44,789 square foot mixed-use development with 26 residential units and commercial space located at 269 Parrott St.

WHEREAS, David Langon Construction (“Applicant” and “Property Owner”) submitted an application (PLN18-0045) for Site Plan Review, Parking Exception and a Tentative Tract Map for condominium purposes, to develop a new ±44,789 square foot mixed-use development including 26-residential units, ground floor commercial and parking garage at 268 Parrott Street (“Project”), zoned DA-1 (Downtown Area 1); and

WHEREAS, the subject property at 268 Parrott Street consists of a vacant ±18,378 square foot property located within the City’s downtown, zoned Downtown Area 1 (DA-1), has a General Plan designation of Downtown Mixed Use (DMX), and is located within the boundaries of the Downtown Transit Oriented Development (TOD) Strategy plan; and

WHEREAS, in accord with San Leandro Municipal Code Chapter 7-1, the applicant has requested City Council approval of a Tentative Tract Map for a new mixed-use condominium development comprising of 26-residential units, ground floor commercial space and parking; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15332 Class 32 In-Fill Development Projects (a), (b), (c), (d) and (e); and

WHEREAS, the Planning Commission and Board of Zoning Adjustments held a duly noticed public hearing regarding the proposed Project on June 6, 2019, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission and Board of Zoning Adjustments fully considered the Project application and entitlements, applicant’s statements, staff report, findings of fact, conditions of approval, public comments, and all other testimony and evidence presented at the public hearing; and

WHEREAS, the Planning Commission and Board of Zoning Adjustments, in their capacity as the Planning Commission, finds that the staff report, Categorical Exception from CEQA, and standards for approval reflects the City’s independent judgement and analysis of the Project; and

WHEREAS, during the public hearing on June 6, 2019, the Planning Commission and Board of Zoning Adjustments, acting in their capacity as the Board of Zoning Adjustments, approved Resolution 2019-005, finding that the proposed Project did satisfy the requisite findings of fact necessary for approval of the Site Plan Review and Parking Exception, as further explained in the

staff report and the findings of fact associated with Resolution 2019-005, attached hereto and incorporated herein by this reference; and

WHEREAS, the Planning Commission and Board of Zoning Adjustments, acting in their capacity as the Planning Commission, finds that the proposed Tentative Tract Map for the Project does satisfy the requisite findings of fact necessary for City Council approval, as further explained in the staff report and the findings of fact, as identified in "Exhibit A", attached hereto and incorporated herein by this reference; and

WHEREAS, the City's General Plan, Municipal Code, Zoning Code and Downtown TOD Strategy are incorporated herein by reference and are available for review at City Hall during normal business hours and on the City's website.

NOW, THEREFORE, BE IT RESOLVED THAT: The above and forgoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED THAT: The Planning Commission of the City of San Leandro does hereby make the following findings and determinations regarding the regarding the proposed Project:

1. In accord with Chapter 7-1 of the City of San Leandro Municipal Code, the Planning Commission of the City of San Leandro does hereby make the necessary findings and determinations, identified as "Exhibit A" attached hereto and incorporated herein by this reference, to recommend City Council approval of the requested Tentative Tract Map 8476 for condominium purposes, identified as "Exhibit B" attached hereto and incorporated herein by this reference, establishing a subdivision of airspace for 26-residential units, ground floor commercial space and a parking garage at 268 Parrott St.
2. Based on the findings and determinations, the Planning Commission of the City of San Leandro does hereby recommend City Council approval of Tentative Tract Map 8476 for PLN18-0045 to allow for a new mixed-use condominium at 268 Parrott St., subject to the Conditions of Approval, as further set forth in "Exhibit C" attached hereto and incorporated herein by this reference.